

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The distinctive Cedar Ridge sits atop one of Cedar Bluff Road's highest knolls in the heart of West Knoxville's thriving corporate corridor. Easily accessible from McGhee-Tyson Airport, downtown Knoxville, and Oak Ridge, this modern office facility offer the ultimate in convenience in an attractive suburban setting. Various amenities include a spacious conference room for customer use, a striking two-story lobby and mezzanine finished with a combination of travertine and italian marble, 24 hour electronic security access system and video monitoring, exceptional ingress and egress from Cedar Bluff Road, and expansive views of West Knoxville.

PROPERTY HIGHLIGHTS

- Central to Knoxville's Employment Base
- High Quality Corporate Neighbors
- Abundant Natural Light with Banded Windows
- Landlord ready and willing to Build-to-Suit space

OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Lease Rate: | \$21.00 SF/yr (Full Service) |
| Available SF: | 1,155 SF |
| Building Size: | 90,000 SF |

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 3,296 | 26,906 | 59,077 |
| Total Population | 7,074 | 59,254 | 136,412 |
| Average HH Income | \$61,355 | \$84,212 | \$95,326 |

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LEASE INFORMATION

| | | | |
|---------------------|--------------|--------------------|---------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 1,155 SF | Lease Rate: | \$21.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------|---------------|------------------|-------------------|-------------------|--|
| Suite 250 | Available | 1,155 SF | Full Service | \$21.00 SF/yr | Elevator lobby presence on 2nd floor. Mix between private offices and open space for workstations with kitchen in place. |

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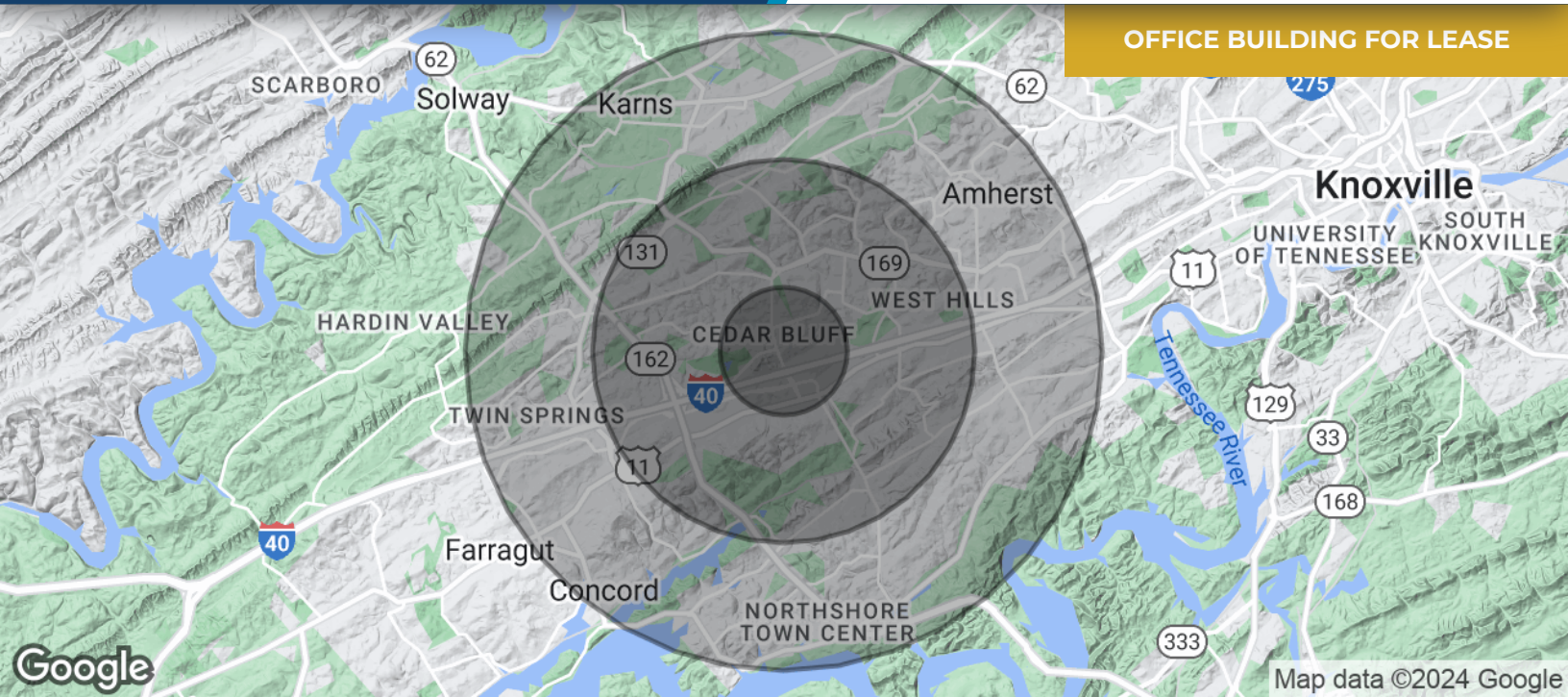


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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OFFICE BUILDING FOR LEASE

POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|----------------------|-------|--------|---------|
| Total Population | 7,074 | 59,254 | 136,412 |
| Average Age | 32.1 | 38.3 | 38.5 |
| Average Age (Male) | 31.2 | 36.9 | 36.7 |
| Average Age (Female) | 34.8 | 40.3 | 40.4 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,296 | 26,906 | 59,077 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$61,355 | \$84,212 | \$95,326 |
| Average House Value | \$132,457 | \$230,073 | \$254,654 |

* Demographic data derived from 2020 ACS - US Census

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