

**OFFICE BUILDING FOR LEASE**



**PROPERTY DESCRIPTION**

Creative office space at the mixed use Cornerstone Building at Northshore Town Center. Suite 204 is a 2,945 SF modern space ideal to attract top level employees and impress clients all in a easily accessible location with exceptional walkable amenities. Grab Chic-Fil-A for the office on the way into work, take the elevator to Cazy's for lunch and knock out the shopping list at Target before heading home all within Northshore Town Center.

**PROPERTY HIGHLIGHTS**

- 2,945 SF Modern Office
- Mix of Private Offices and Workstations
- Exceptional Walkable Amenities
- Mixed Use Building with Cazy's Corner Grill on 1st Floor
- Outstanding location at Northshore/Pellissippi

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Available SF:</b>	2,945 SF
<b>Building Size:</b>	34,648 SF

**DEMOGRAPHICS 1 MILE 3 MILES 5 MILES**

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,795	12,251	33,031
<b>Total Population</b>	4,758	31,967	81,024
<b>Average HH Income</b>	\$167,207	\$159,076	\$137,168

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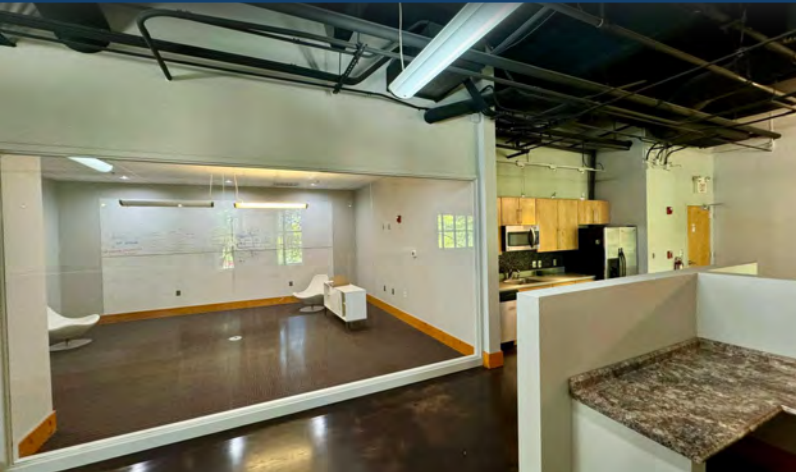


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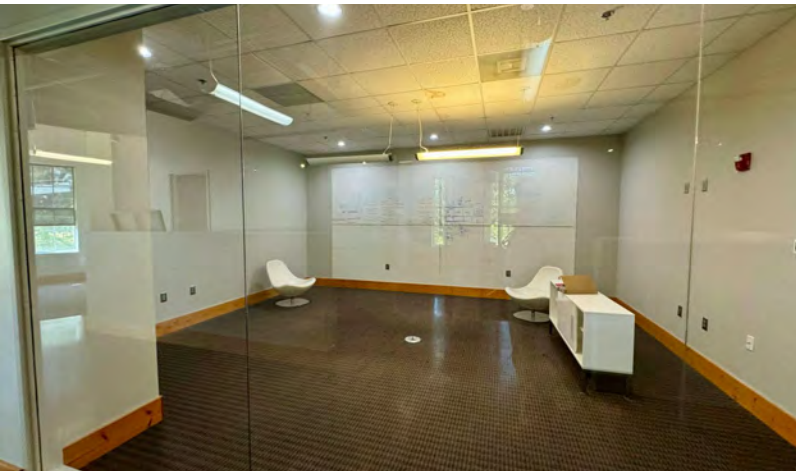
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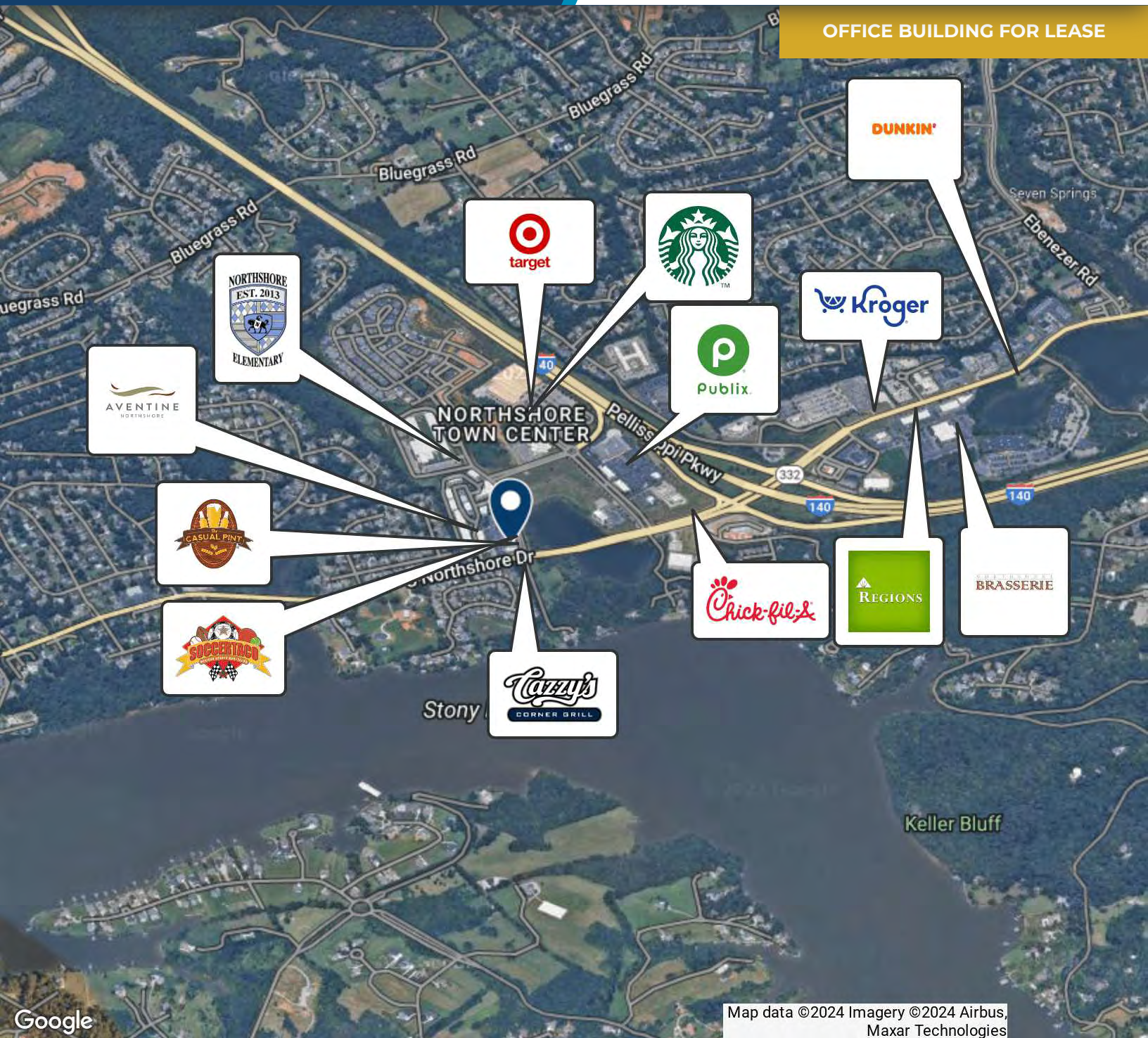
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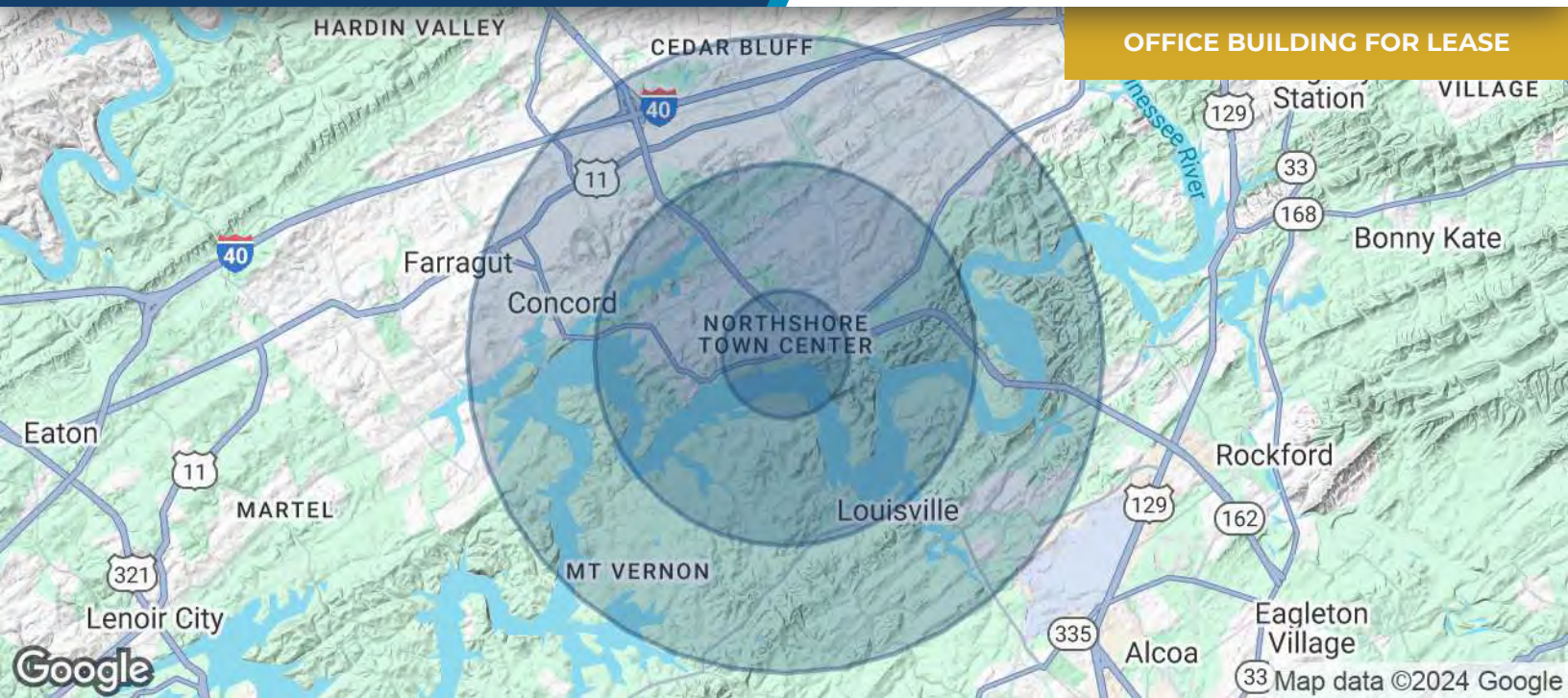
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Maxar Technologies

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,758	31,967	81,024
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	41	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,795	12,251	33,031
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$167,207	\$159,076	\$137,168
Average House Value	\$517,697	\$586,735	\$514,413

Demographics data derived from AlphaMap

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