



**OFFERING MEMORANDUM**

# Pine Ridge Office Park

**710 SOUTH ILLINOIS AVENUE**

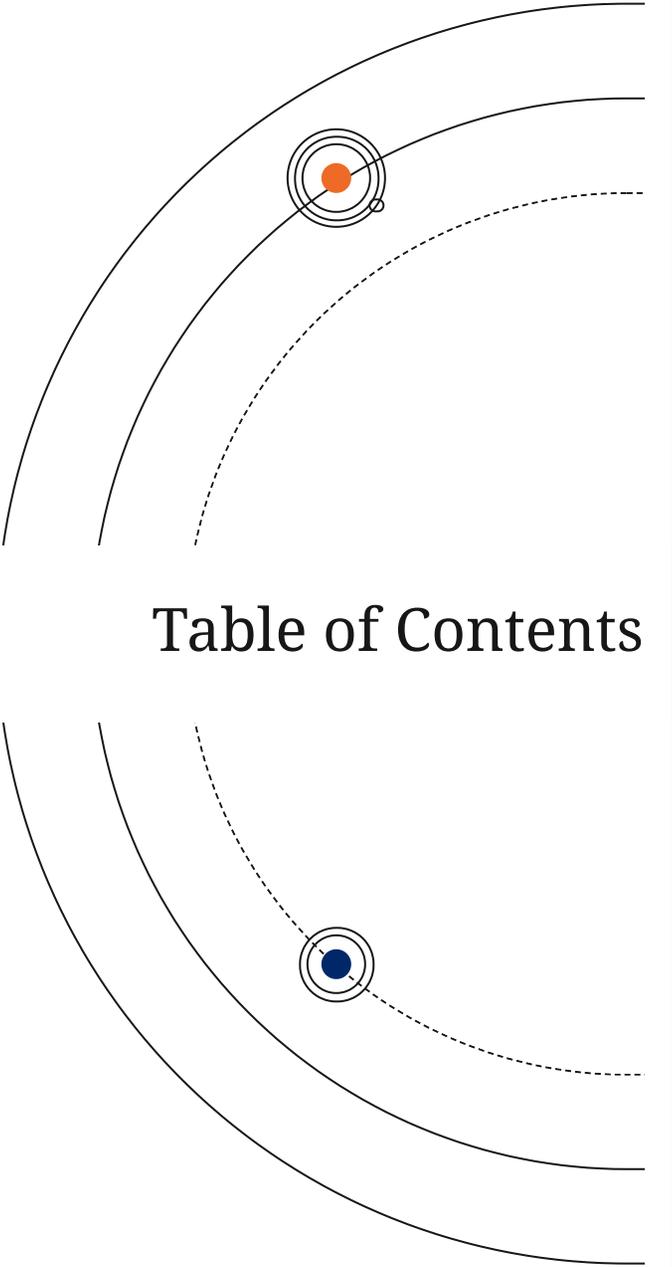
Oak Ridge, TN 37830

**PRESENTED BY:**

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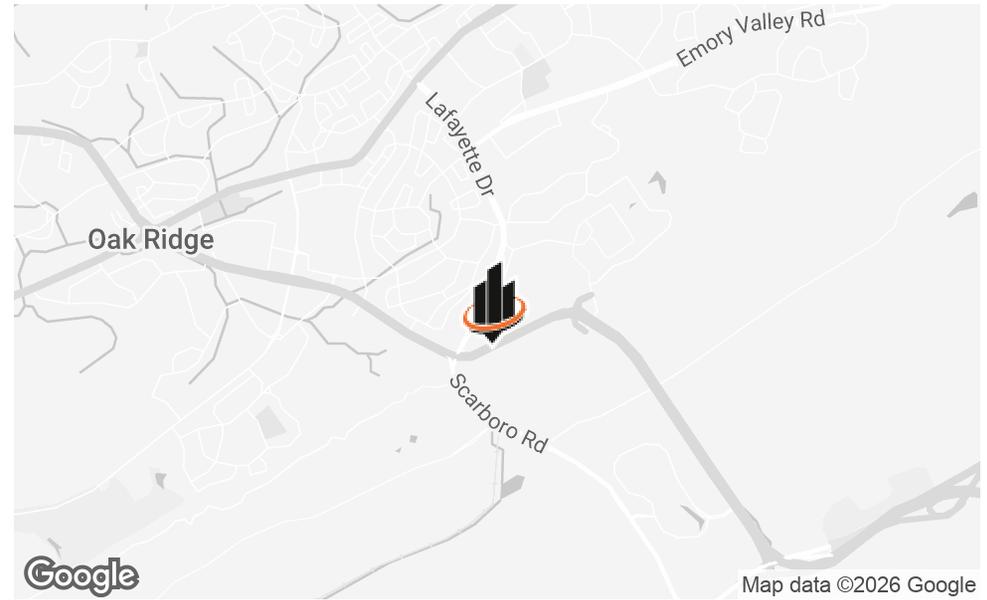
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**SECTION 1**  
Subject  
Property

# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$14.00 SF/YR</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	60,000 SF
<b>AVAILABLE SF:</b>	1,000 - 3,750 SF
<b>YEAR BUILT:</b>	1985
<b>MARKET:</b>	Oak Ridge
<b>TRAFFIC COUNT:</b>	35,000
<b>APN:</b>	106G A 001.00

## PROPERTY OVERVIEW

Office space is available for lease at Pine Ridge Office Park in Oak Ridge, Tennessee. Located close to Oak Ridge National Laboratory, this property is perfect for businesses in science, technology, or research. The offices have private restrooms, private offices, conference rooms, and open spaces for collaboration. The building also has a large parking lot with plenty of spaces, making it easy to park and get in and out of the building.

This location is convenient for businesses with employees or clients in both Oak Ridge and Knoxville. The property is close to major highways, making commutes simple. Whether you need private offices or open workspaces, Pine Ridge Office Park offers flexible options for all kinds of businesses.

## AVAILABLE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN
<b>TOTAL SPACE:</b>	1,000 - 3,750 SF

<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	\$14.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite A-101	Available	2,324 SF	NNN	\$14.00 SF/yr
■ Suite B-104	Available	1,875 SF	NNN	\$14.00 SF/yr
■ Suite C-101 & 102	Available	3,750 SF	NNN	\$14.00 SF/yr
■ Suite D-102	Available	1,000 SF	NNN	\$14.00 SF/yr
■ Suite B-203 & 204	Available	2,675 SF	NNN	\$14.00 SF/yr

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	Pine Ridge Office Park
<b>STREET ADDRESS</b>	710 South Illinois Avenue
<b>CITY, STATE, ZIP</b>	Oak Ridge, TN 37830
<b>COUNTY</b>	Anderson
<b>MARKET</b>	Oak Ridge
<b>CROSS-STREETS</b>	S Illinois Ave & Scarboro Road

## BUILDING INFORMATION

<b>BUILDING CLASS</b>	A
<b>OCCUPANCY %</b>	87.0%
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1985
<b>GROSS LEASABLE AREA</b>	60,000 SF
<b>CONSTRUCTION STATUS</b>	Existing

## PROPERTY HIGHLIGHTS

- Office spaces near Oak Ridge National Laboratory
- Flexible layouts
- Private Offices, Conference Rooms, Private Restrooms
- Ample on-site parking
- Conveniently located
- Ideal for various businesses

**SUITE A-101**



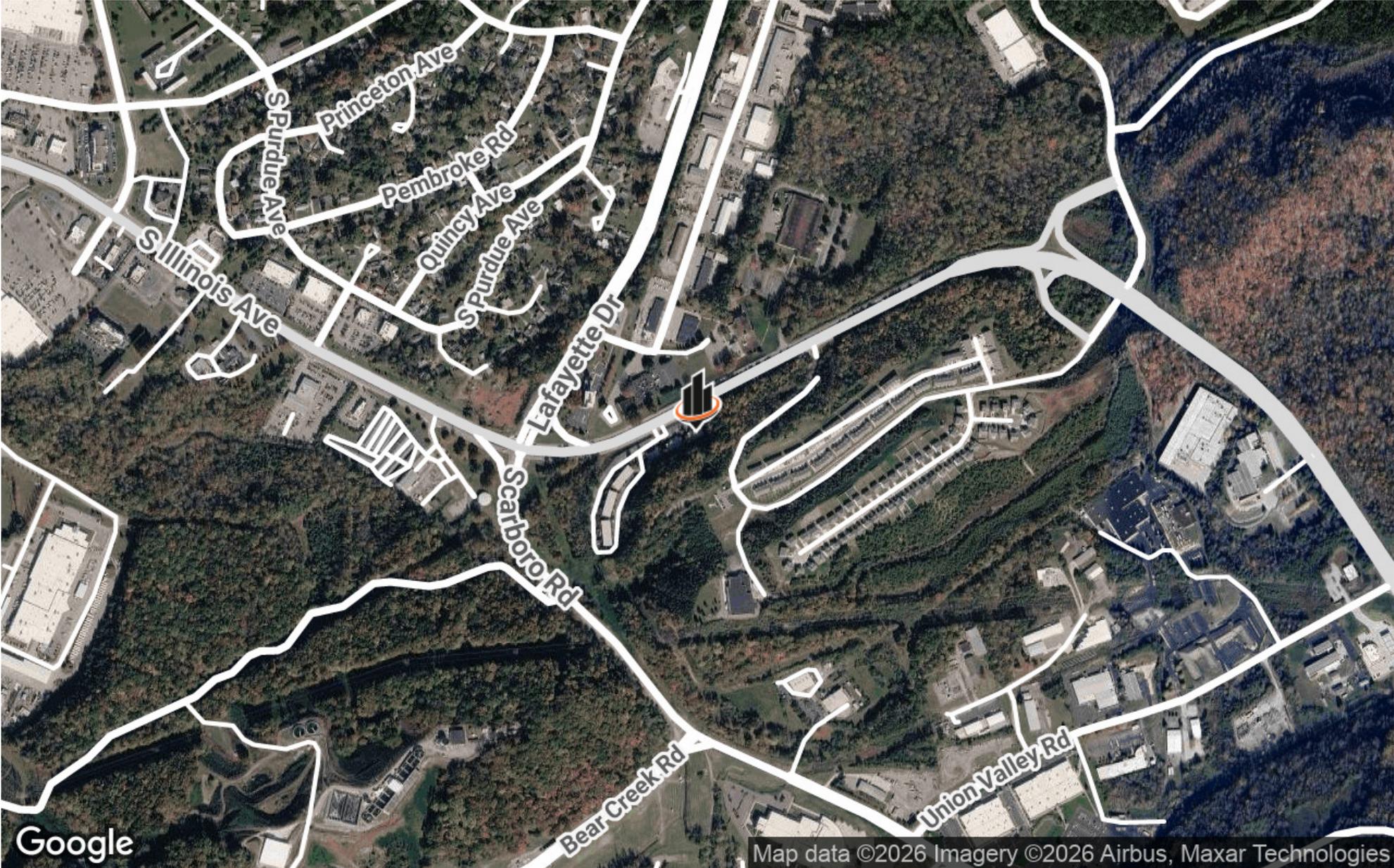
**SUITE C-101 & 102**





**SECTION 2**  
Location  
Information

LOCATION MAP



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

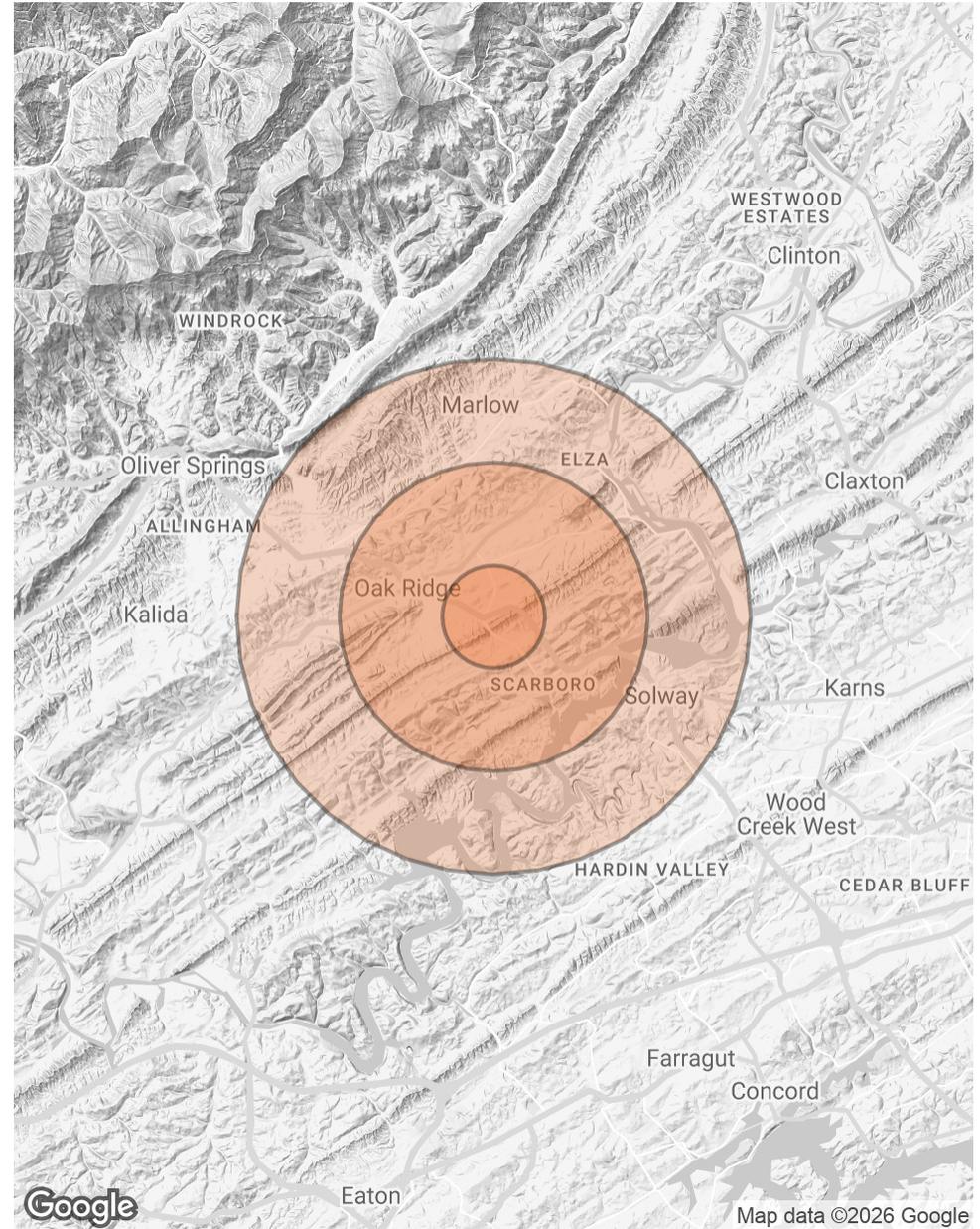
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,751	21,848	41,190
<b>AVERAGE AGE</b>	40	42	42
<b>AVERAGE AGE (MALE)</b>	39	40	41
<b>AVERAGE AGE (FEMALE)</b>	42	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,236	9,574	17,185
<b># OF PERSONS PER HH</b>	2.2	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$82,353	\$86,963	\$96,017
<b>AVERAGE HOUSE VALUE</b>	\$331,381	\$271,261	\$305,549

Demographics data derived from AlphaMap



## DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

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