

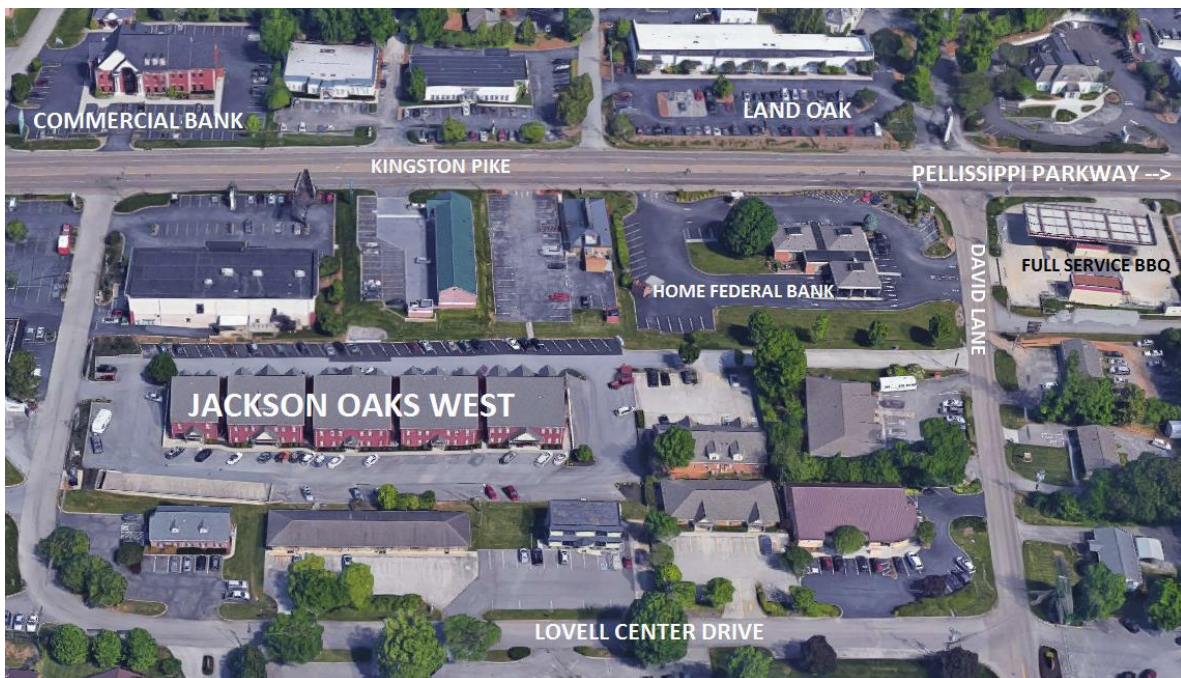
Jackson Oaks West

OFFICE CONDOMINIUMS FOR LEASE

AVAILABILITY AS OF 03/01/26



GREAT WEST KNOXVILLE LOCATION



Jackson Oaks West Availability

Address	Square Feet	Description	Rent Per Foot	Rent Per Month
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10420 Jackson Oaks Way

10420 Jackson Oaks Way, Suite 201	1272	3 Offices & Conference Room	\$18.25	\$1,934.50
10420 Jackson Oaks Way, Suite 202	1400	3 Offices & Conference Room	\$18.25	\$2,129.17

10426 Jackson Oaks Way

10426 Jackson Oaks Way, Suite 201	1130	3 Offices & Large Reception	\$18.25	\$1,718.54
10426 Jackson Oaks Way, Suite 202	1112	3 Offices & Large Reception	\$18.25	\$1,691.17

EXPENSE SUMMARY

EXPENSES	UOA	PAID BY	
		OWNER	TENANT
☐ Door Locks – common lobbies & tenant suites	☒		
☐ Dues to Unit Owners Association		☒	
☐ Electric – Office Suite			☒
☐ Electric – Parking Lot, Porches, Common Lobbies	☒		
☐ Fire Protection Insurance (Rural Metro)	☒		
☐ HVAC - Filter replacement	☒		
☐ HVAC – Repairs & Replacement	☒		
☐ Insurance – Hazard and General Liability	☒		
☐ Insurance – Office Suite Contents (optional)			☒
☐ Internet			☒
☐ Janitorial – Common Lobbies	☒		
☐ Janitorial – Office Suite			☒
☐ Light bulb replacement – Office Suite	☒		
☐ Light bulb replacement – Parking Lot, Porches, Common Lobbies	☒		
☐ Management Fees	☒		
☐ Mortgage – if applicable		☒	
☐ Mowing	☒		
☐ Phone			☒
☐ Property Taxes		☒	
☐ Renovations to common area (paint, trim, security cameras)	☒		
☐ Renovations to office suites (paint, carpet, cabinets, etc)		☒	
☐ Signage	☒		
☐ Trash Service	☒		
☐ Water / Sewer	☒		

LEASE RATE COMPARISON

If you **COMPARE** our rates, you will discover **OUR EFFECTIVE RATE IF OFTEN LESS** than what you will experience with other office spaces.

Why? Our lease RATE **INCLUDES COMMON EXPENSES** that are typically paid by the tenant.

EXAMPLE

	JACKSON OAKS WEST	COMPARABLE OFFICE
# OF TENANTS PER BUILDING	9	9
WATER METERS	1	9
PAID BY	UNIT OWNERS ASSOC	TENANT
ACTUAL / MINIMUM CHARGE PER MONTH	\$73 total	\$37 per tenant
COST PER TENANT	\$8.11	\$37
TOTAL PAID – 1 YEAR	INCLUDED IN LEASE	\$444
ADDITIONAL COST TO TENANT – 3 YEAR LEASE	N/A	\$1,332
VALUE PER SQ FT		55 CENTS PSF

These same efficiencies hold true for insurance, maintenance, HVAC replacement, lights bulbs, etc.

If you are considering an office where the tenant pays common area maintenance (either via a CAM charge or an inflation of the square footage calculation), **ADD A MINIMUM OF \$3 PER SQUARE FOOT to the RATE advertised** to have a fair comparison to Jackson Oaks West.

NOTE: Jackson Oaks West is a true office condominium managed by a Unit Owners Association. The UOA is onsite at 10433 Hickory Path Way which means all maintenance requests and other issues can be addressed immediately. The UOA is funded by dues paid by the owner (not the tenant). You are welcome to view or download the Recorded Covenants and Restrictions and all provisions of the Master Deed at www.sitesandspaces.com.

* In order to keep rental rates as low as possible AND simultaneously avoiding operating deficits (i.e. large rent increases passed on to tenants during lease renewals that can disrupt your business), the lease rate for each office in Jackson Oaks West increases by .25 per SQ FT on January 1st of each year.

INTERIOR PHOTOS

OFFICE



Private windows & "home run" electrical outlets in each office to handle any equipment need



Conference rooms in large suites

KITCHEN



Private Kitchen with dishwasher & refrigerator

MECHANICAL ROOM IN EACH OFFICE FEATURING



12 pair trunk line from AT&T and coaxial cable from Comcast can easily accommodate any bandwidth need



BEAM central vacuum with complete set of attachments



Individual HVAC Units so tenant controls thermostat

For More Information, please contact John Huber at
John@HuberProp.com or 865-966-1600.