

Sublease Available



Property Description

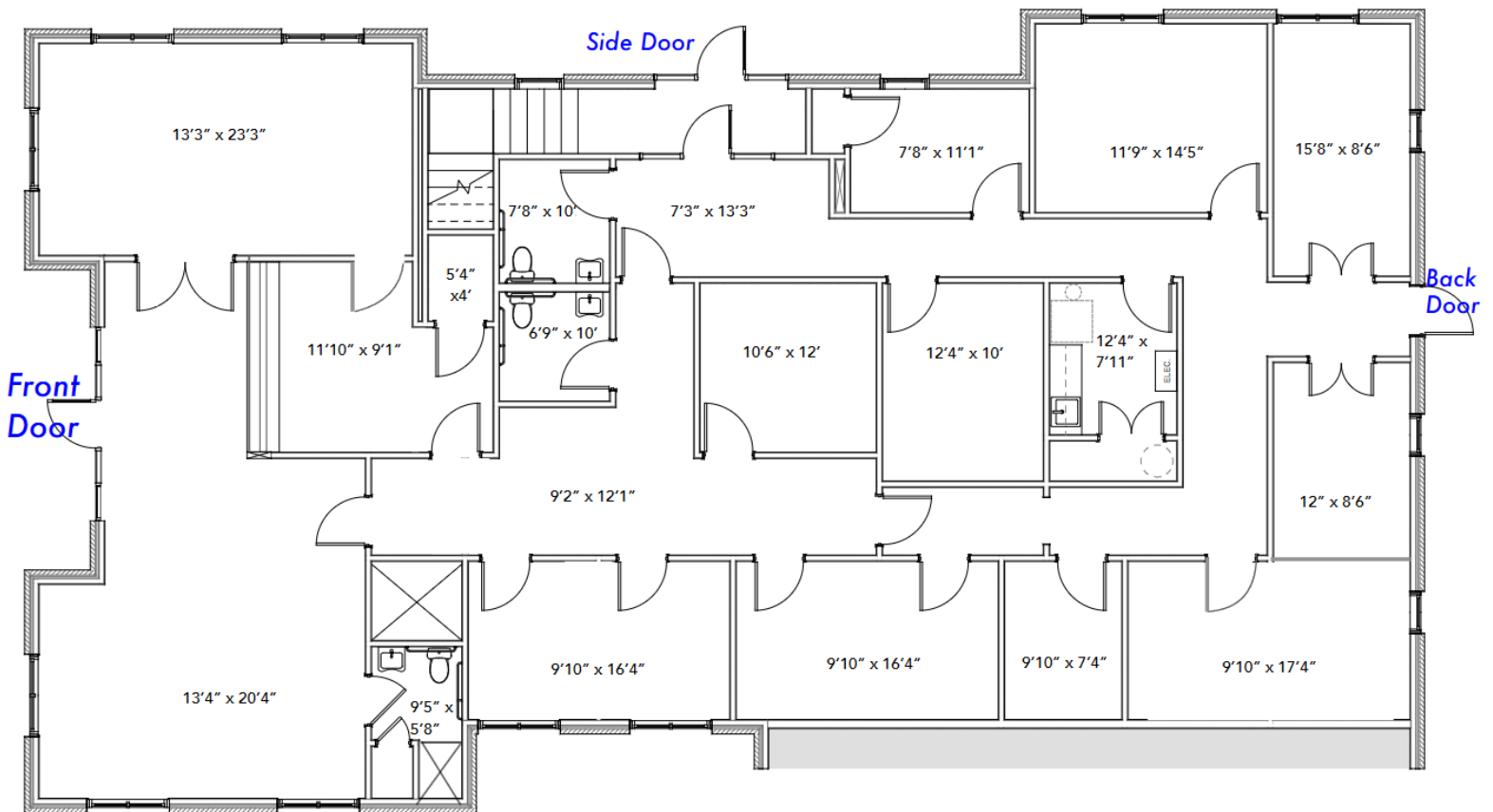
The property features beautifully landscaped courtyards, front-door parking, and a quiet, professional atmosphere ideal for businesses in legal, insurance, real estate, or similar sectors. Conveniently situated near I-40 and Pellissippi Parkway, the location provides excellent accessibility for clients and employees alike. The surrounding area boasts a strong demographic profile, with high median household incomes and steady population growth. This space is ideal for small to mid-sized professional tenants looking for a move-in ready space in a well-established business park. Nearby amenities include restaurants, banks, fitness centers, and retail shops, all within a short drive. The large reception and waiting area, along with several private offices, provide flexibility for various professional practices. The total square footage of the suite is 4,700 sf with approximately 3,600 sf on the first floor. The square footage on the first floor can be leased separately. Fantastic monument and building signage available. Furniture/décor can be negotiated as part of the lease.

Offering Summary

Lease Rate:	\$18.50/SF annually
Lease Type:	Modified Gross
SF Available :	3,600 - 4,700 SF
Building Size:	25,405 SF
Sublease Expiration Date:	10/31/2031

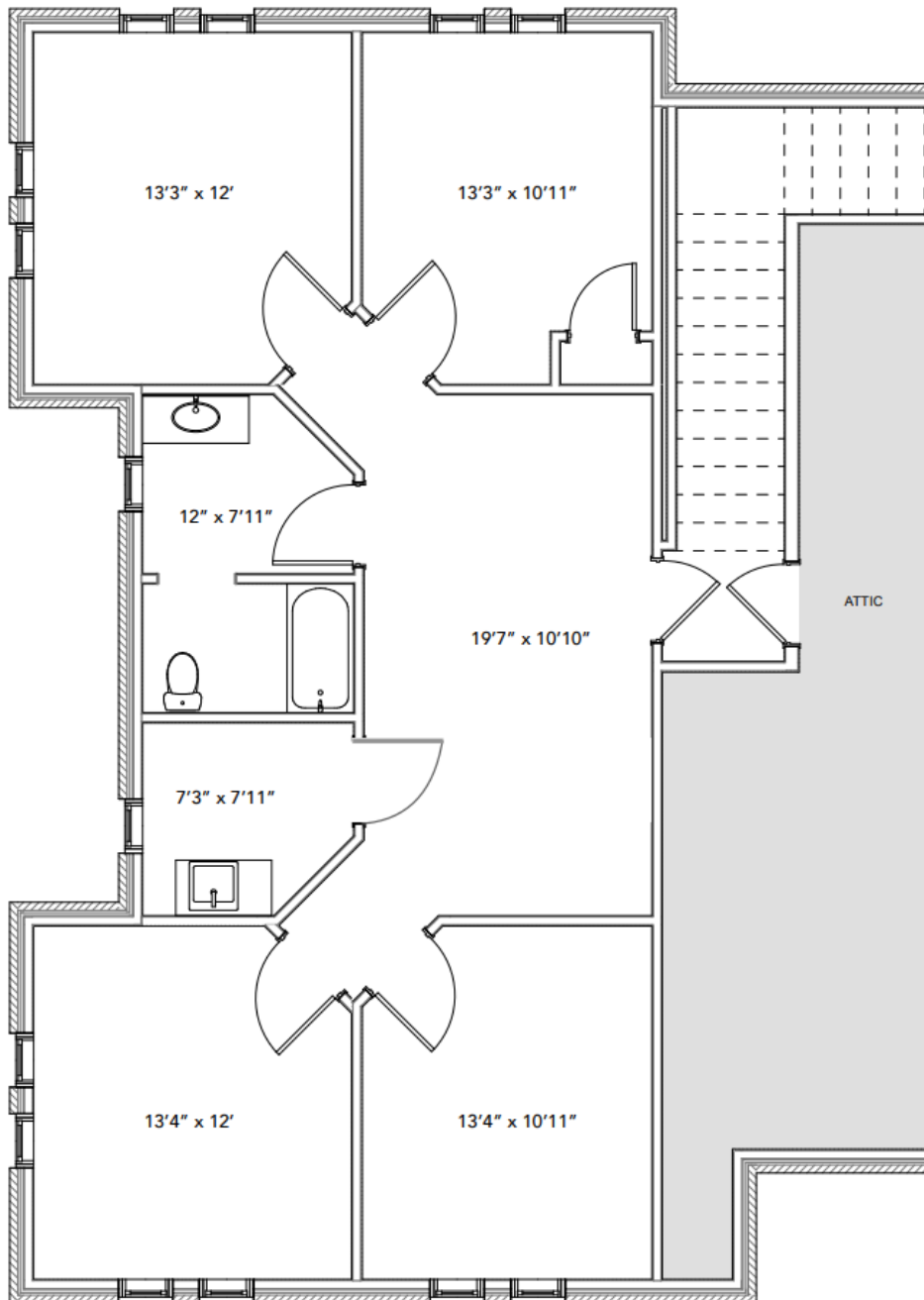
Floor Plan

110 Perimeter Park Suite A 1st Floor



Floor Plan

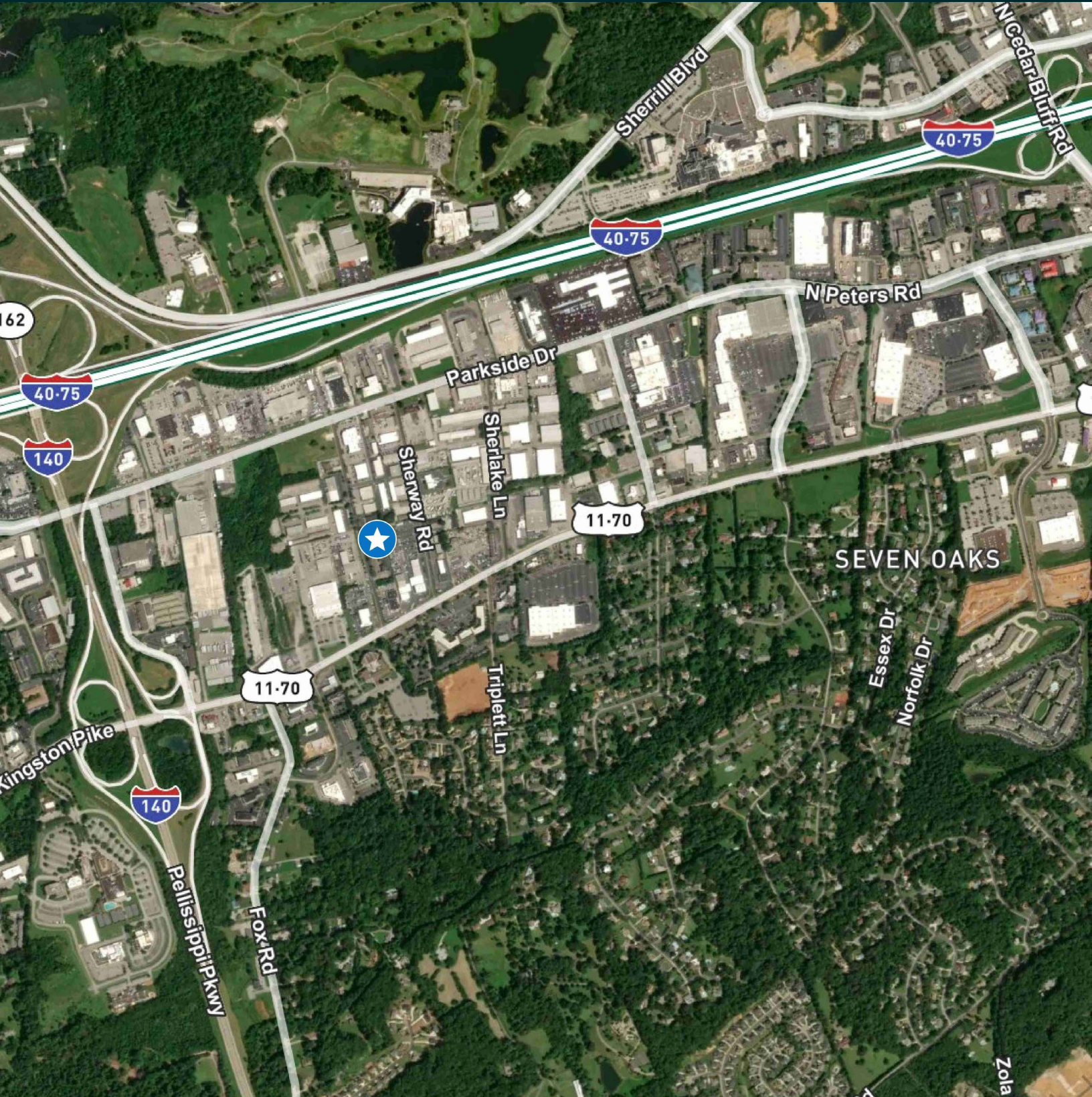
110 Perimeter Park 2nd Floor






Property Photos



Map



Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	1,373	53,597	143,435
2029 Population - Five Year Projection	1,446	55,502	149,207
2020 Population - Census	1,229	50,422	132,866
2010 Population - Census	935	44,229	114,144
2020-2024 Annual Population Growth Rate	2.13%	1.17%	1.47%
2024-2029 Annual Population Growth Rate	1.04%	0.70%	0.79%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	574	22,464	60,024
2029 Households - Five Year Projection	607	23,440	62,897
2020 Households - Census	516	20,850	54,850
2010 Households - Census	396	18,598	47,670
2020-2024 Compound Annual Household Growth Rate	2.05%	1.43%	1.73%
2024-2029 Annual Household Growth Rate	1.12%	0.85%	0.94%
2024 Average Household Size	2.37	2.37	2.37
 HOUSEHOLD INCOME			
2024 Average Household Income	\$166,974	\$133,069	\$143,573
2029 Average Household Income	\$187,489	\$152,280	\$163,794
2024 Median Household Income	\$125,875	\$99,953	\$106,129
2029 Median Household Income	\$139,440	\$113,948	\$123,489
2024 Per Capita Income	\$66,836	\$55,862	\$59,995
2029 Per Capita Income	\$75,266	\$64,384	\$68,938

Contact Us

John Adams, CCIM, SIOR

First Vice President
Direct: 865.498.6500
Cell: 865.719.5703
John.adams3@cbre.com

Amy Misenhimer

Associate
Direct: 865.498.6500
Cell: 865.712.7727
amy.misenhimer@cbre.com