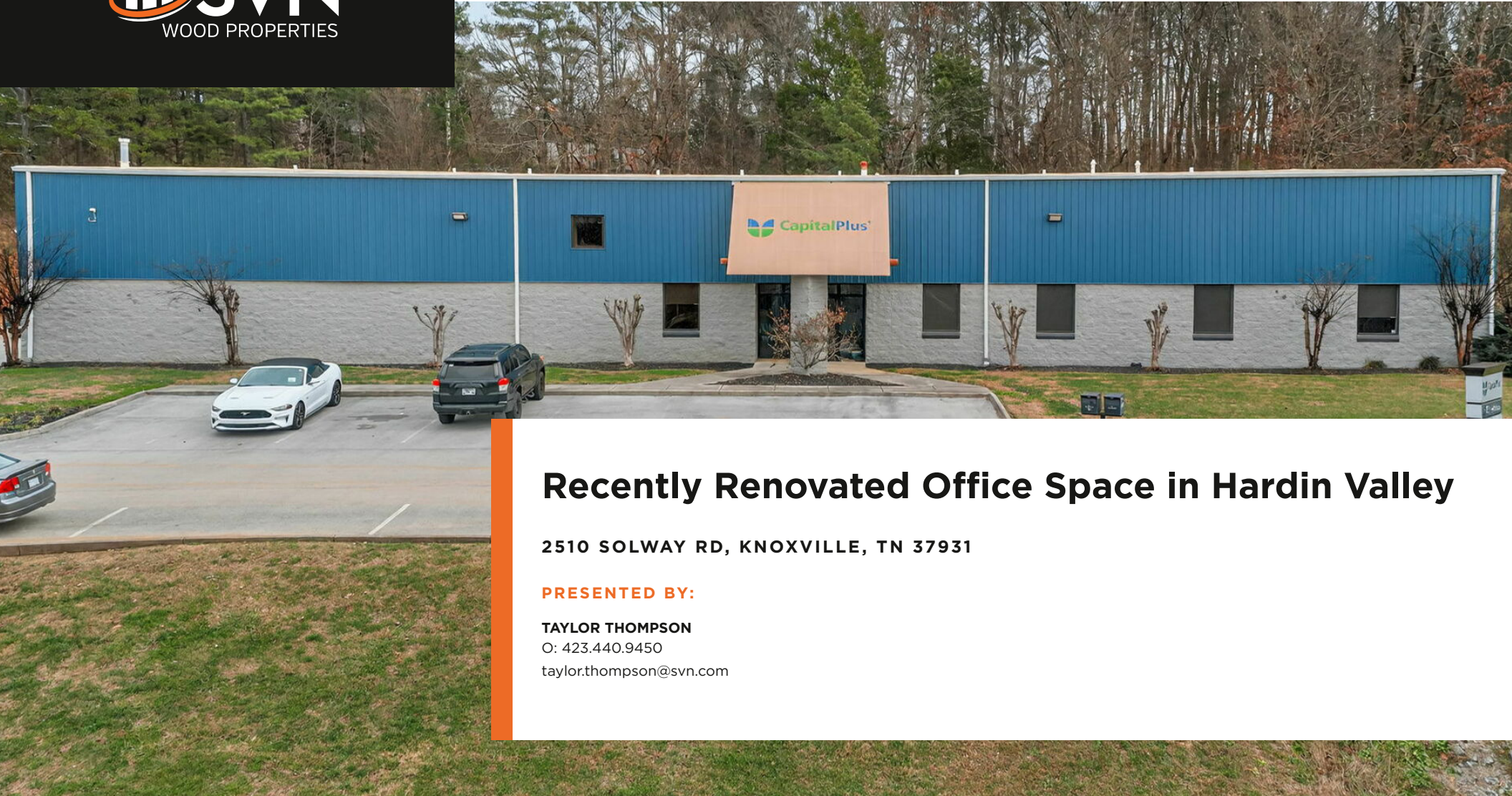




Offering Memorandum



Recently Renovated Office Space in Hardin Valley

2510 SOLWAY RD, KNOXVILLE, TN 37931

PRESENTED BY:

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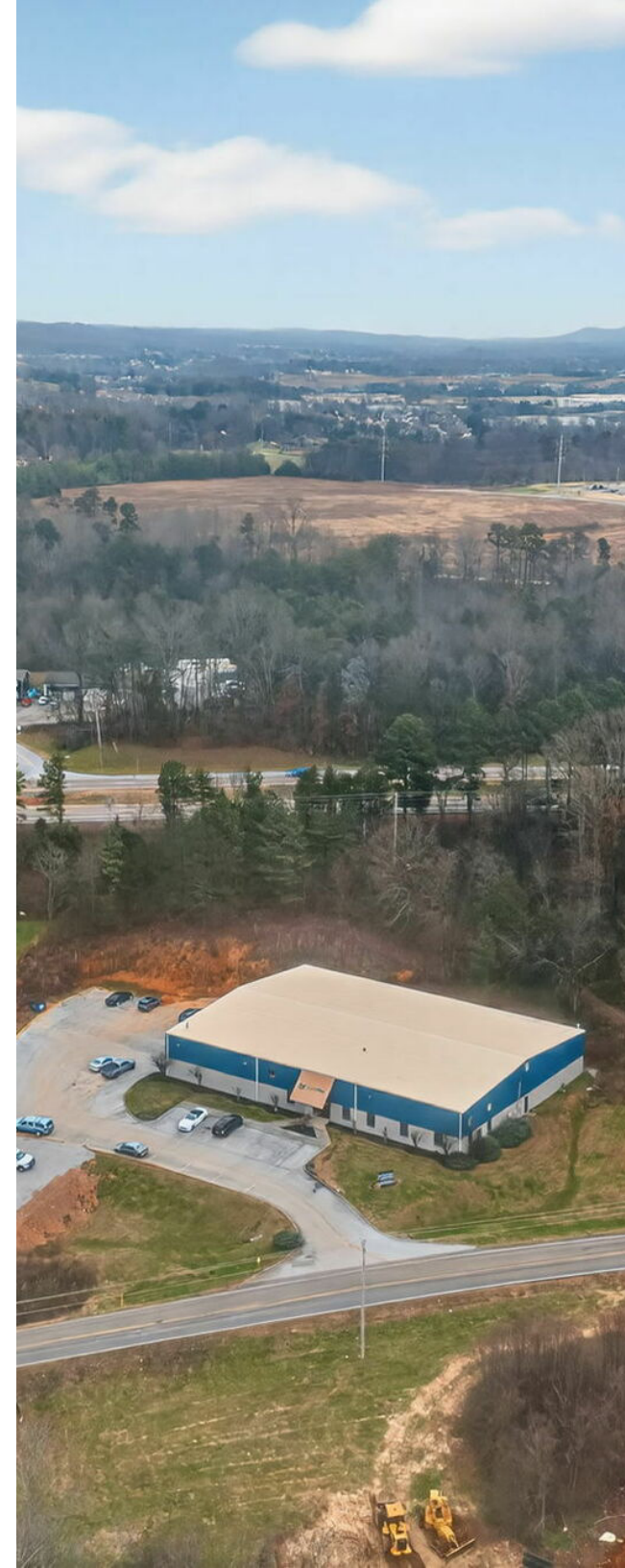
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Property Information

PROPERTY SUMMARY

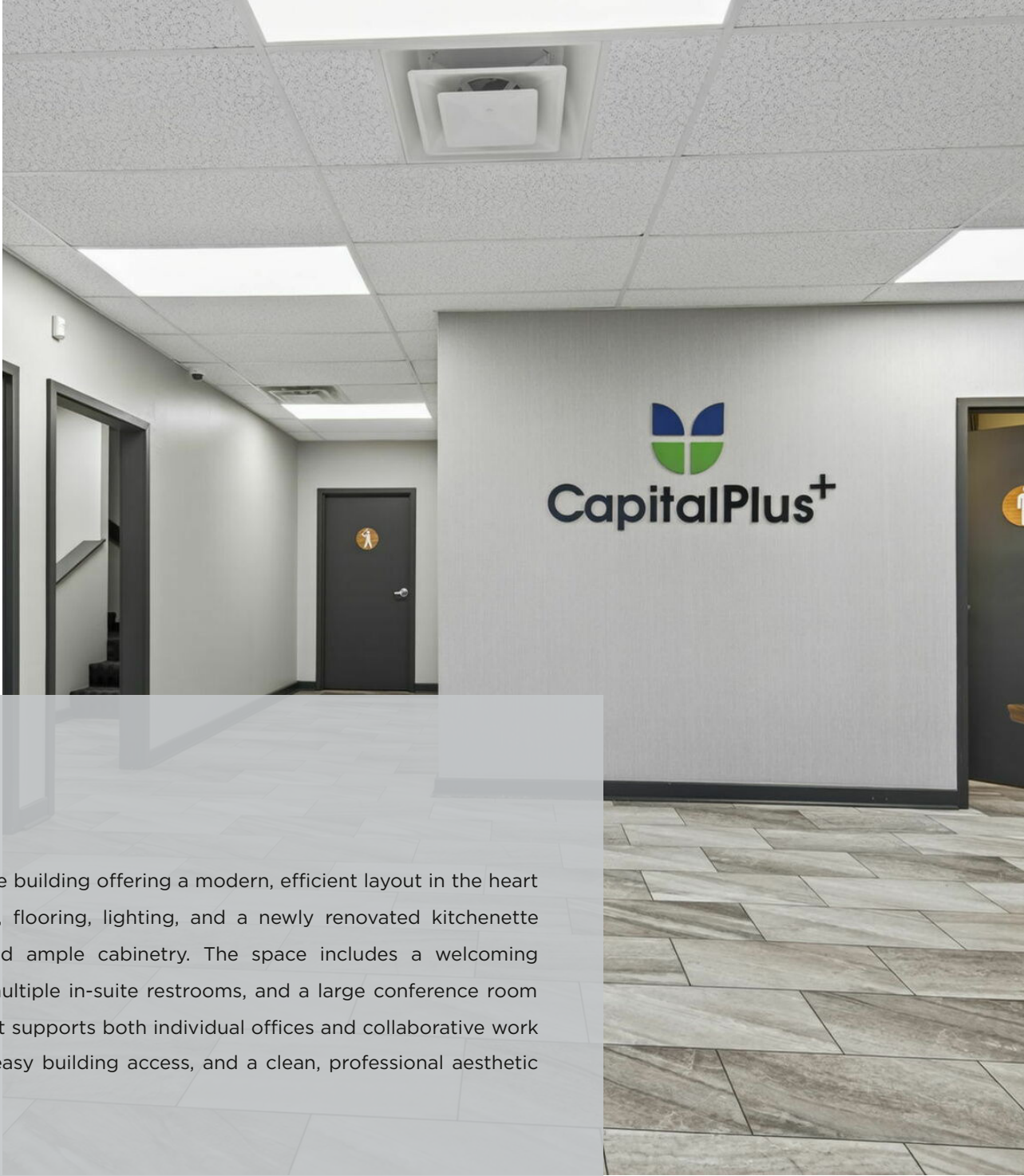
RECENTLY RENOVATED OFFICE SPACE IN HARDIN VALLEY

2510 SOLWAY RD
KNOXVILLE, TN 37931

OFFERING SUMMARY	
LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	16,500 SF
AVAILABLE SF:	3,563 SF

PROPERTY SUMMARY

2510 Solway Drive is a recently renovated, move-in-ready office building offering a modern, efficient layout in the heart of Hardin Valley. Interior upgrades include updated finishes, flooring, lighting, and a newly renovated kitchenette featuring granite countertops, stainless-steel appliances, and ample cabinetry. The space includes a welcoming reception area, private windowed offices with natural light, multiple in-suite restrooms, and a large conference room suitable for team meetings and client presentations. The layout supports both individual offices and collaborative work environments. Additional highlights include surface parking, easy building access, and a clean, professional aesthetic throughout.



COMPLETE HIGHLIGHTS



BUILDING INFORMATION

OCCUPANCY %	78.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1997
YEAR LAST RENOVATED	2021
NUMBER OF BUILDINGS	1
PARKING	Surface-level

PROPERTY HIGHLIGHTS

- 3,563 SF available in a two-story office suite with a strong front-door presence and an efficient, professional layout.
- Recently renovated interiors include a modern kitchenette, multiple in-suite restrooms, and a large conference room designed for collaboration and client meetings.
- Nine private offices plus a large conference room and common area suitable for additional cubicle or open-office workspace.
- Surface-level parking with direct building access provides convenient entry for employees and visitors

PROPERTY PHOTOS



INTERIOR PHOTOS





Location Information

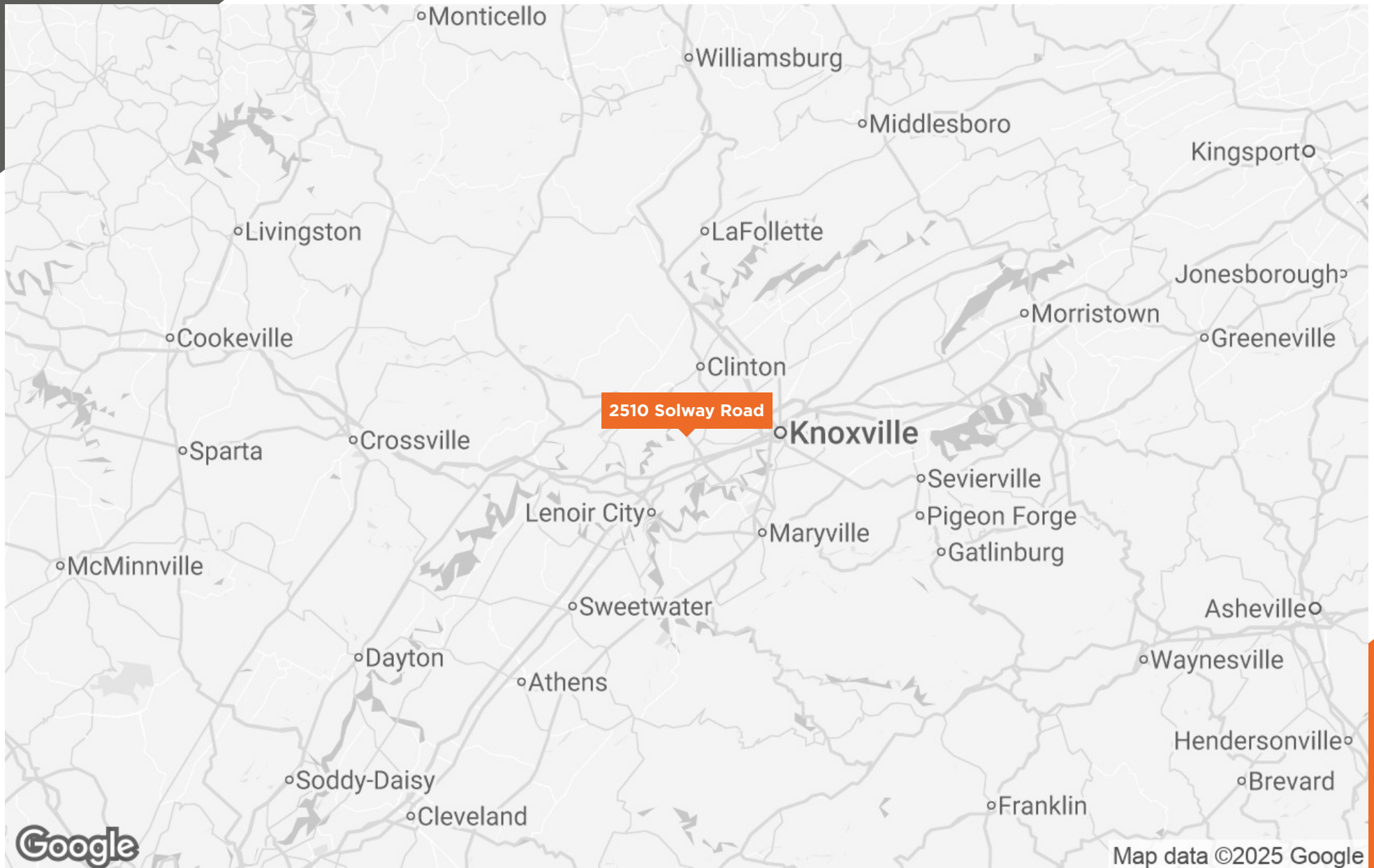


LOCATION DESCRIPTION

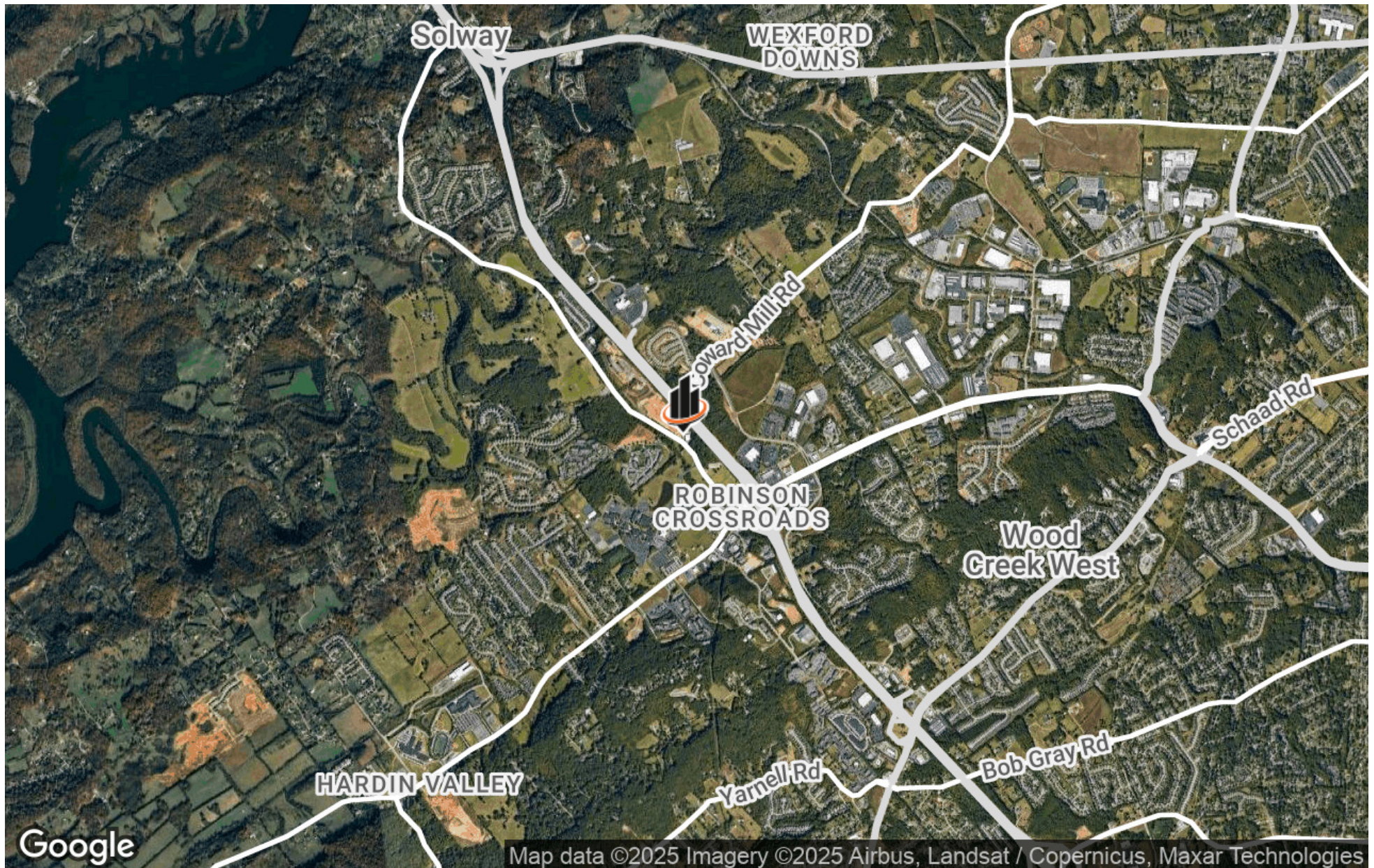
2510 Solway Drive is located in Hardin Valley, one of Knoxville's fastest-growing commercial and residential submarkets. The area has experienced strong development momentum driven by its proximity to Oak Ridge National Laboratory, the Pellissippi Technology Corridor, and expanding residential neighborhoods along Hardin Valley Road and Lovell Road. Surrounding amenities include restaurants, retail centers, and daily services that support a growing professional workforce. The property offers excellent regional access, with quick connectivity to Pellissippi Parkway (I-140 / TN-162) and the I-40 / I-75 interchange, providing convenient travel to West Knoxville, Cedar Bluff, Turkey Creek, Oak Ridge, and Downtown Knoxville.



REGIONAL MAP



LOCATION MAP

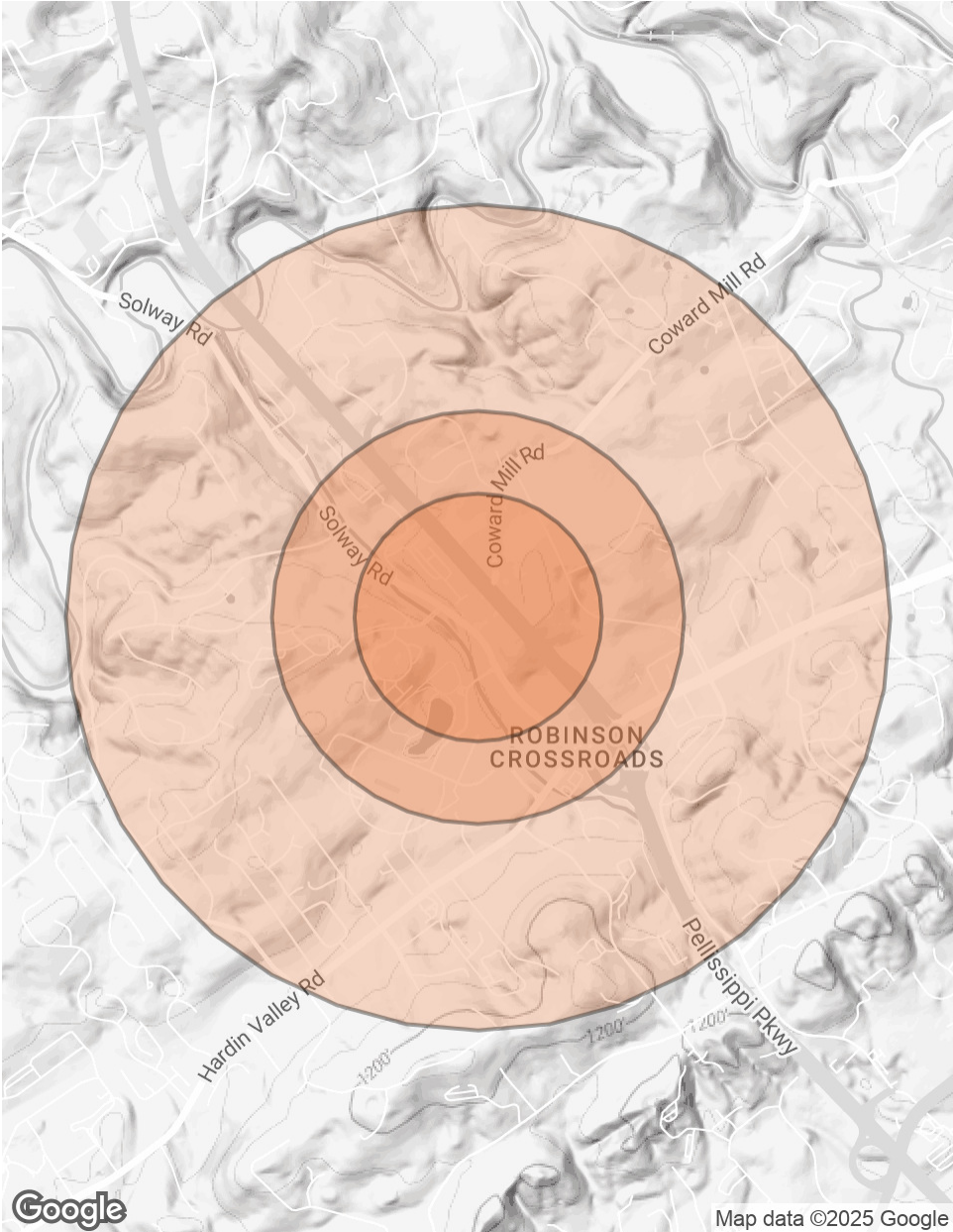


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	405	1,039	3,761
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	152	389	1,461
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$139,688	\$139,866	\$149,474
AVERAGE HOUSE VALUE	\$490,452	\$490,485	\$498,197

Demographics data derived from AlphaMap





Market Information

KNOXVILLE ECONOMY



The Knoxville metropolitan area has firmly established itself as one of the Southeast's fastest-growing and most resilient mid-sized markets. Anchored by world-class research institutions, advanced manufacturing, healthcare, technology, and professional services, Knoxville continues to attract both national employers and entrepreneurial talent seeking long-term growth in a cost-advantaged environment.

The presence of the University of Tennessee, Oak Ridge National Laboratory, and the Tennessee Valley Authority fuels innovation across energy, nuclear research, data science, and advanced materials. This foundation has accelerated private-sector expansion, drawing technology firms, engineering groups, creative companies, and professional service providers to the region.



Population growth, sustained in-migration, and a diversifying employment base have driven strong demand across office, residential, and mixed-use development. Combined with Knoxville's quality of life, affordability relative to peer markets, and expanding downtown core, the region is positioned for continued economic growth and investment activity.

2024 Population:
947K

Median Age:
40

2024 Households:
381K

2024 Household Income:
\$70K

Top 10:

Livability.com's Best Affordable Places to Live

Top 20:

Realtor.com's Emerging Housing Markets

Top 50:

US News & World Report Best Places to Live



Knoxville’s economy is supported by a rare combination of federal, institutional, and private-sector employers that provide long-term stability and diversification. Major anchors include the U.S. Department of Energy, Oak Ridge National Laboratory, TVA, and the National Transportation Research Center, all of which continue to attract significant federal funding and specialized talent.

In parallel, Knoxville’s private sector has expanded rapidly, led by healthcare, logistics, retail, advanced manufacturing, and corporate services. Companies such as Pilot Flying J, Covenant Health, Clayton Homes, DENSO, CGI Federal Inc., and Roark Capital maintain a significant regional presence, reinforcing Knoxville’s role as a business and employment hub for East Tennessee.

Downtown Knoxville has experienced sustained reinvestment over the past decade, evolving into a mixed-use, employment-dense urban core. Office, hospitality, residential, and entertainment uses now coexist along the Tennessee River, creating a vibrant live-work-play environment that continues to attract employers and talent alike.

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U.S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

UNIVERSITY OF TENNESSEE

Founded in 1794, the University of Tennessee, Knoxville serves as the state's flagship public research university and one of the region's most powerful economic engines. UT Knoxville supports tens of thousands of students, faculty, and staff while generating an estimated \$1.7+ billion annual economic impact on the regional economy.

The university continues to invest heavily in campus expansion, research facilities, student housing, and infrastructure improvements, with over \$1 billion in projects under design or construction. These investments directly support Knoxville's innovation ecosystem, workforce pipeline, and long-term economic growth.

UT's national research profile, combined with its strong academic programs and global partnerships, continues to attract students, researchers, and employers to Knoxville — reinforcing the city's position as a knowledge-driven market with sustained demand for office, housing, and commercial space.

Academics

- 16 Colleges
- 900+ Programs of Study
- 360+ Undergraduate Programs of Study
- 547+ Graduate Programs of Study
- 500 Study Abroad Programs

40,000+ Students 10,000+ Faculty & Staff



NOTABLE KNOXVILLE ACCOLADES



Knoxville will have the “**highest in-to-out move in ratio in 2026**,” and moveBudda predicts that there will be “**1.61 newcomers heading in for every person moving away**.”



Knoxville ranked **No. 9** in CNN Travel’s Inaugural “**America’s Best Towns to Visit**.”



Knoxville named **No. 29** in the annual “**Best Places to Live in the U.S.**” because of its **strong job market and high quality of life**; Knoxville also ranked at No. 57 in “Best Places to Retire”



Knoxville named in Livability’s **Top 100 Best Places to Live**, and Knoxville had the **highest individual score in the housing and cost of living category**.



Knoxville ranked **No. 7** on U-Haul’s Growth Index Report.

CONTACT INFORMATION



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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.



Collective Strength, Accelerated Growth

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