



FLEX PROPERTY FOR SUBLEASE

**CBRE**

**3575 Workman Rd  
Knoxville, TN 37921**

# Property Description

## Property Description

- Versatile 13,200 SF Flex/Data Center/Office building available for Sublease. Sublease expires 6/15/2028. Amenities include heavy power, 100% HVAC, generator and completely fenced yard. The building also features (1) 10' x 10' drive-in door. Building ceiling heights are 25' to deck and 22' to joist. Ceiling heights in individual rooms are 13' 10" to beam and 15' to deck.

This property is centrally located in Knoxville off of Middlebrook Pike in the Midpark Business Park. Middlebrook Pike is a State Highway and offers easy access to I-40, I-75, I-640 and Alcoa Highway.

## Property Highlights

- 1,600 A, 3-phase power
- 100% HVAC
- Generator
- Fenced Yard

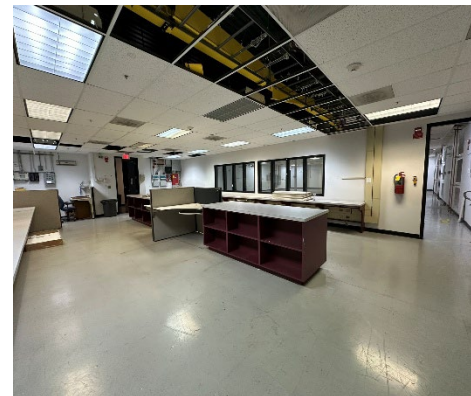
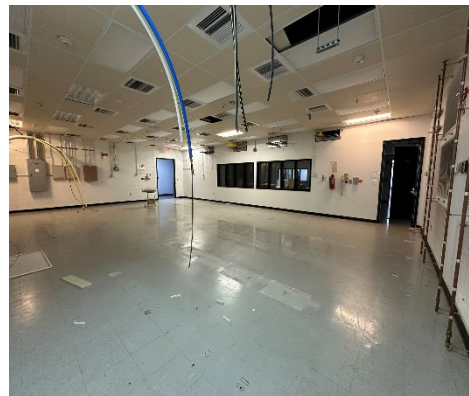
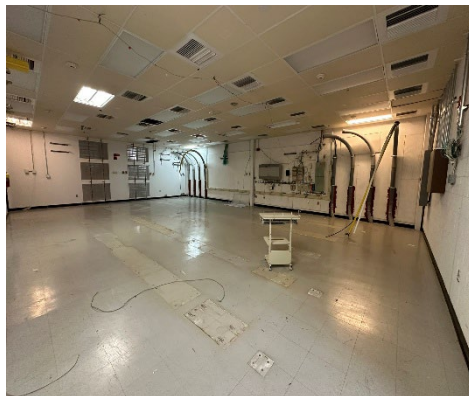
## Offering Summary

Lease Rate:	Negotiable / NNN
Available SF:	13,200 SF
Lot Size:	2.77 Acres



3575 WORKMAN ROAD

# Photo Gallery



# Demographics

## 5 MILES

162,807

2025 Population

6,960

2025 Businesses

\$96,339

2025 Average Household Income

## 10 MILES

417,342

2025 Population

16,477

2025 Businesses

\$106,316

2025 Average Household Income

## 15 MILES

620,981

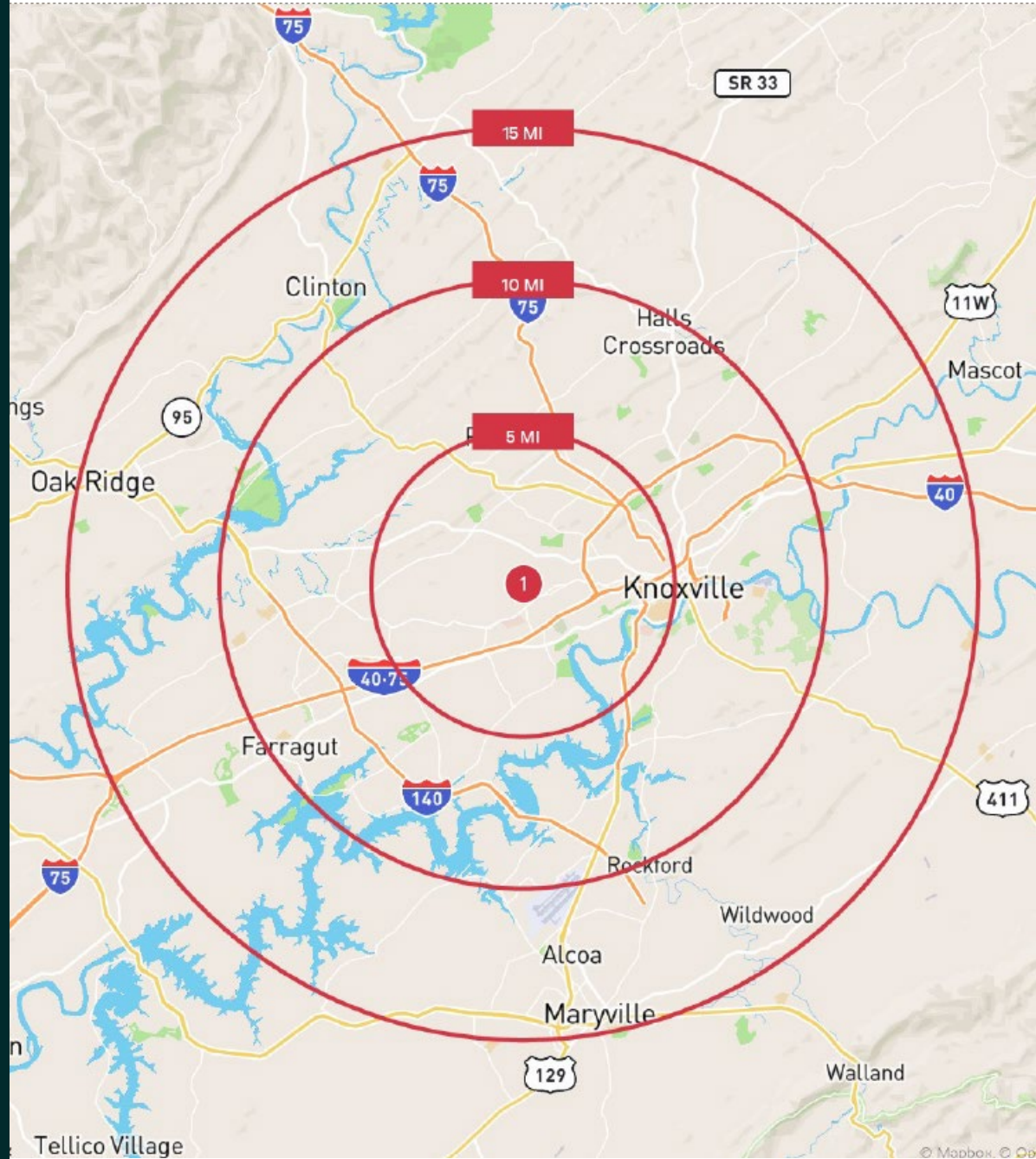
2025 Population

22,639

2025 Businesses

\$108,803

2025 Average Household Income



3575 WORKMAN ROAD

# Meet the Team



Andrew Wilmoth, SIOR, CCIM

**Vice President**

Direct: 865.498.6500

Cell: 865.322.2556

[andrew.wilmoth@cbre.com](mailto:andrew.wilmoth@cbre.com)



Brian Tapp SIOR, CCIM

**Senior Vice President**

Direct: 865.498.6500

Cell: 865.719.5703

[brian.tapp@cbre.com](mailto:brian.tapp@cbre.com)