

**1965 Hawks Landing,  
Louisville, TN  
37777**

**Inquiries:**



**865-470-4868**



## **OFFICE SPACE FOR LEASE**

**\$17 PSF NNN  
+\$6.18 PSF OPEX**

**ENTIRE SECOND  
FLOOR AVAILABLE**

**12,562 - 25,124 SF**



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## PROPERTY HIGHLIGHTS

- Convenient Access - Easy access to Knoxville, Alcoa, or Maryville via Pellissippi Pkwy & Topside Road. Several new multifamily developments nearby.
- Exceptional Parking - Oversized parking lot with a ratio of 8+ spaces per 1000 SF.
- Beautifully Landscaped - The campus has plenty of outdoor seating, a courtyard with a fountain, and lush landscaping.

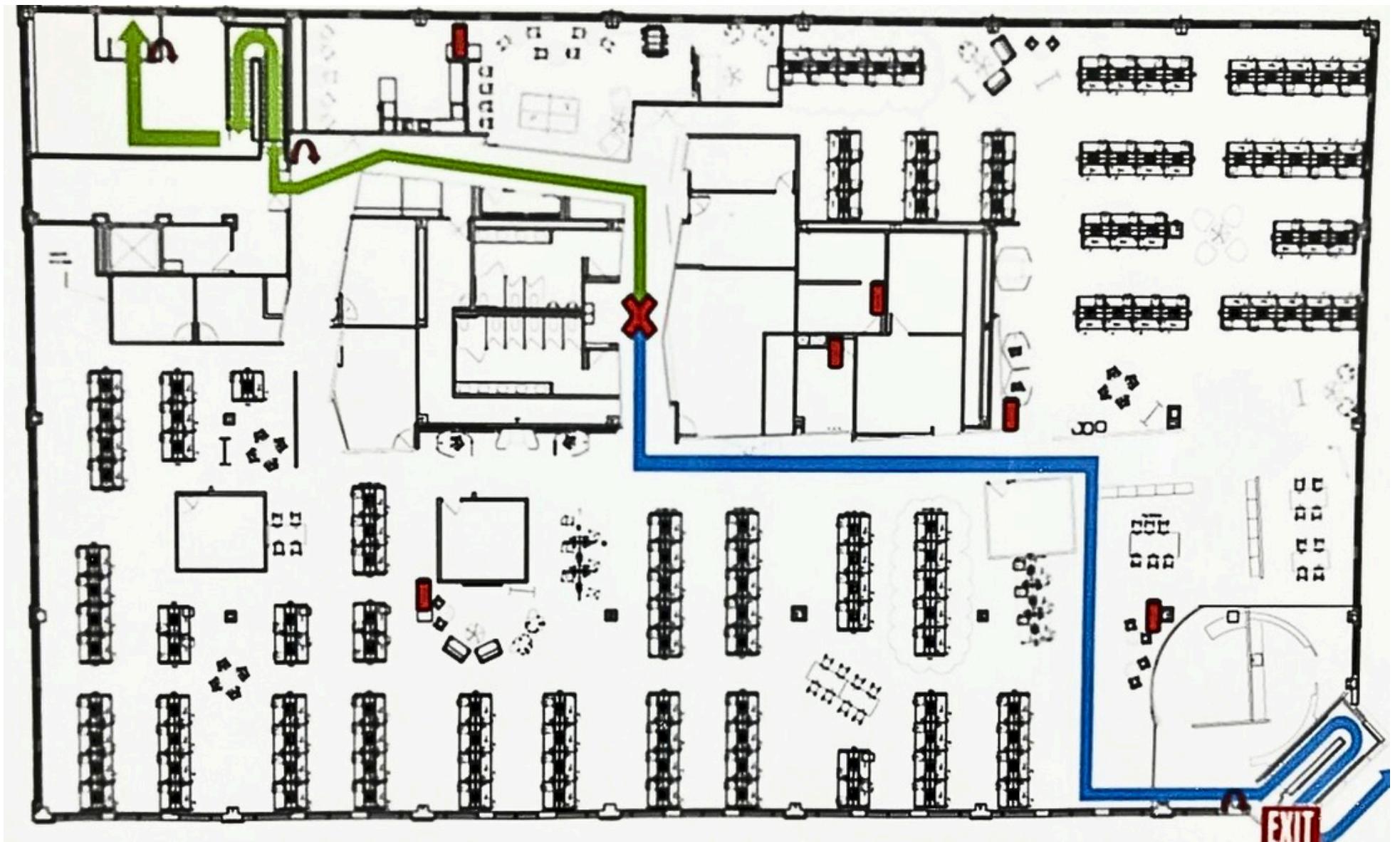
# SITE



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REALTY INC

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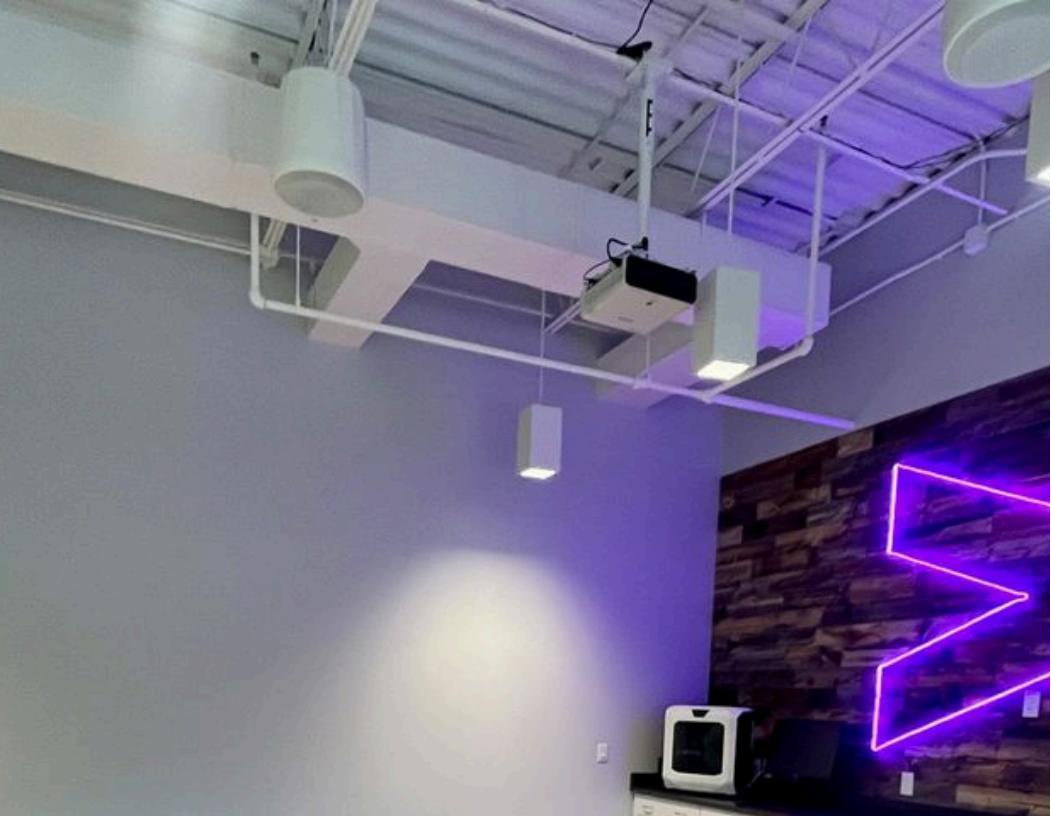
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- Ideal for collaborative businesses
- Ample desk space
- Multiple conference rooms and large training room

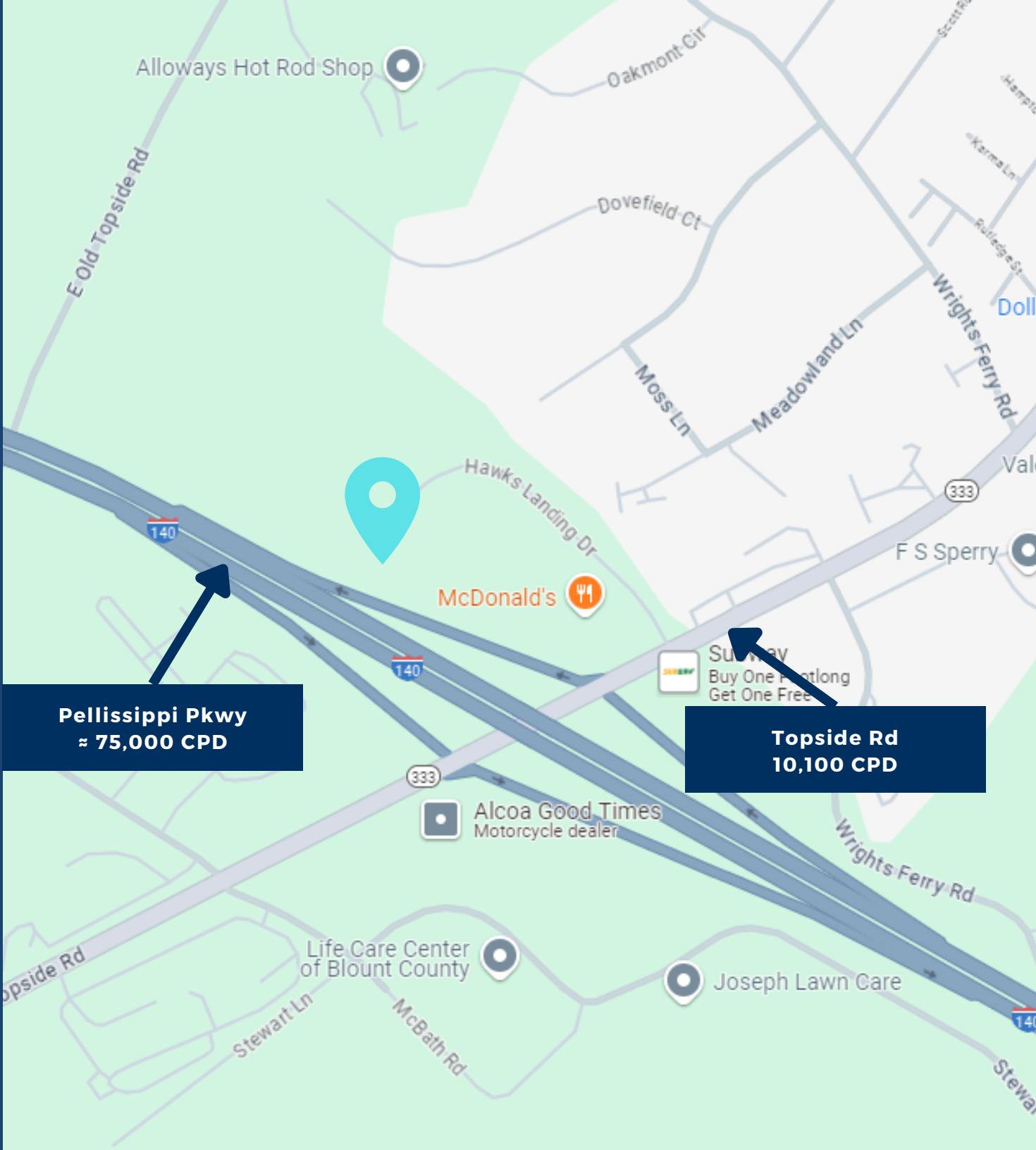
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# INTERIOR



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# ACCESS & VISIBILITY



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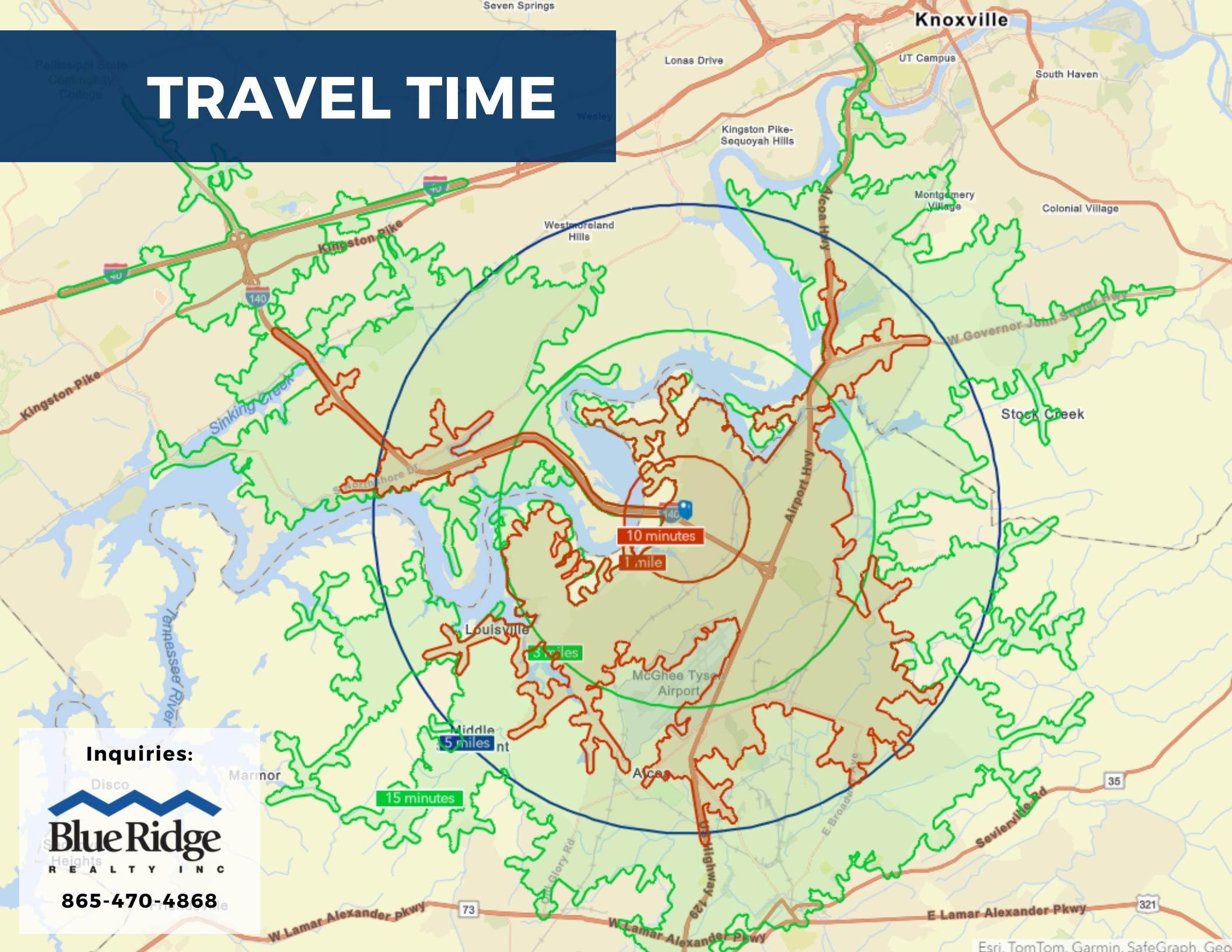
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# TRAVEL TIME

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# Demographics

according to data provided by CoStar



## Demographics >

	1 mile	3 miles	10 Min. Drive
Population	1,981	12,116	18,871
Households	868	5,277	7,783
Median Age	43	42.20	42.10
Median HH Income	\$61,351	\$62,506	\$71,075
Daytime Employees	2,675	12,032	10,023
Population Growth '24 - '29	▲ 8.33%	▲ 8.77%	▲ 7.87%
Household Growth '24 - '29	▲ 8.29%	▲ 8.79%	▲ 7.93%

## Travel to Work

