

OFFERING MEMORANDUM
Riverview Tower

900 S GAY STREET

Knoxville, TN 37902

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



LEASE RATE	\$23.00 SF/YR
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OFFERING SUMMARY

LEASE TYPE	Full Service
BUILDING SIZE	334,197 SF
AVAILABLE SF:	2,779 - 5,095 SF
ZONING:	C-2/D-1
MARKET:	Downtown Knoxville

PROPERTY OVERVIEW

Class A Construction and Amenities, Floor-to-Ceiling Windows with Views of the Tennessee River, Downtown, and The Smokies.

PROPERTY HIGHLIGHTS

- Energy Star Certified
- Covered Attached Parking
- Full-Service Bank and ATM
- Onsite 24-hour Security Guard Service
- 8 High-Speed Elevators
- Convenience Store and Deli in Lobby
- Drop-off Boxes for FedEx/UPS and PO Boxes onsite
- Easy Access to James White Parkway and I-40/75

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Riverview Tower
STREET ADDRESS	900 S Gay Street
CITY, STATE, ZIP	Knoxville, TN 37902
COUNTY	Knox
MARKET	Downtown Knoxville
NEAREST AIRPORT	McGhee Tyson Airport

PROPERTY HIGHLIGHTS

- Energy Star Certified
- Covered Attached Parking
- Full-Service Bank and ATM
- Onsite 24-hour Security Guard Service
- 8 High-Speed Elevators
- Convenience Store and Deli in Lobby
- Drop-off Boxes for FedEx/UPS and PO Boxes onsite
- Easy Access to James White Parkway and I-40/75
- Discount Public Parking Available Behind Building
- Home to Numerous Blue Chip Companies

INTERIOR PHOTOS



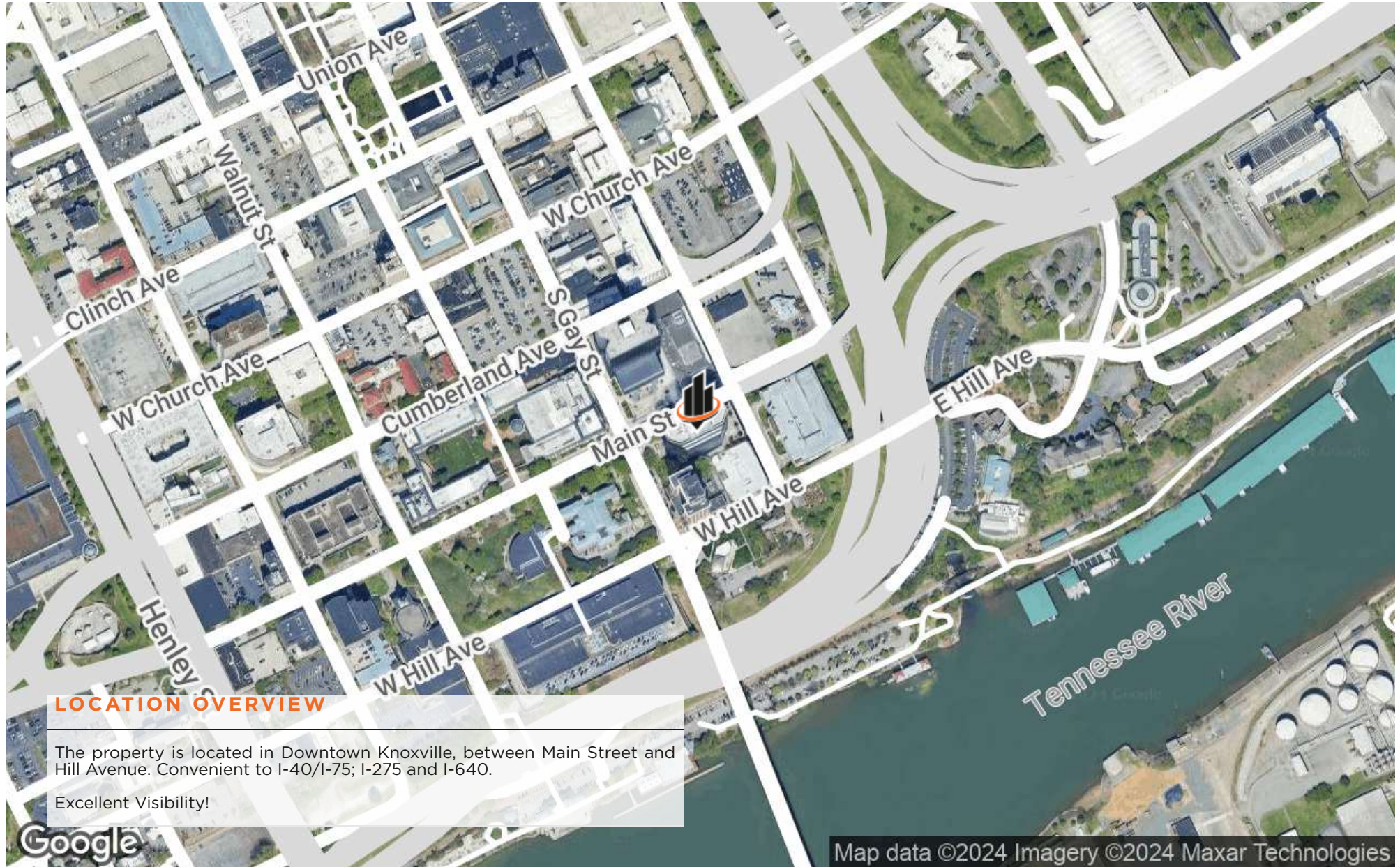
ADDITIONAL PHOTOS





SECTION 2
Location
Information

LOCATION MAP



LOCATION OVERVIEW

The property is located in Downtown Knoxville, between Main Street and Hill Avenue. Convenient to I-40/I-75, I-275 and I-640.

Excellent Visibility!



Map data ©2024 Imagery ©2024 Maxar Technologies

REGIONAL MAP



RETAILER MAP



Map data ©2024 Google

DEMOGRAPHICS MAP & REPORT

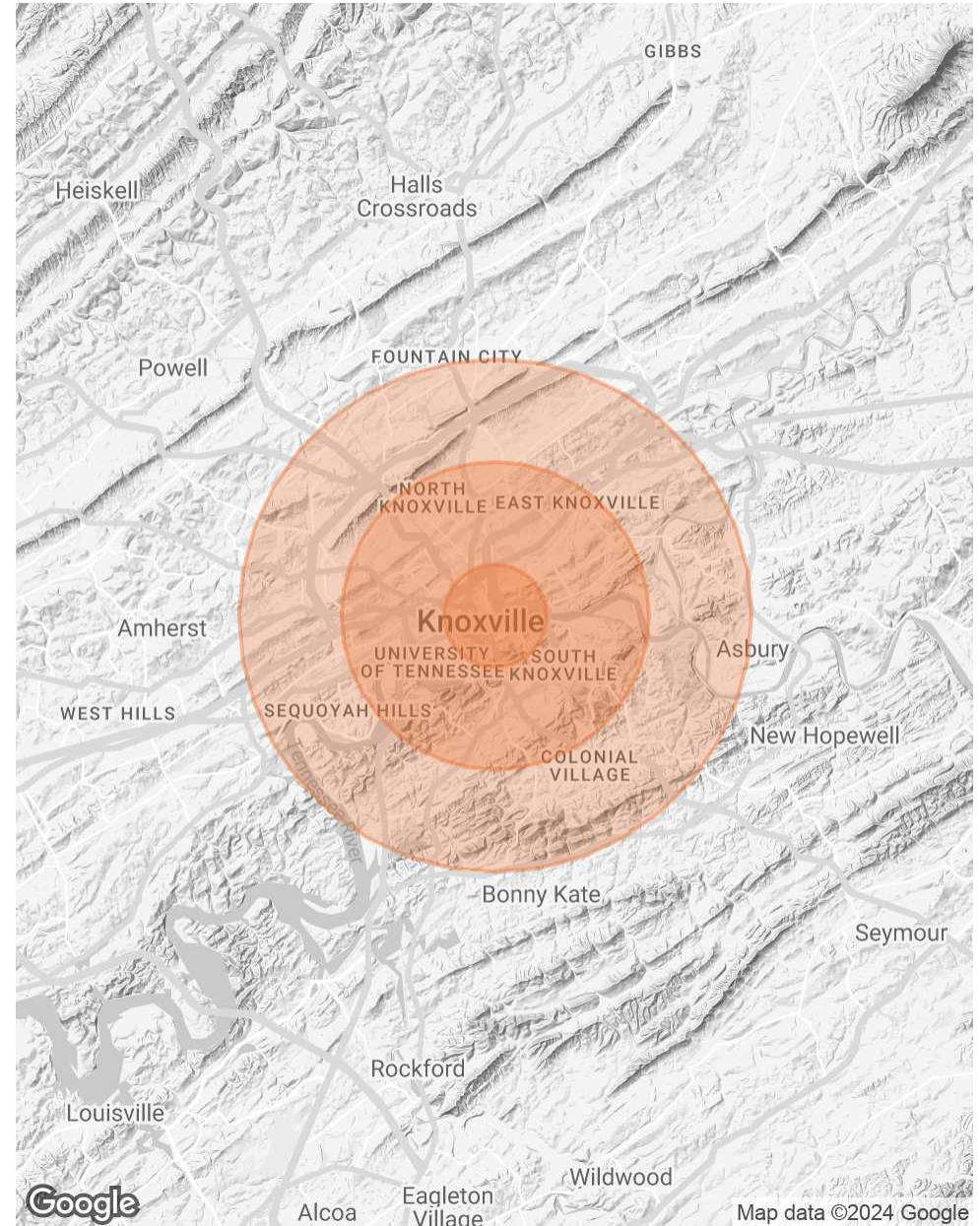
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,295	71,153	139,690
AVERAGE AGE	25.7	31.7	34.6
AVERAGE AGE (MALE)	25.4	30.6	33.2
AVERAGE AGE (FEMALE)	26.0	33.0	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,733	30,896	63,331
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$26,088	\$31,381	\$39,319
AVERAGE HOUSE VALUE		\$114,774	\$130,510

2020 American Community Survey (ACS)



DISCLAIMER

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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 Proposal 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 Proposal 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.

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