

OFFICE SPACE FOR SALE

17 Market Square (Downtown Knoxville)

17 Market Sq Ste 201, Knoxville, TN 37902

18,595 SF | \$6,000,000





PROPERTY OVERVIEW

For Sale

18,595 SF | \$6,000,000
Office Space



Property Description

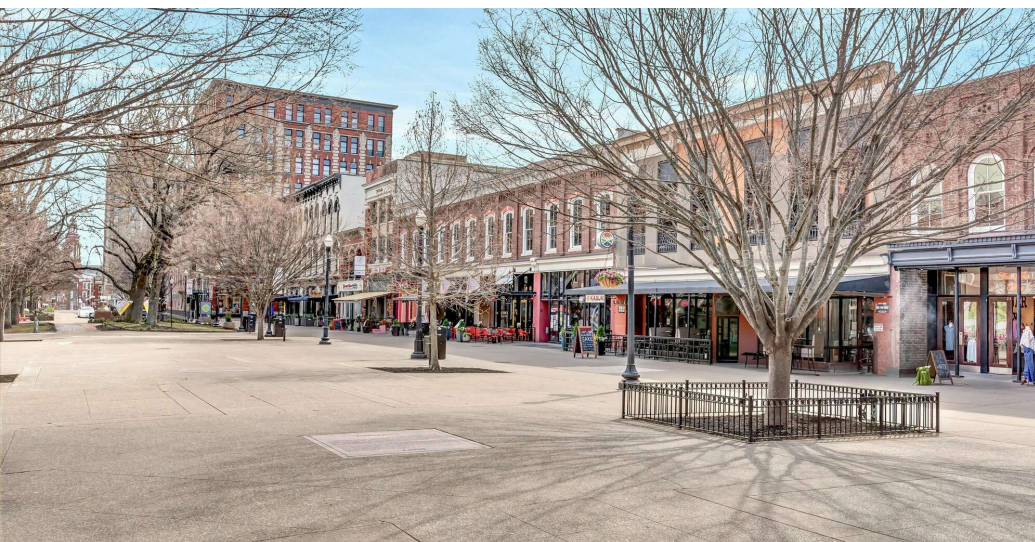
Introducing a prime investment opportunity in downtown Knoxville. This impressive 18,000+- SF office space is located in the heart of Market Square, renovated in 1989, offers exceptional potential for the astute office building investor. This property embodies modernity and functionality, providing ample space for various operations. Its strategic location in the thriving Downtown area enhances its appeal, promising strong market demand and high visibility. With its well-maintained infrastructure and significant capacity, this property presents an ideal canvas for your office space requirements. Don't miss the chance to acquire a central piece of Knoxville's business landscape with this distinguished and promising offering.

Location Description

Discover the vibrant energy of downtown Knoxville, TN. Just steps away, Market Square bustles with eclectic shops, local eateries, and community events, creating a dynamic ecosystem for work and leisure. Nearby, the historic Gay Street offers a blend of upscale dining and lively nightlife. With its thriving business district and diverse amenities, this location presents an exceptional investment prospect for those seeking to capitalize on the urban renaissance of downtown Knoxville.

OFFERING MEMORANDUM

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Property Highlights

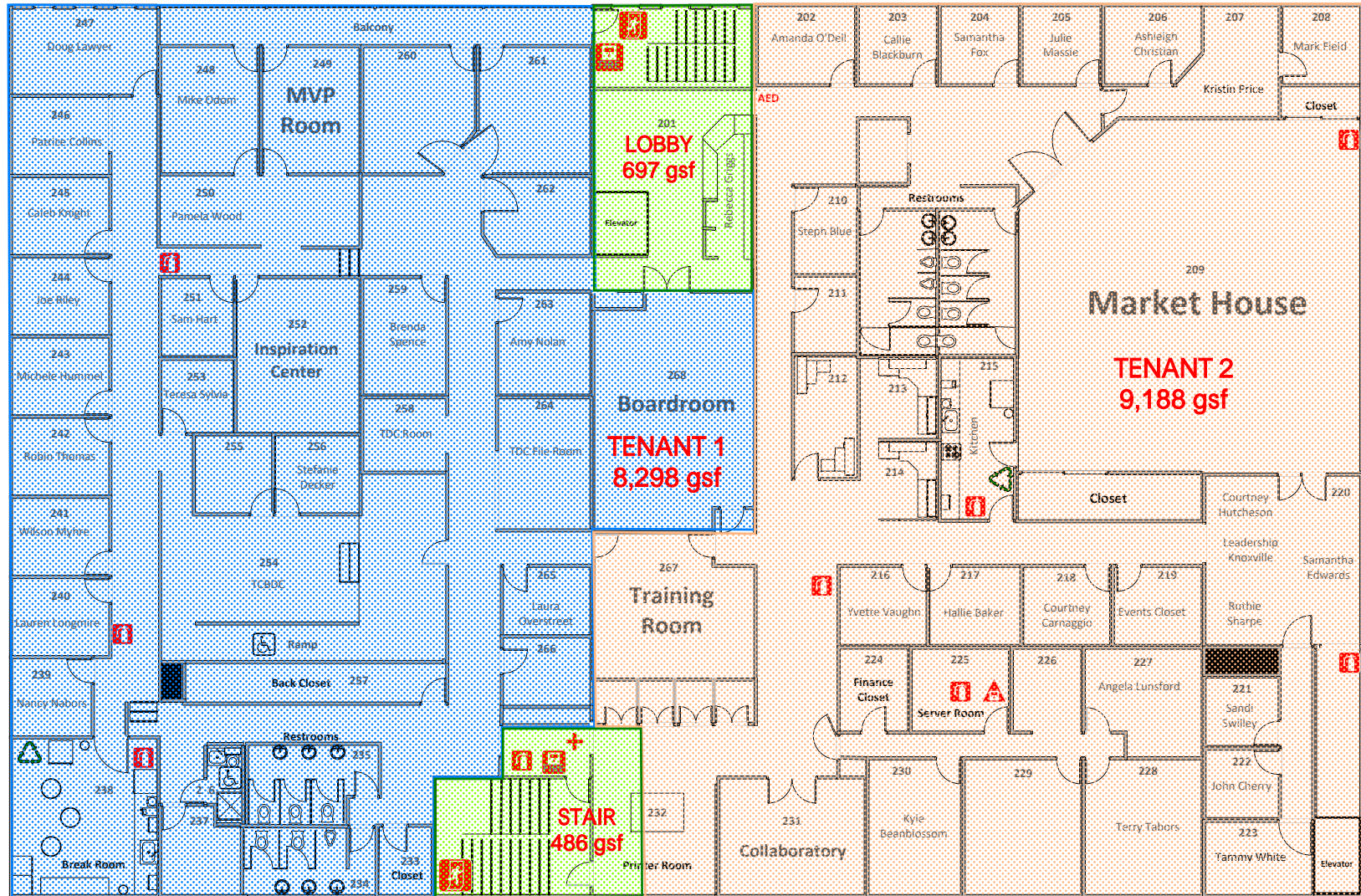
- Prominent location on Market Square in Downtown Knoxville
- 18,595 Square Feet of Class "A" Office Space
- Large Reception area with natural light
- 35+ offices with private executive office section
- Open spaces for cubicle areas
- 2 kitchen/break rooms
- Large event/training room (kitchen positioned directly off of the space, perfect for catering, etc)
- Large conference/board room
- Small private board room in Executive Suites area
- Collaborative space
- Several storage/filing areas distributed throughout the space
- Exterior balcony overlooking Market Square
- Elevator to second floor
- Many aesthetically pleasing finishes and features including exposed brick and natural light throughout
- Information on expenses, utilities etc. available upon request
- Purchasing Options (As Shown on Floor Plan) at \$321.39 PSF :
 - Entire Floor: \$6,000,000.00
 - Buyer 1: \$2,835,946.00
 - Buyer 2: \$3,140,302.00

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Knoxville Chamber Floor Plan



Legend

Fire Extinguisher

Fire Alarm Pull

Fire Alarm Control

Emergency Exit

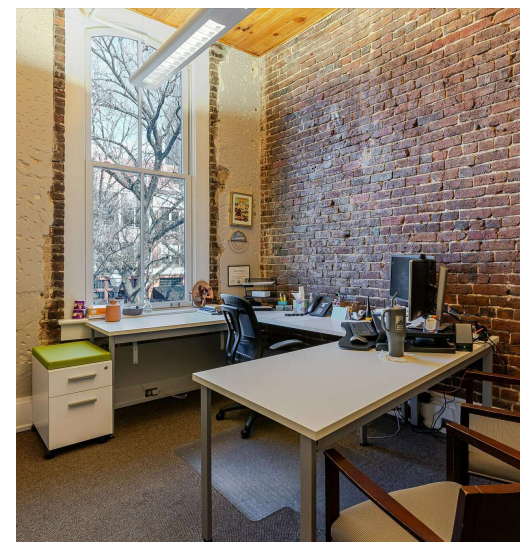
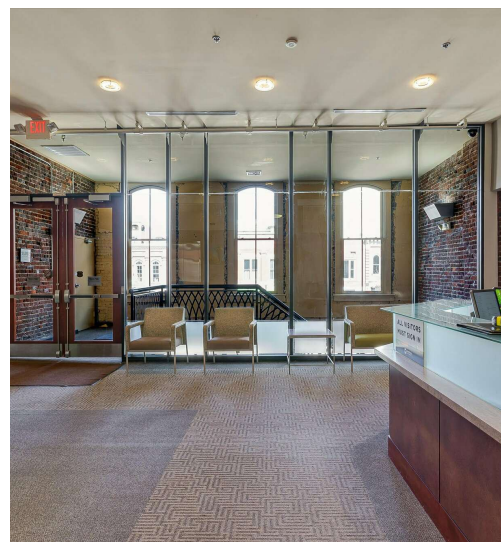
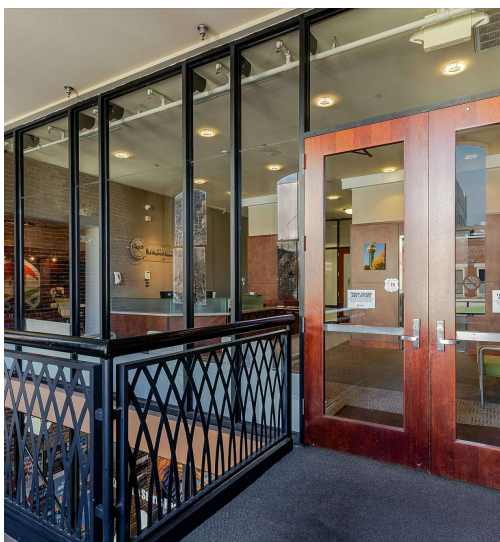
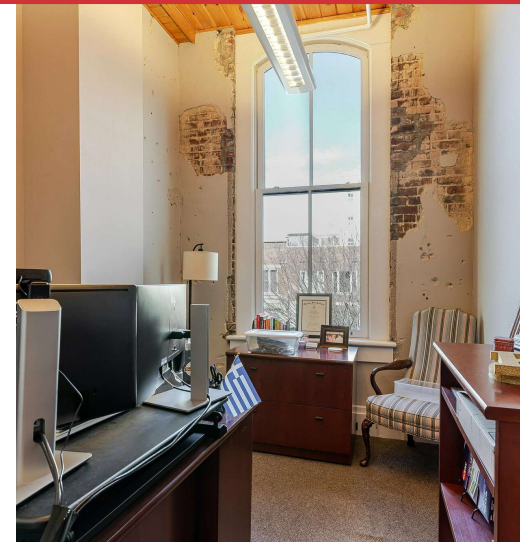
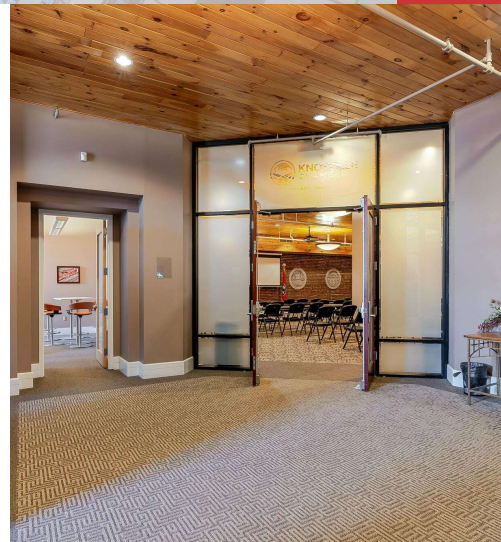
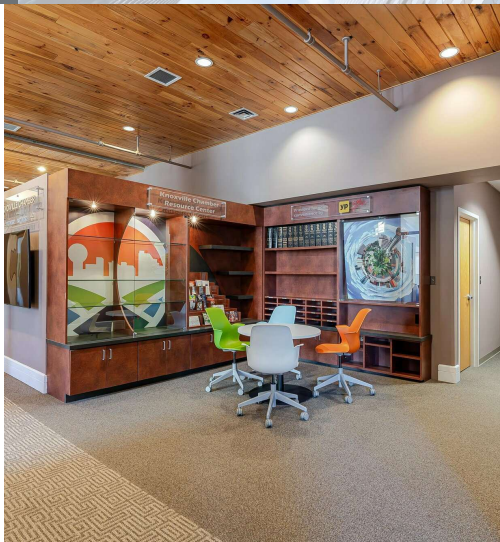
First Aid Kit

AED

Automated External Defibrillator

Updated 8/20/2021

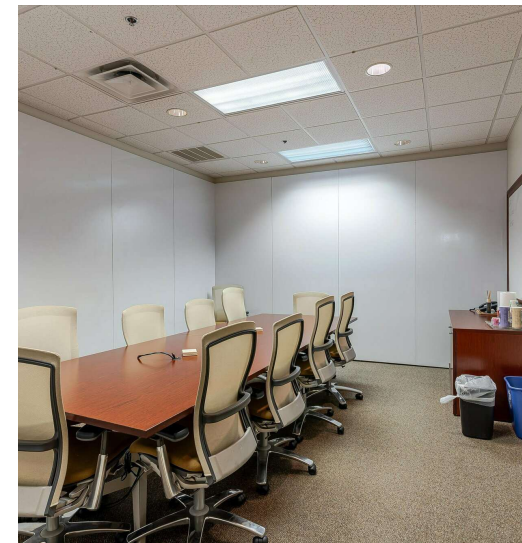
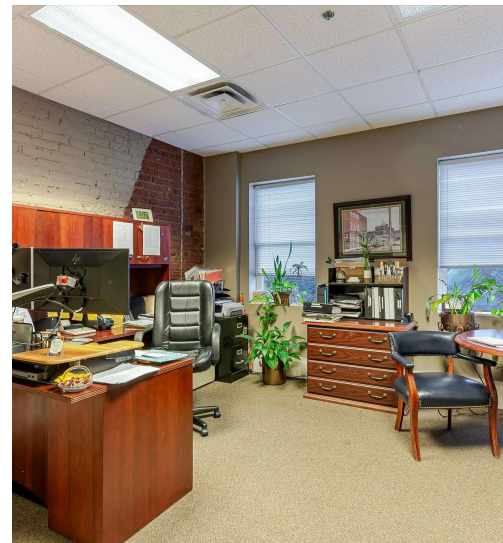
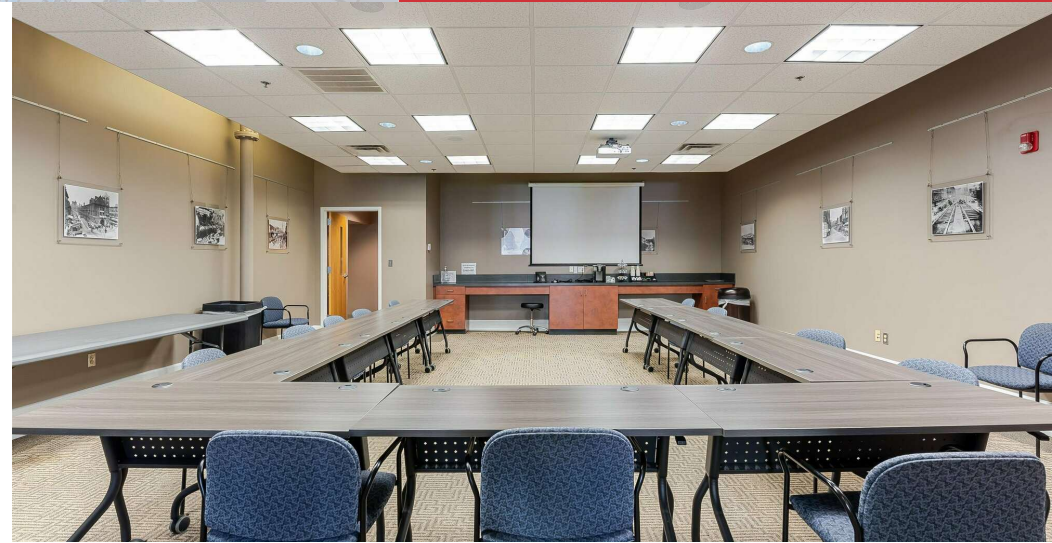




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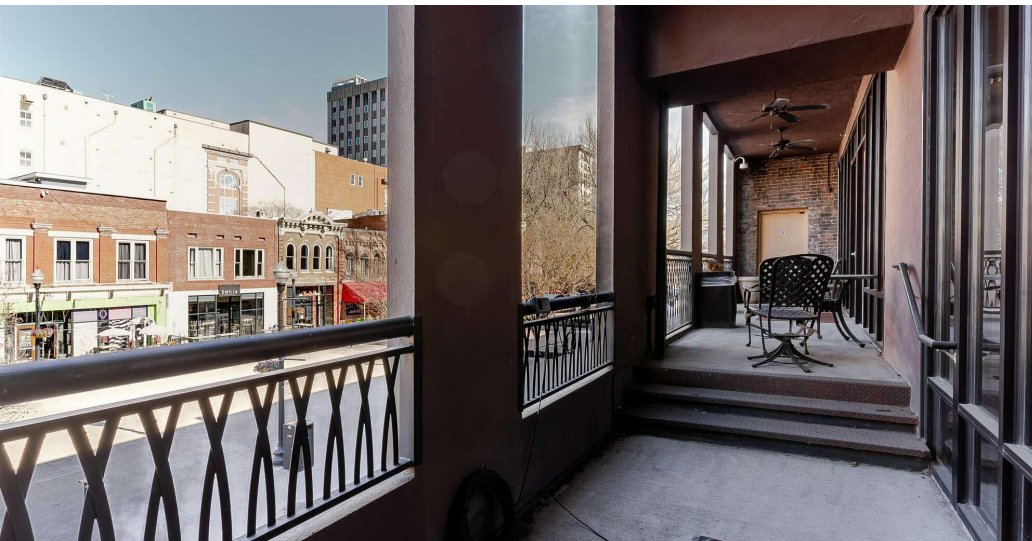
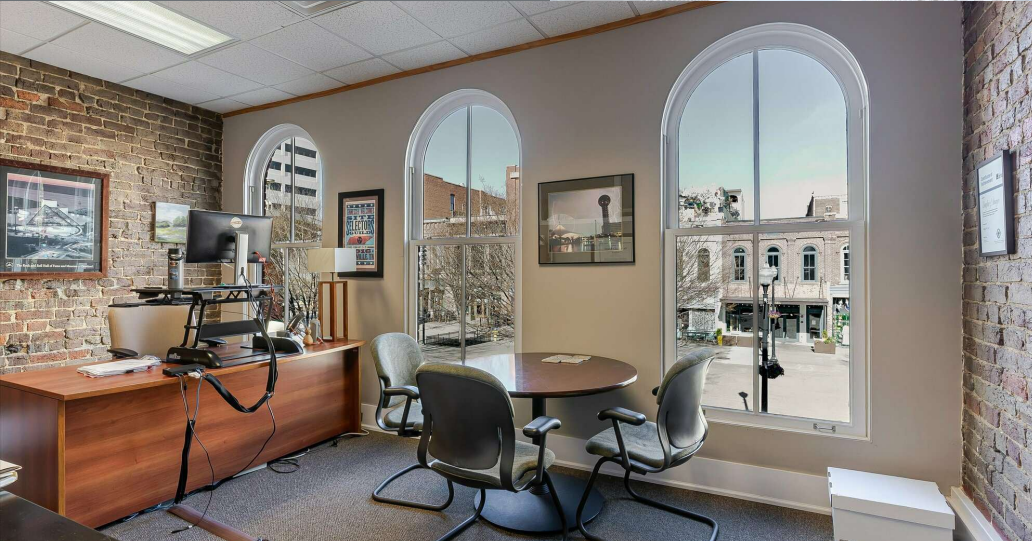
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NAI Koella
RM Moore

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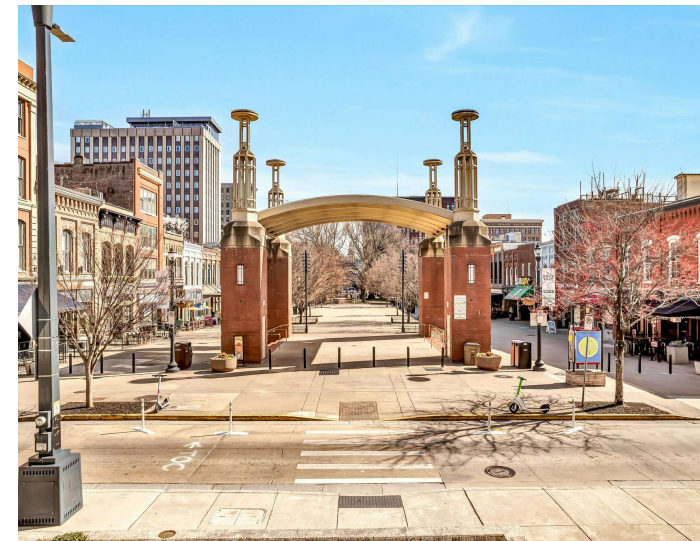
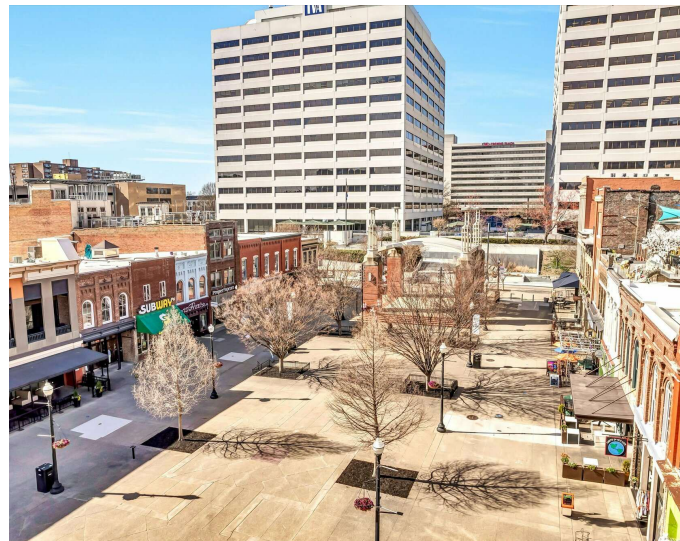
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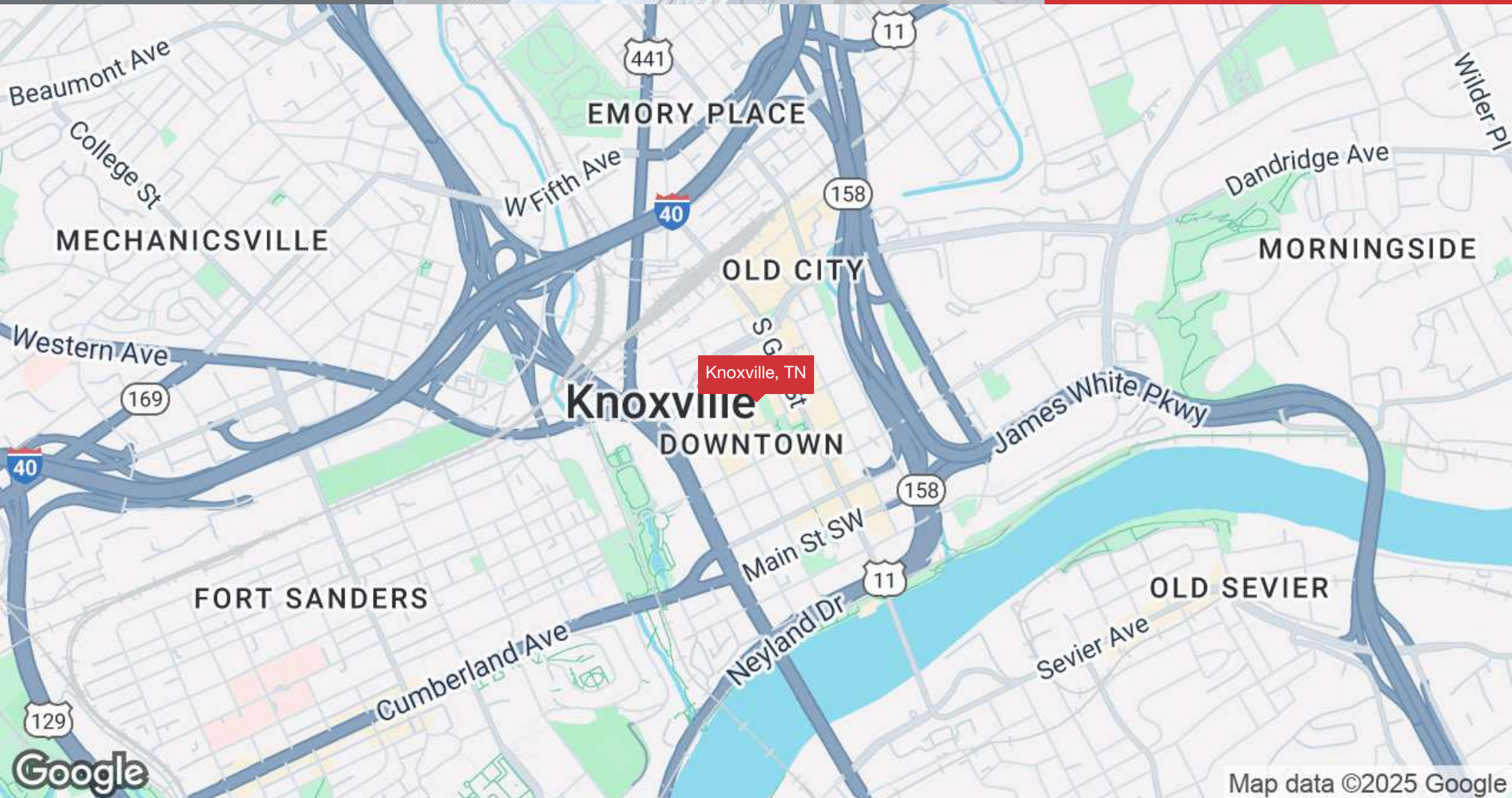
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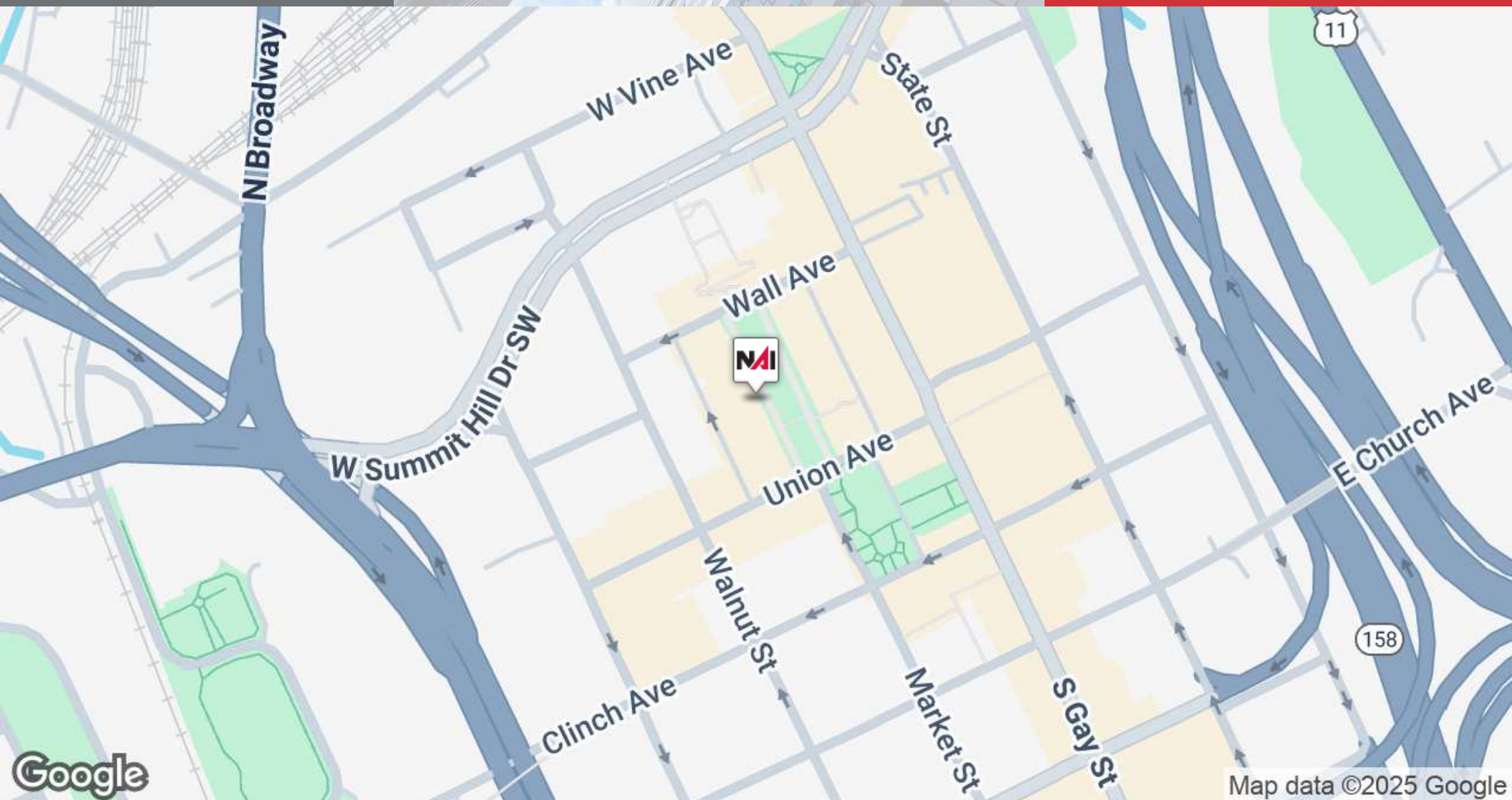
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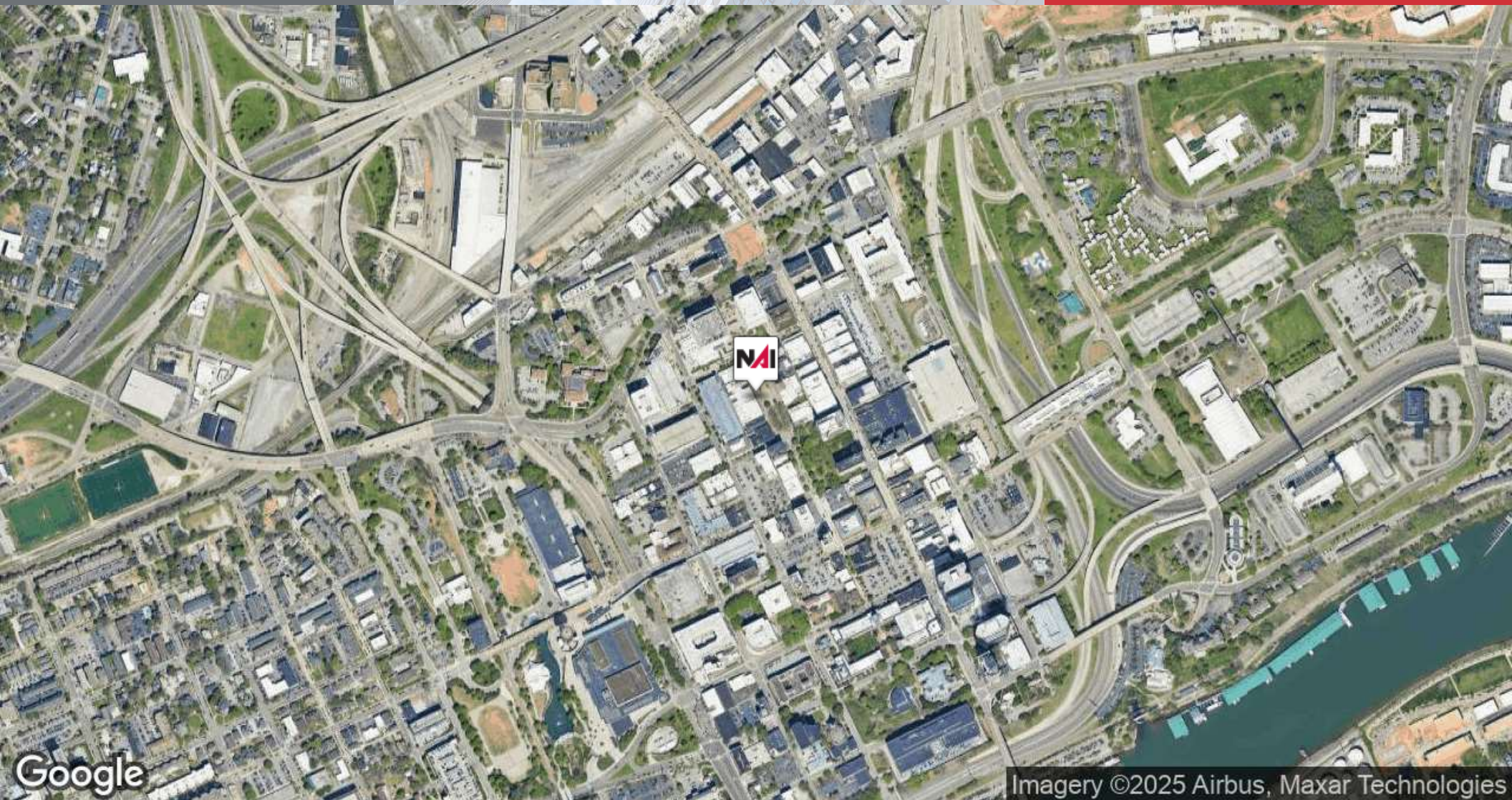
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MARKET OVERVIEW

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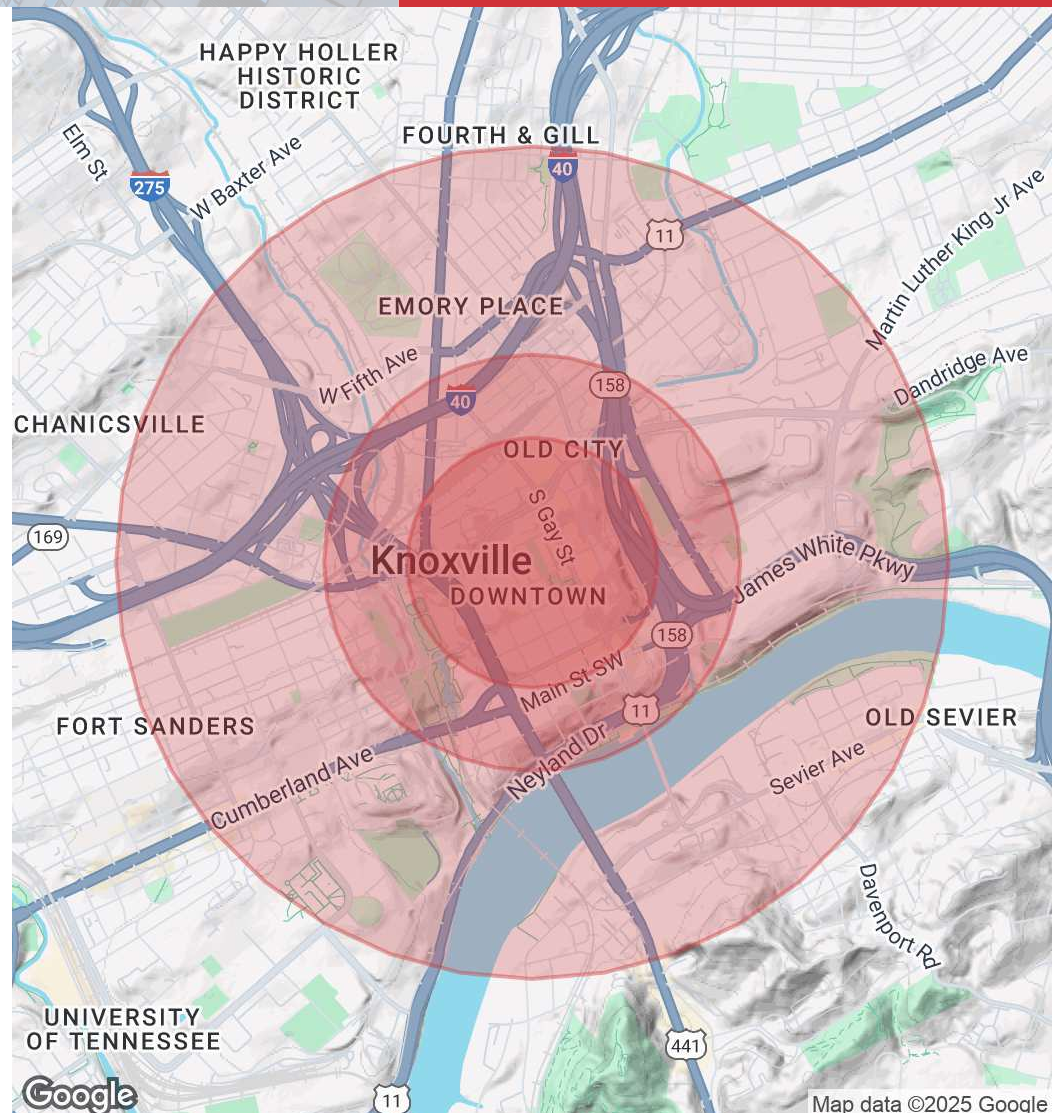
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,807	4,228	16,251
Average Age	40	38	31
Average Age (Male)	39	37	31
Average Age (Female)	41	38	31

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,067	2,382	6,521
# of Persons per HH	1.7	1.8	2.5
Average HH Income	\$88,947	\$74,315	\$60,705
Average House Value	\$604,350	\$534,205	\$361,626

Demographics data derived from AlphaMap



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