

**8320 E. Walker Springs Lane,
Knoxville, TN 37923**

Inquiries:

Blue Ridge
REALTY INC
865-470-4868



OFFICE SPACE FOR SUBLEASE

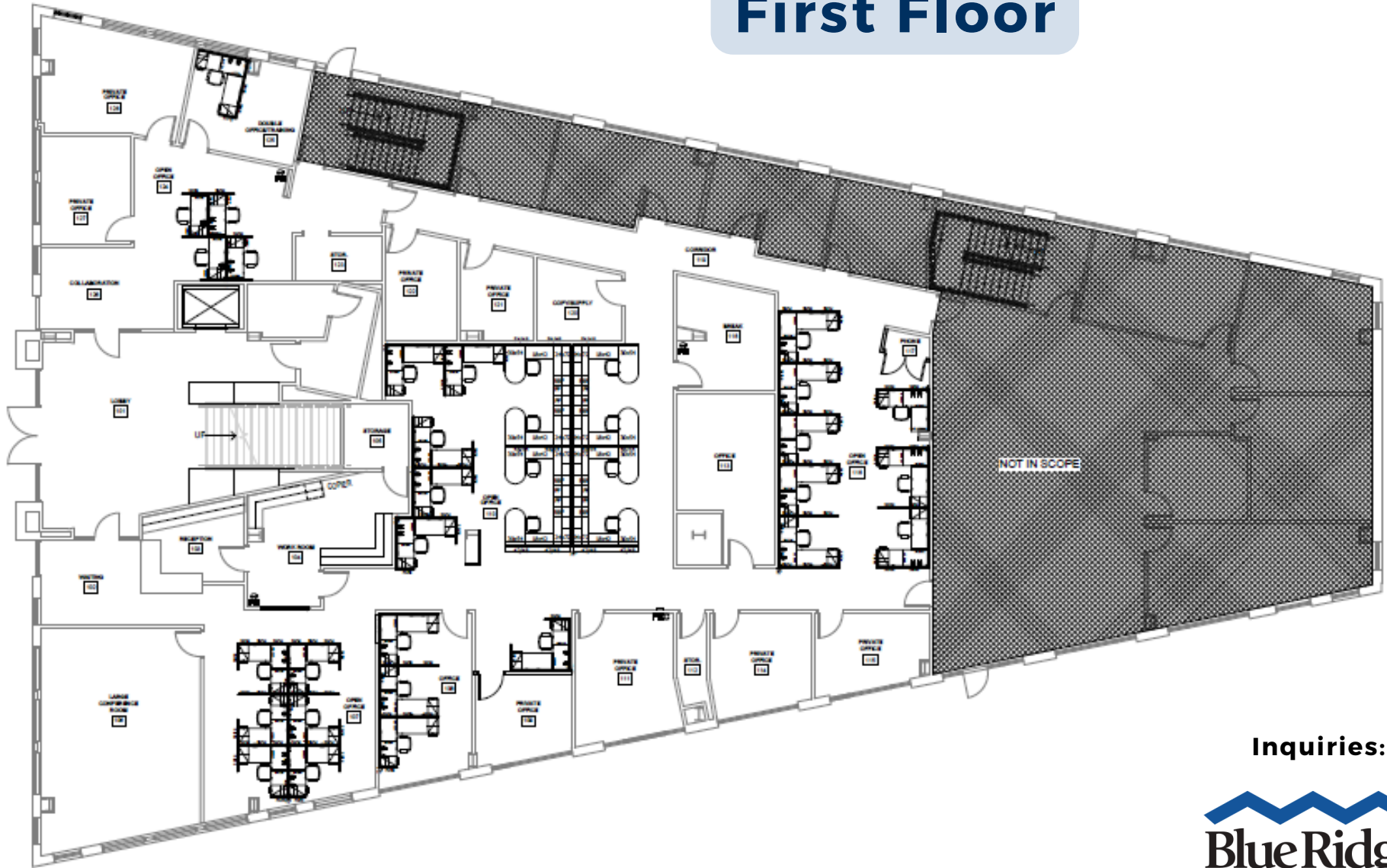
- \$23.47 PSF Full Service w/ 1% annual inc.
- Opportunity to lease one or more floors
 - Approx. 11,000 SF each (entire bldg. 31,897 SF)
- Sublease term expires on 5/31/2027; Owner interested in long-term lease
- I-40 signage visibility with 210,000 CPD
- Roof, parking lot (4.1/1000 spaces), lighting, & HVAC replaced in the last 3 years
- Move-in ready with furniture available



View from Interstate

FLOOR PLANS

First Floor

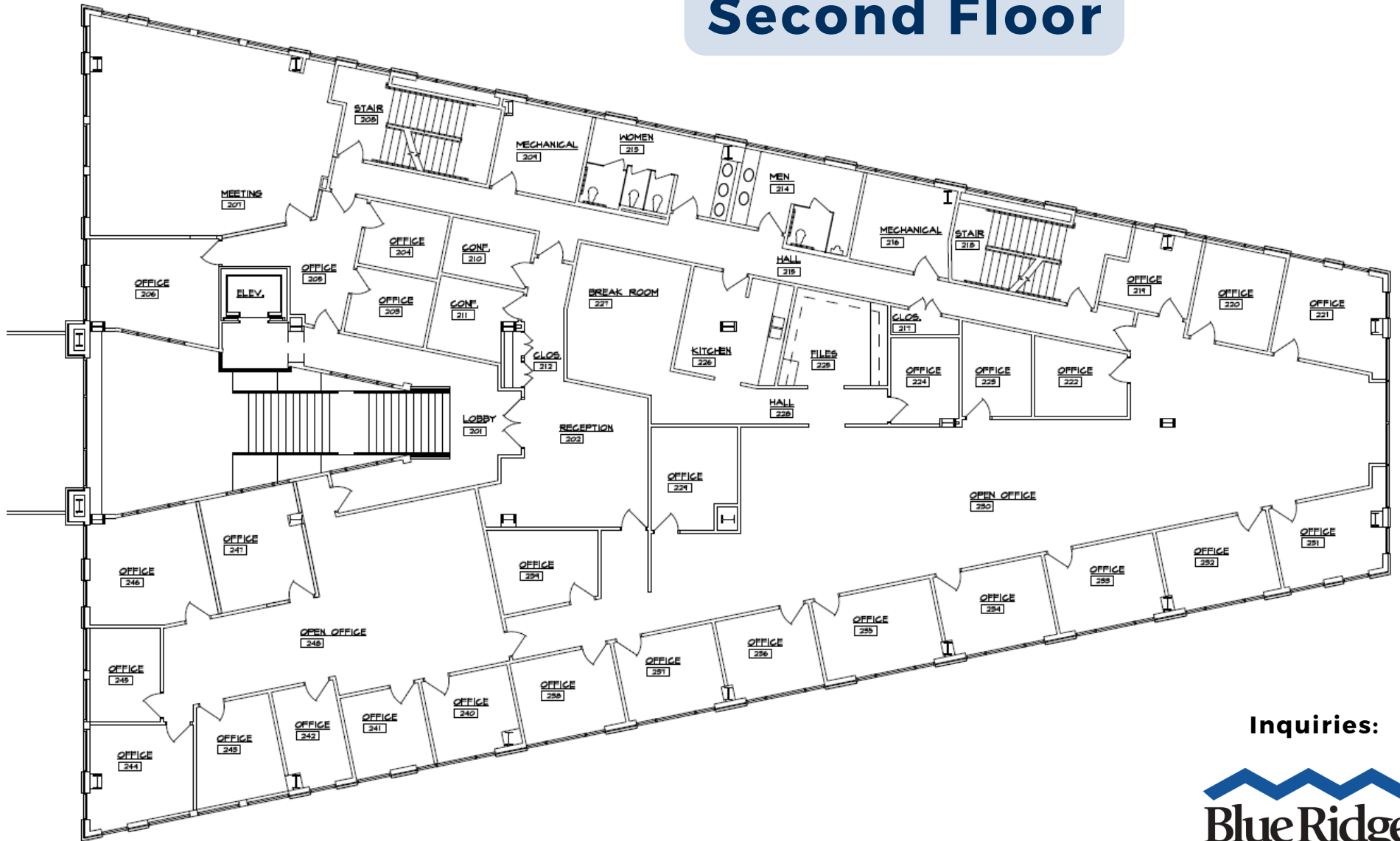


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Second Floor

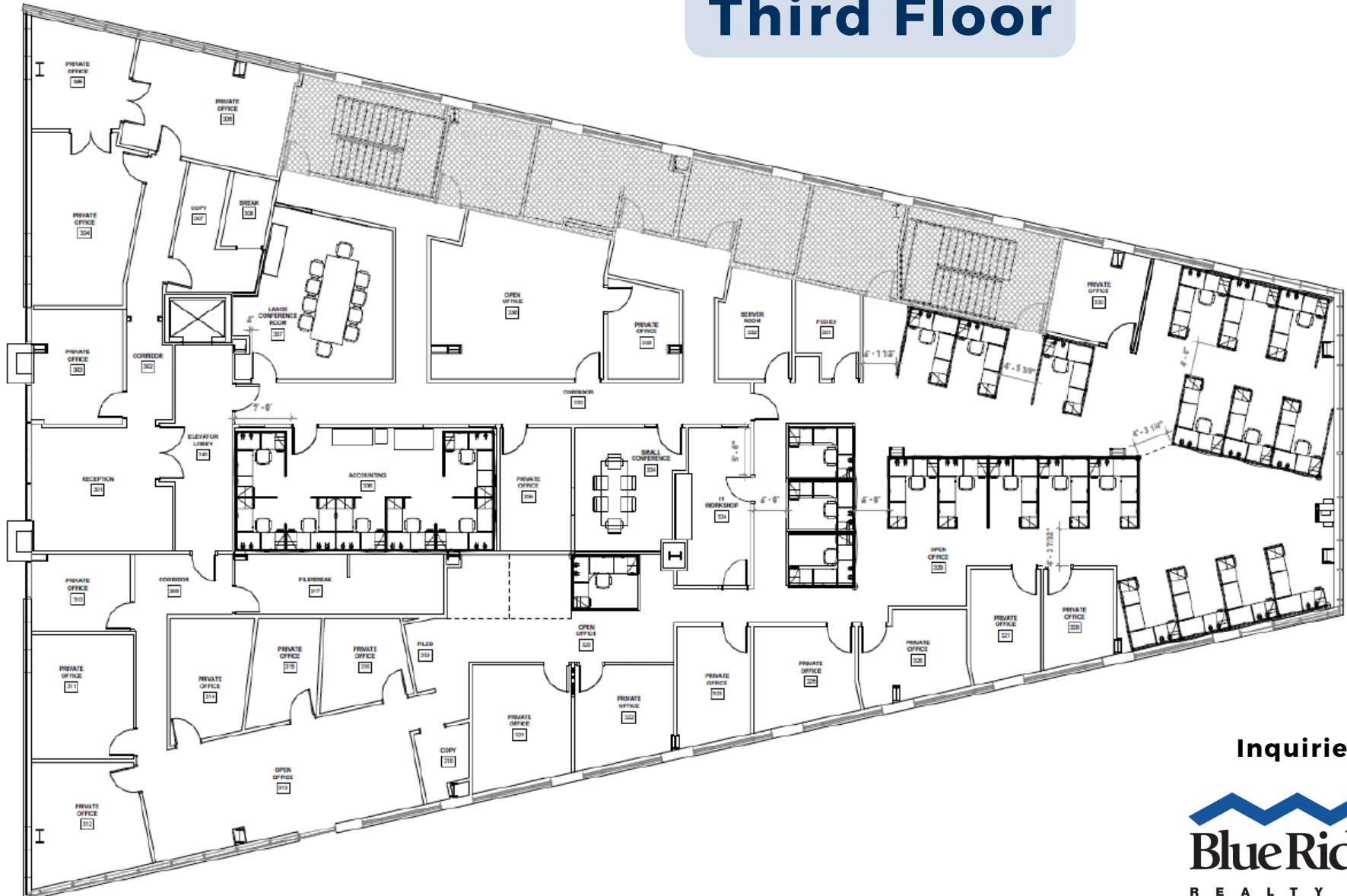


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Third Floor



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