

PREMIER OFFICE BUILDINGS

10431 Wallace Alley Street
Kingsport, TN 37663

Location

Just off Airport Parkway, between I-81, exit 63 and Tri-Cities Airport

Available for Sale

37,690 SF connected office buildings on 4.73^{+/-} acres
\$5,200,000

Highlights

Building A - 18,398 SF

Large lobby/waiting area with reception window
17 offices & large open work area for cubicles
Large training room with folding partition wall
4 conference rooms, large break room & small kitchenette
Gym with men's and women's dressing room

Building B - 19,292 SF

Entry vestibule & lobby
5 offices & multiple large open work areas for cubicles
Break room & 2 conference rooms
High-ceiling warehouse area with roll-up drive-in door
313 kw Cummins diesel generator

Demographics

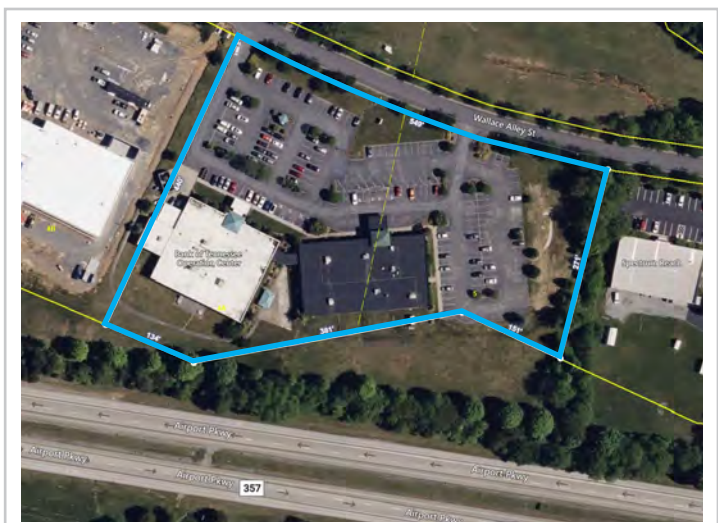
(2024 Est.)	3 mile	5 mile	10 mile
Population	4,470	30,841	149,109
Median HH Income	\$84,261	\$79,676	\$67,790
Median Age	48.8	47.1	45.3

Contact

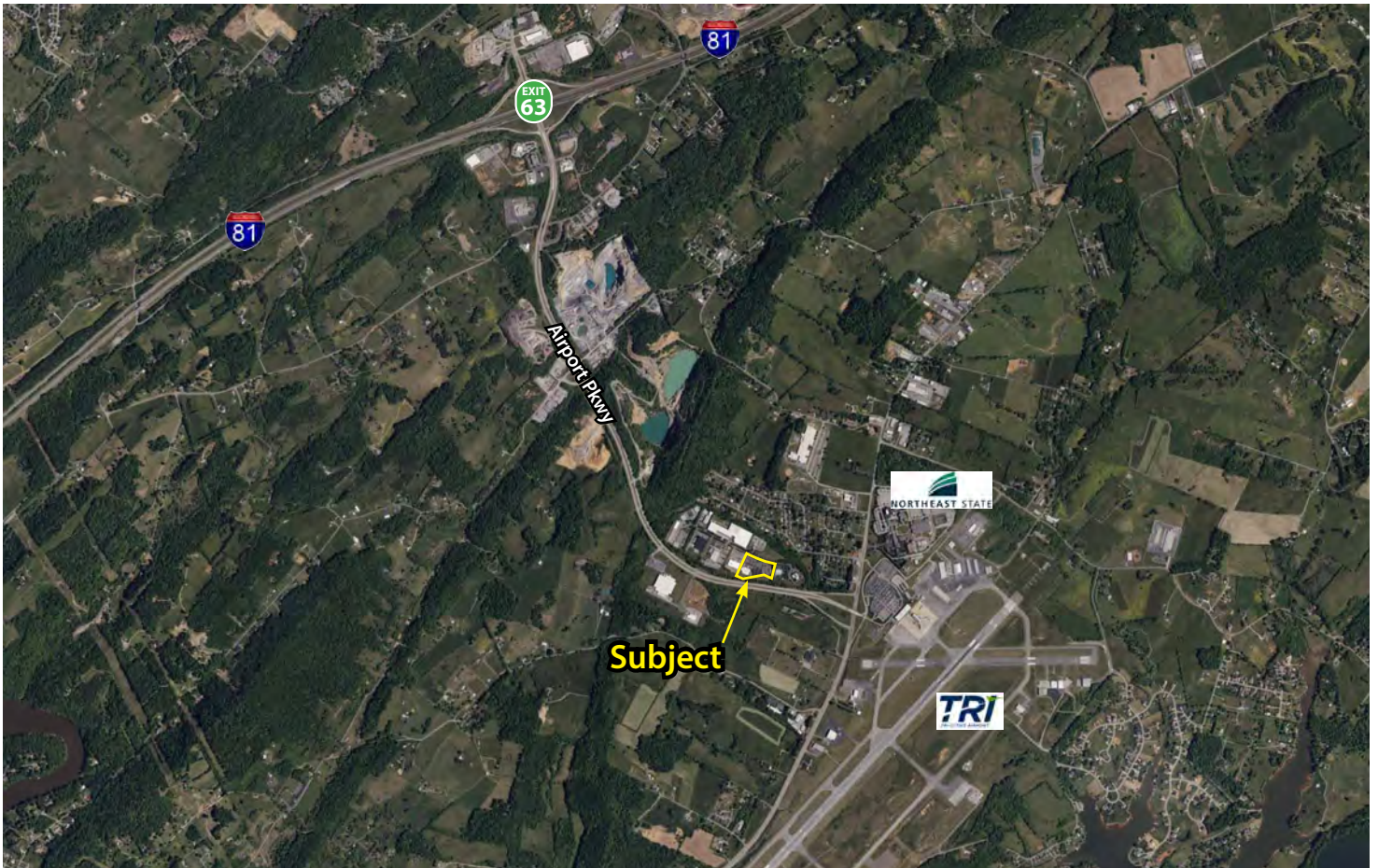
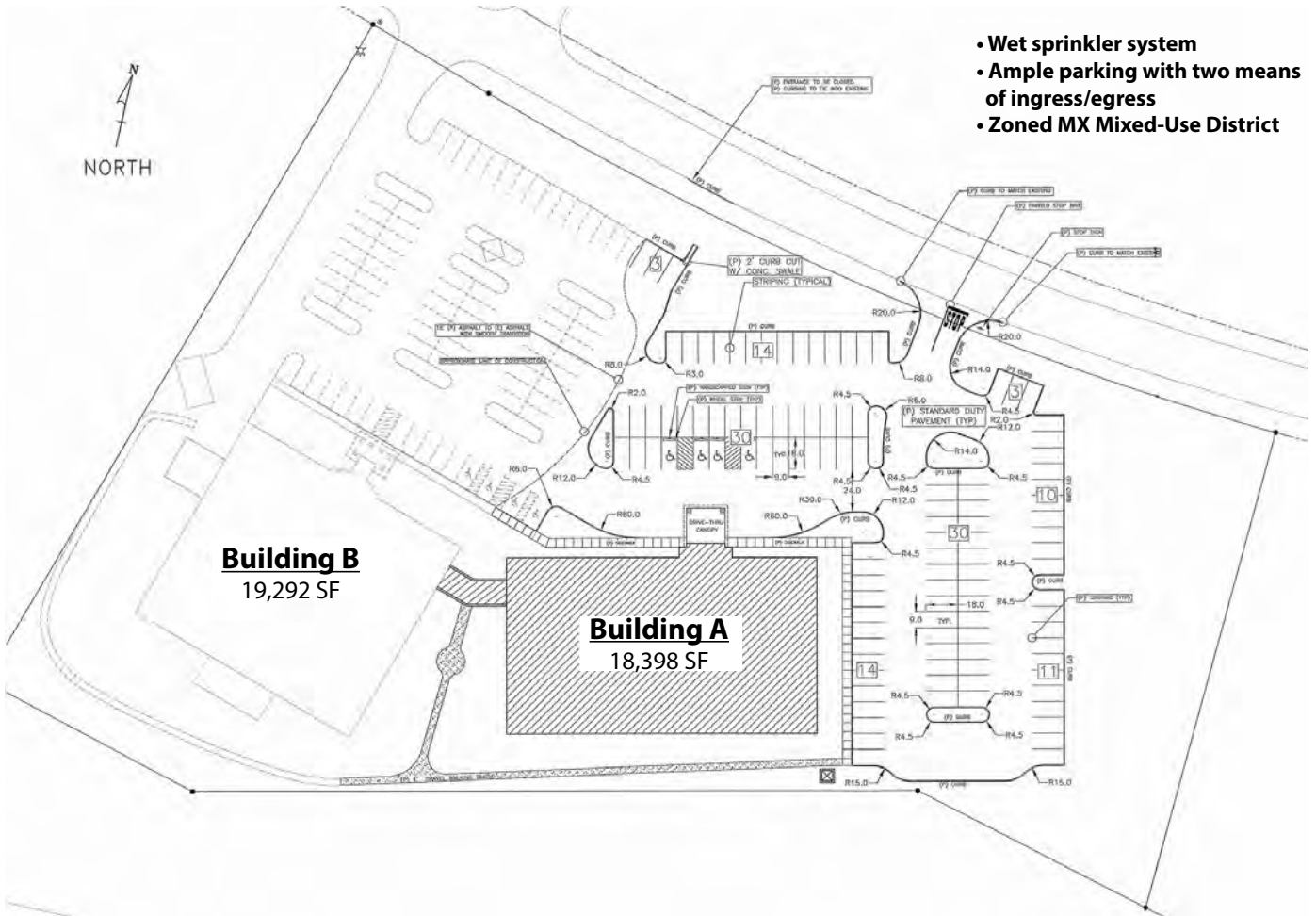
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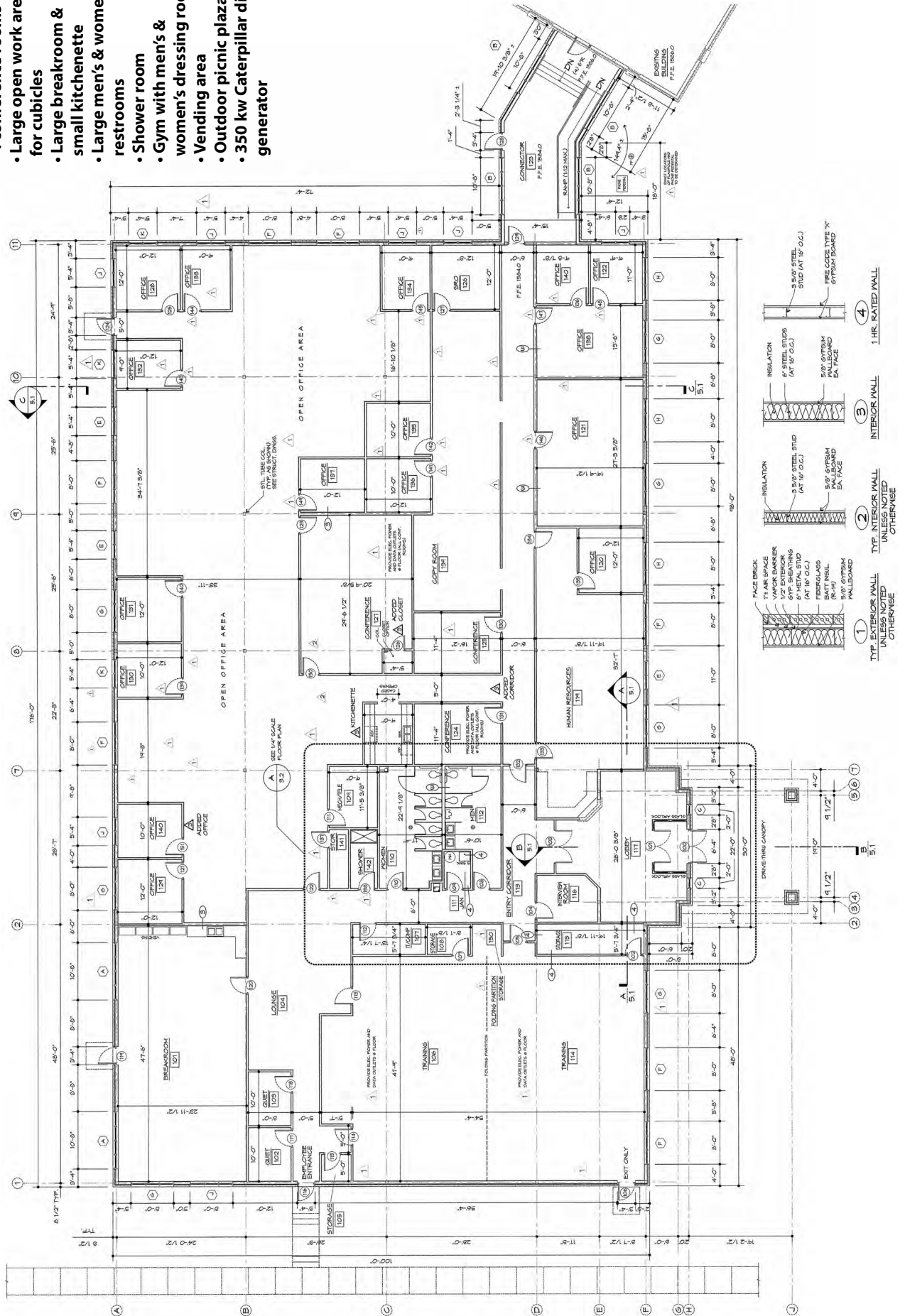
- Wet sprinkler system
- Ample parking with two means of ingress/egress
- Zoned MX Mixed-Use District



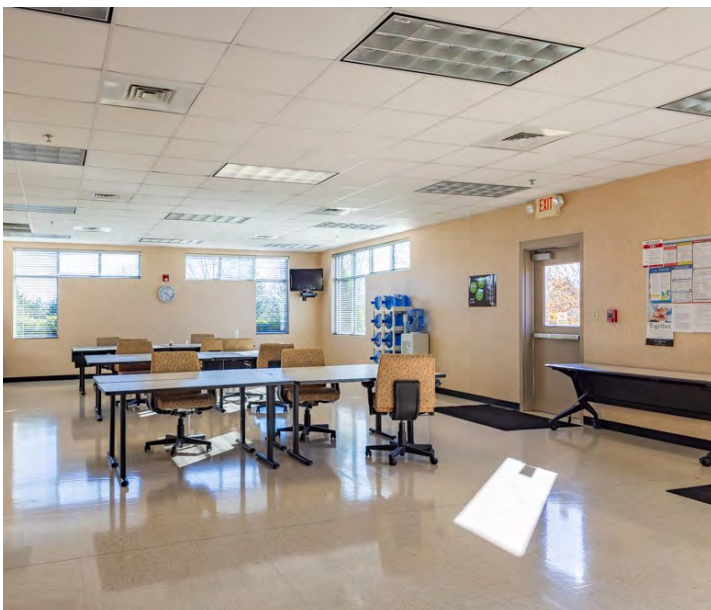
Building A

18,398 SF

- Large lobby/waiting area with reception
- 17 offices
- Large training room with folding partition wall
- 4 conference rooms
- Large open work area for cubicles
- Large breakroom & small kitchenette
- Large men's & women's restrooms
- Shower room
- Gym with men's & women's dressing rooms
- Vending area
- Outdoor picnic plaza
- 350 kw Caterpillar diesel generator



Building A

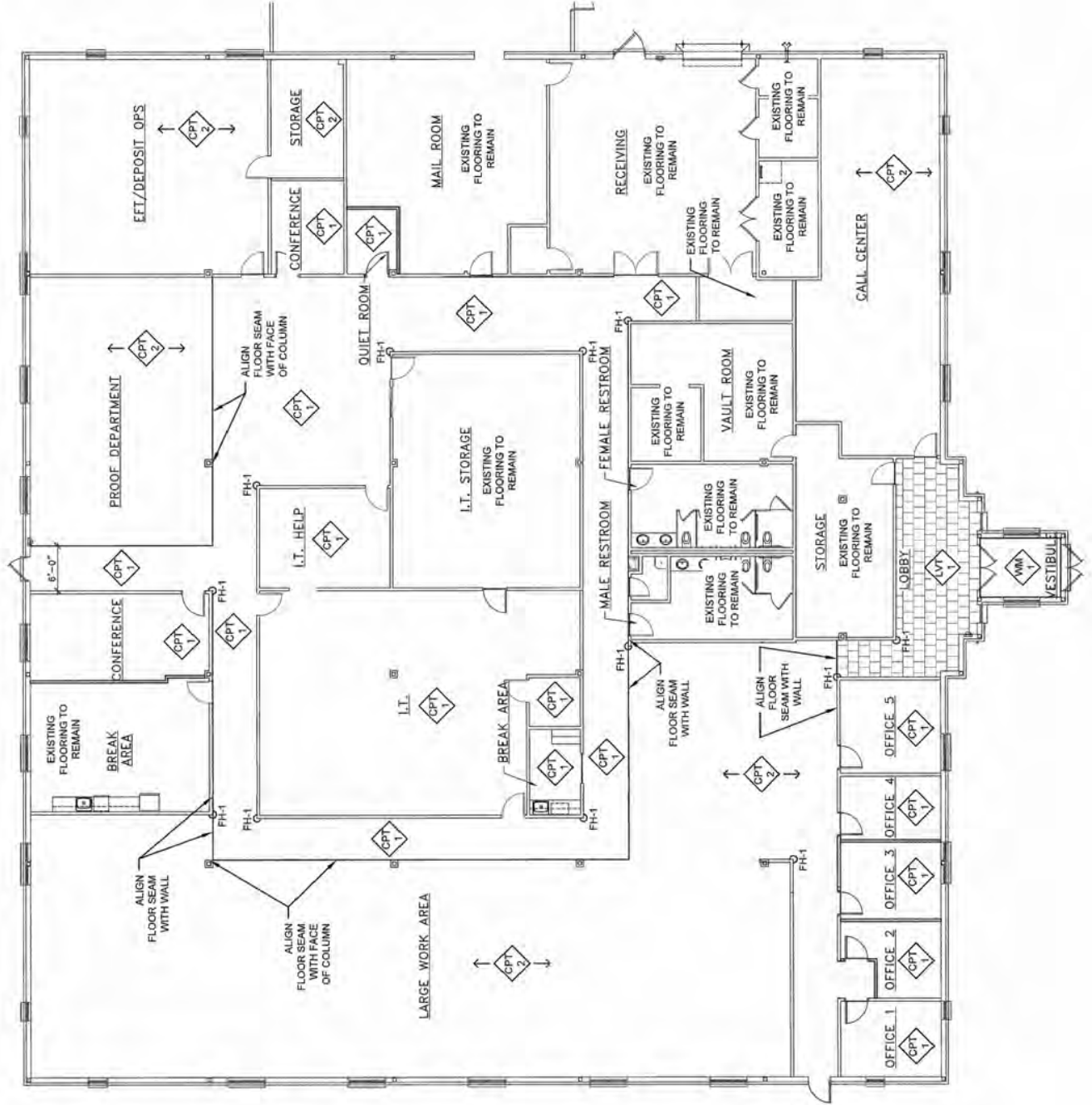




Building B

19,292 SF

- Entry vestibule & lobby
- 5 offices
- Multiple large open work areas for cubicles
- I.T./Server Room with raised floor
- Break Room
- 2 conference/meeting rooms
- Ample storage
- High-ceiling warehouse area with roll-up drive-in door
- Mail Room with roll-up drive-in door
- Large men's & women's restrooms
- 313 kw Cummins diesel generator



Building B





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