

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Impeccable waterfront office property in an ideal West Knoxville Location. Waterside is a beautiful 24,810 square foot statement property built in 2003 in the thriving Northshore/Pellissippi submarket. Access to plenty of amenities including restaurants, grocery and drugstores as well as a surrounding high end demographic make Waterside a wonderful opportunity for executive office space.

PROPERTY HIGHLIGHTS

- Accessible location with high end demographics
- Gorgeous views on the water
- Various suites available
- Mostly private offices built out
- Ease of access to airport and throughout West Knoxville

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$24.00 SF/yr (MG) |
| Available SF: | 2,257 - 4,000 SF |
| Building Size: | 24,810 SF |

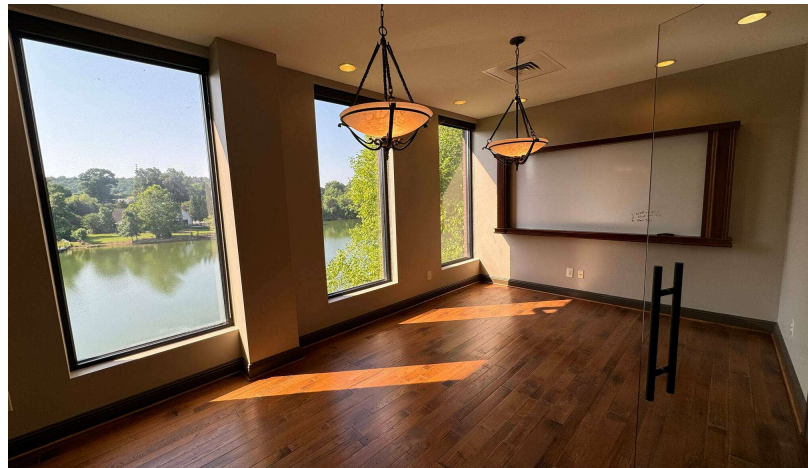
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

| | | | |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,728 | 13,941 | 37,084 |
| Total Population | 5,004 | 33,267 | 82,974 |
| Average HH Income | \$175,272 | \$128,292 | \$108,272 |

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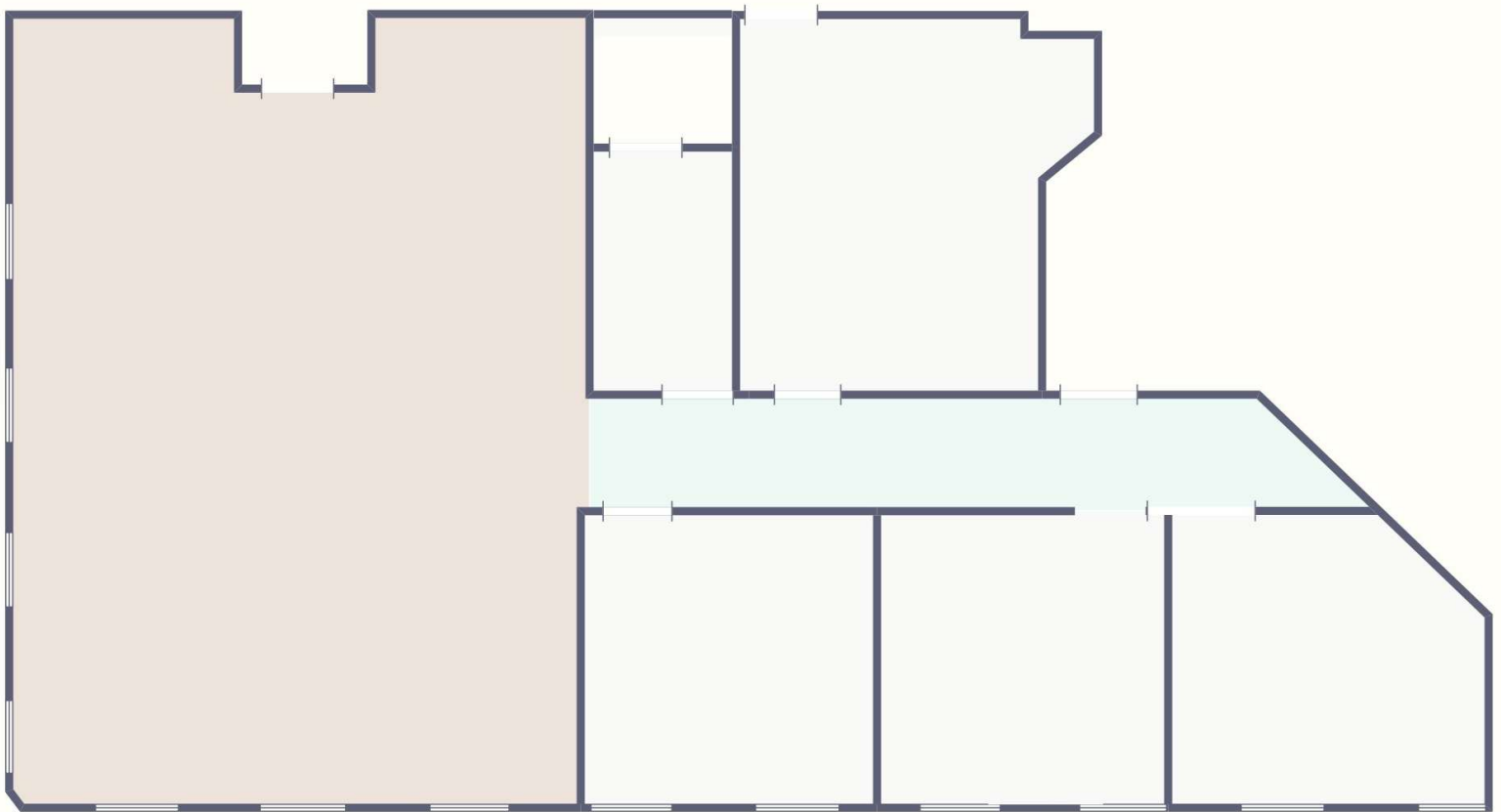
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Floorplan

9202 S Northshore Dr, Knoxville, TN
2nd Floor Small



Suite 250 - 2,257 SF

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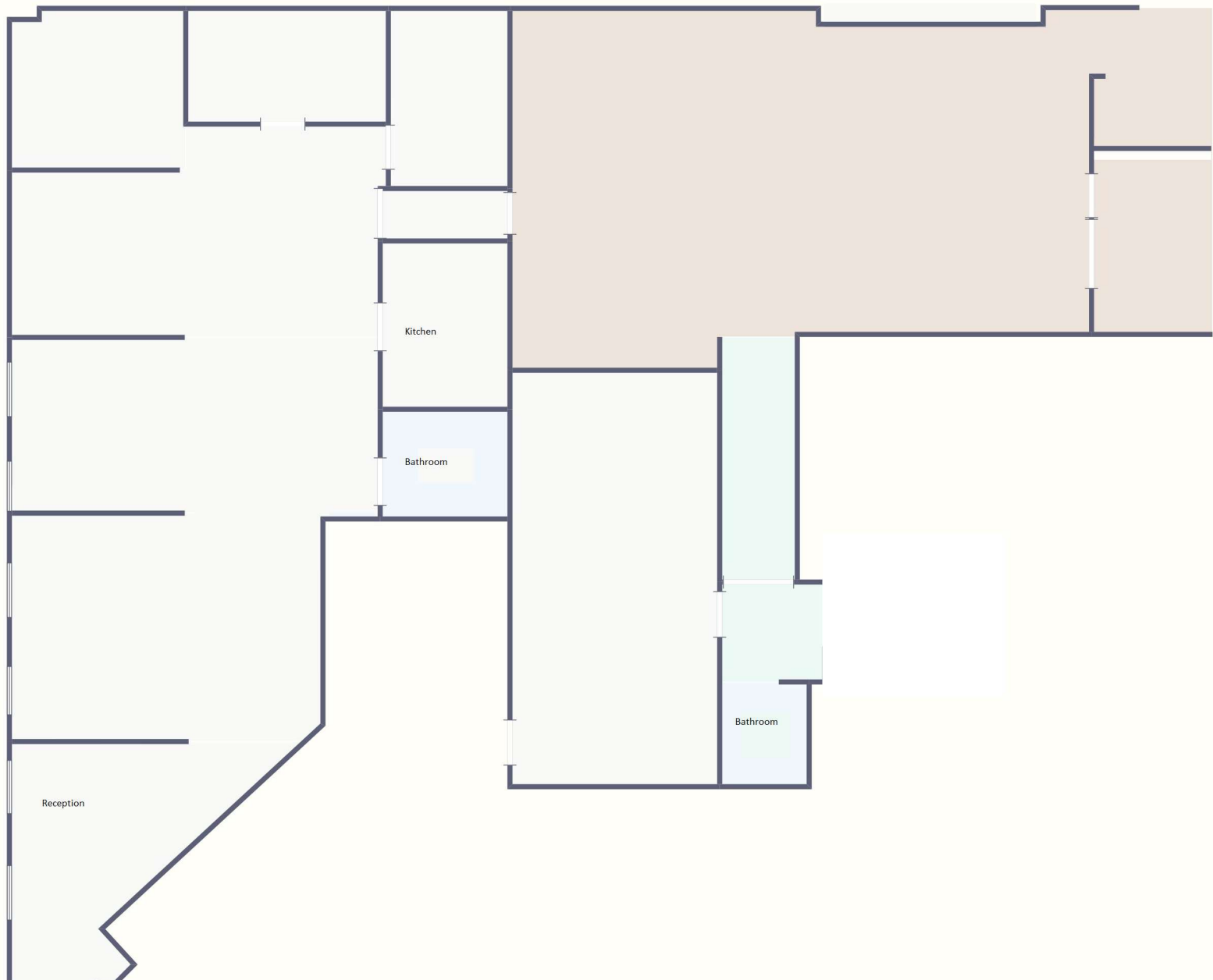
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Floorplan

9202 S Northshore Dr, Knoxville, TN
Suite 102

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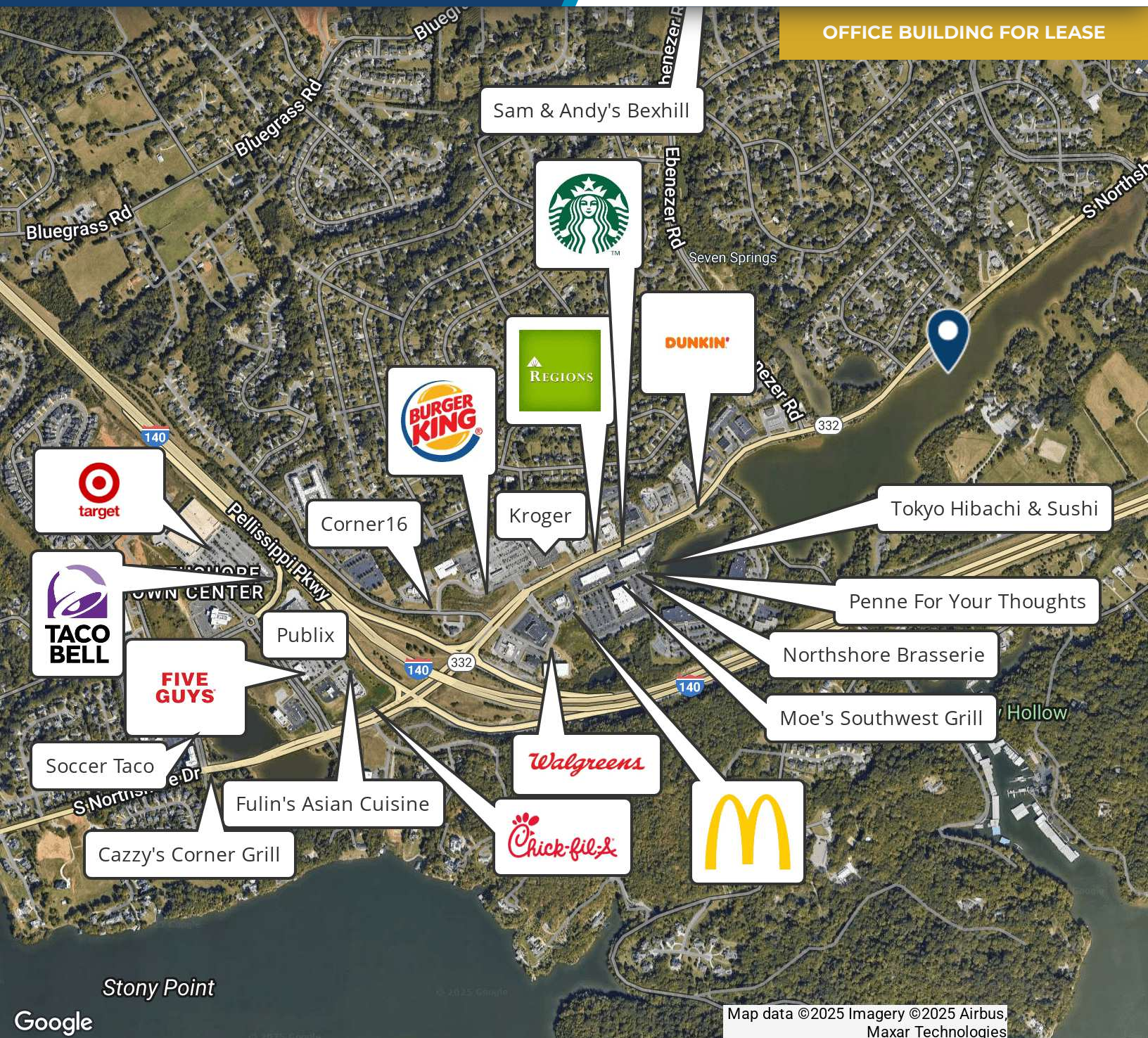
Suite 102 - 4,000 SF

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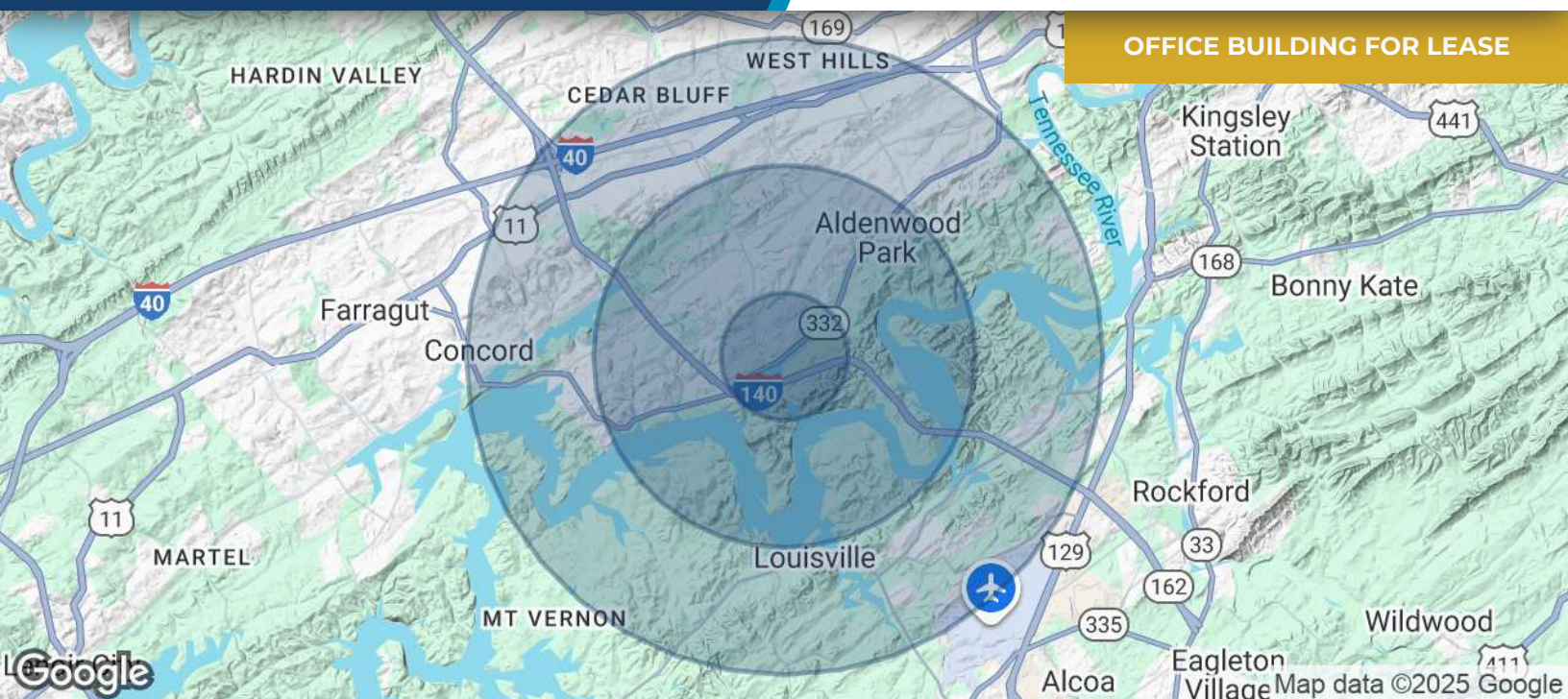
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,004 | 33,267 | 82,974 |
| Average Age | 41.7 | 41.1 | 40.2 |
| Average Age (Male) | 40.0 | 39.5 | 38.7 |
| Average Age (Female) | 44.3 | 42.6 | 41.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,728 | 13,941 | 37,084 |
| # of Persons per HH | 2.9 | 2.4 | 2.2 |
| Average HH Income | \$175,272 | \$128,292 | \$108,272 |
| Average House Value | \$427,055 | \$342,032 | \$301,650 |

2020 American Community Survey (ACS)

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