

Knoxville Medical Buildings

90,327 SF Office/Medical Space Available

1400 Dowell Springs Blvd,
Knoxville, TN 37909

1415 Old Weisgarber Rd,
Knoxville, TN 37909



Property Description

Located in the Medical Hub, Dowell Springs Office Park off Middlebrook Pike, is just minutes from I40/75. The Park was designed with amenities such as Smoky Mountain views, walking trails, cascading waterfalls and historical landmarks. The property is surrounded by various Medical groups and practices.



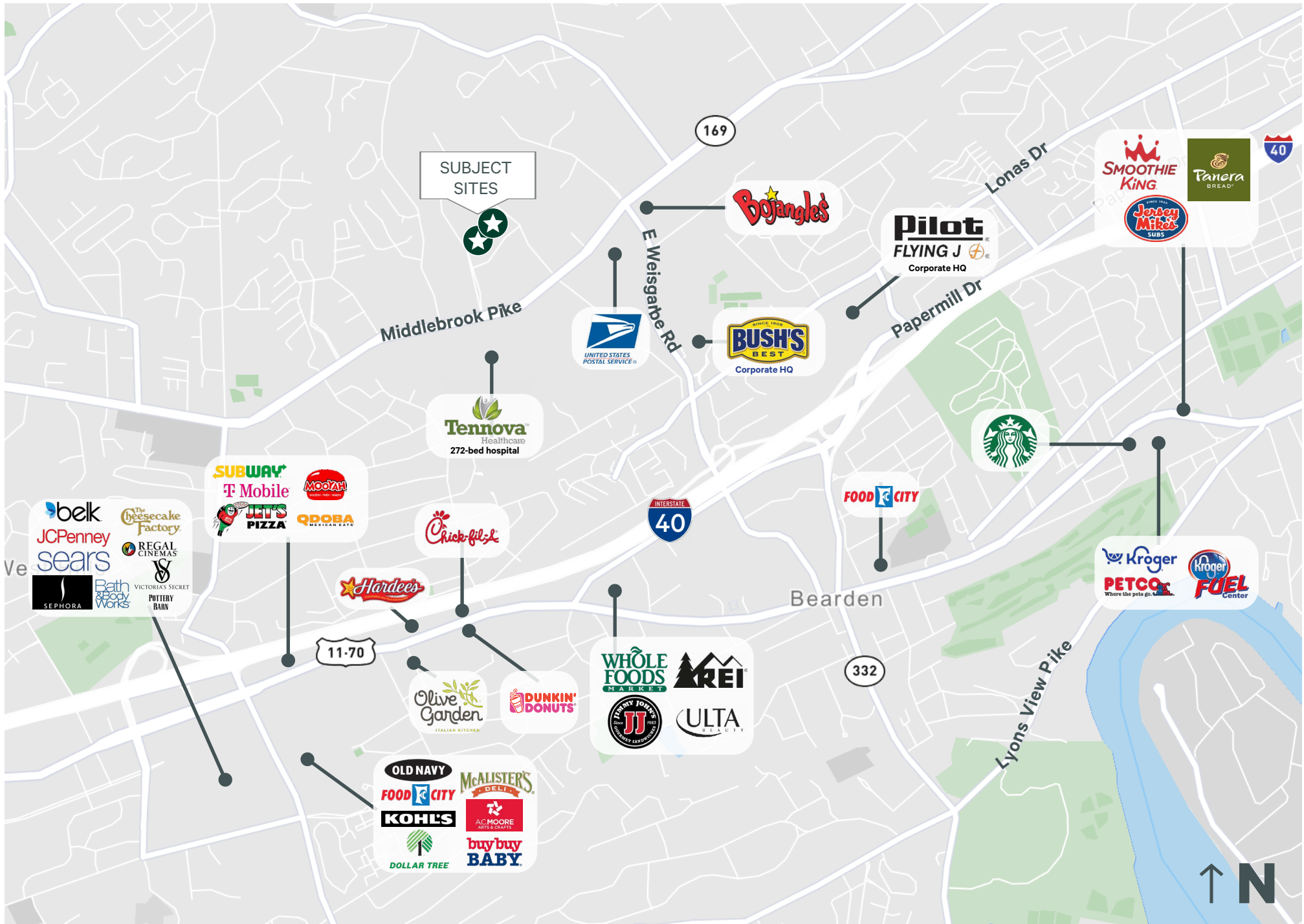
1400 Dowell Springs Blvd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	88,000 SF
Typical Floor Size	31,500 SF
Parking	145 Surface Parking Spaces

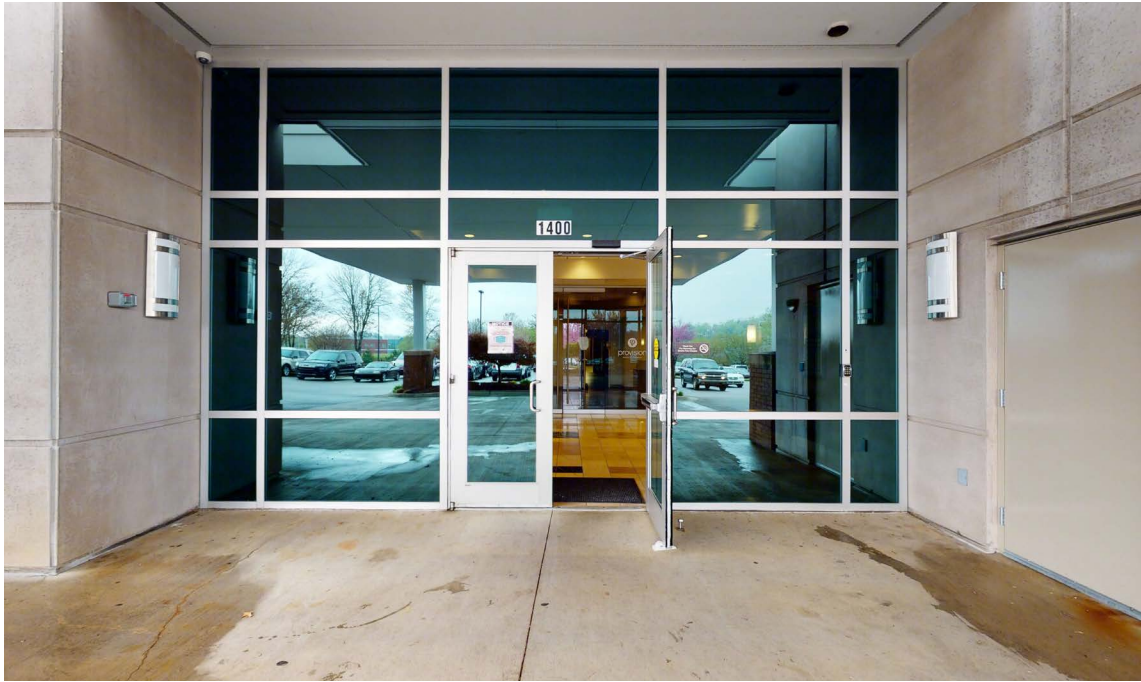


1415 Old Weisgarber Rd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	81,000 SF
Typical Floor Size	27,000 SF
Parking	150 Surface Parking Spaces



Photos - 1400 Dowell Springs Blvd



Photos - 1415 Old Weisgarber Rd





LEWIS GROUP ARCHITECTS

4102 CHERRY HILL DR., FARMINGTON, TN 37078
 404 N. WOODS BLVD., SUITE 100, KNOXVILLE, TN 37912
 615.425.1000
 www.lewisgroup.com

CONSTRUCTION DOCUMENTS REVIEW SET

00/00/0000

NOT FOR CONSTRUCTION

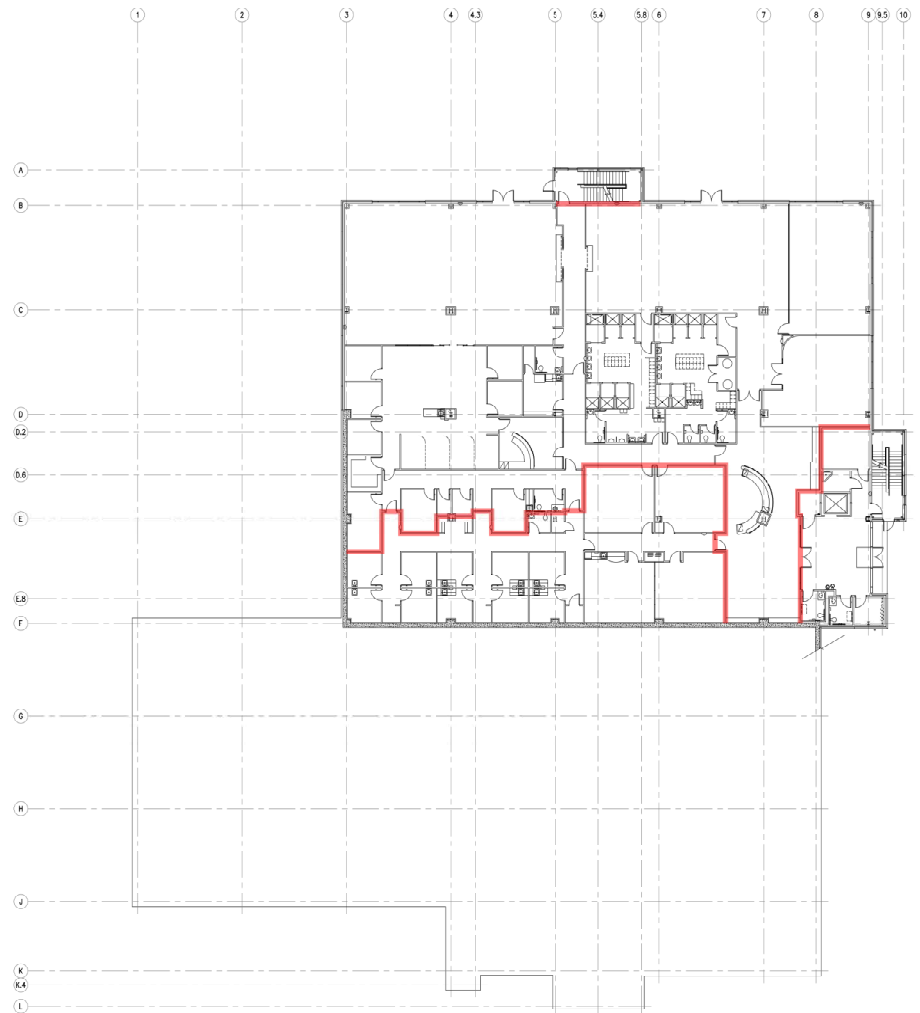
A DEVELOPMENT OF TENANT LAYOUT PLANS FOR
**FLAGSHIP HEALTHCARE
 DOWELL SPRINGS BOULEVARD**
 KNOXVILLE, TENNESSEE

DATE: 00/00/2000
 PROJECT NO.: 2004G

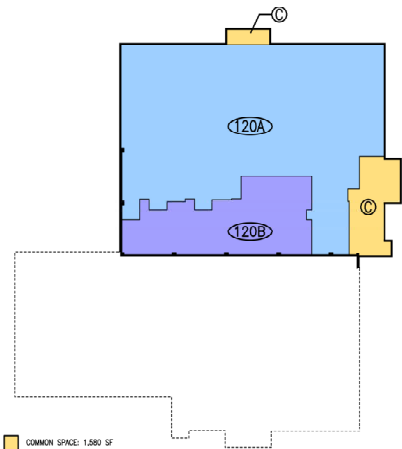
PROJECT REVISIONS
 DATE DESCRIPTION

NOT RESPONSIBLE FOR ACCURACY OF DATA PROVIDED BY OTHER CONSULTANTS
 ARCHITECTS, ENGINEERS, PLUMBERS, ETC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THEM. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY HIMSELF AND HIS CONSULTANTS.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY HIMSELF AND HIS CONSULTANTS.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY HIMSELF AND HIS CONSULTANTS.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY HIMSELF AND HIS CONSULTANTS.

EXISTING GROUND FLOOR PLAN
A1.1



EXISTING GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 1 A1.1
 MAGNETIC NORTH BUILDING NORTH



- COMMON SPACE: 1,580 SF
- SUITE 120A: 13,377 SF
- SUITE 120B: 3,747 SF
- EXTENSION WALL
- OUTLINE OF BUILDING ABOVE

TENANT LAYOUT PLAN - GROUND
 SCALE: 1/32" = 1'-0"
 2 A1.1
 MAGNETIC NORTH BUILDING NORTH

Site Plan - 1400 Dowel Springs Blvd (First Floor)



LEWIS GROUP ARCHITECTS

4102 CHERRY HILL DR., FARMINGTON, TN 37630
 400 N. WOOD ST., COVINGTON, TN 37043
 615.895.3333

CONSTRUCTION DOCUMENTS REVIEW SET
 00/00/0000

NOT FOR CONSTRUCTION

A DEVELOPMENT OF TENANT LAYOUT PLANS FOR
**FLAGSHIP HEALTHCARE
 DOWELL SPRINGS BOULEVARD**
 KNOXVILLE, TENNESSEE

DATE: 00/00/2000
 PROJECT NO.: 2004G

PROJECT REVISIONS
 DATE DESCRIPTION

NOT RESPONSIBLE FOR ACCURACY OF THIS INFORMATION
 UNLESS SPECIFICALLY NOTED OTHERWISE. THIS INFORMATION
 IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND. THE
 USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES
 ARISING FROM THE USE OF THIS INFORMATION. THE USER
 SHALL NOT BE HELD LIABLE FOR ANY AND ALL DAMAGES
 ARISING FROM THE USE OF THIS INFORMATION UNLESS
 SPECIFICALLY NOTED OTHERWISE.

EXISTING FIRST FLOOR PLAN

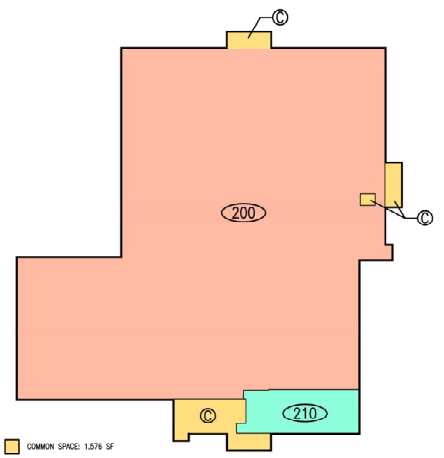
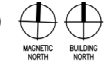
A1.2



EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

1
A1.2

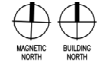


- COMMON SPACE: 1,578 SF
- SUITE 200: 33,697 SF
- SUITE 210: 1,681 SF
- EXTERIOR WALL

TENANT LAYOUT PLAN - FIRST

SCALE: 1/32" = 1'-0"

2
A1.2



Site Plan - 1400 Dowel Springs Blvd (Second Floor)



LEWIS GROUP ARCHITECTS

4102 OLIVER HILL DR., FARMINGTON, TN 37630
 401 W. MAIN ST., SUITE 100, MEMPHIS, TN 38102
 615.875.0000 | 615.875.0001 | www.lgarchitects.com

CONSTRUCTION DOCUMENTS REVIEW SET
 00/00/0000
 NOT FOR CONSTRUCTION

A DEVELOPMENT OF TENANT LAYOUT PLANS FOR
**FLAGSHIP HEALTHCARE
 DOWELL SPRINGS BOULEVARD**
 KNOXVILLE, TENNESSEE

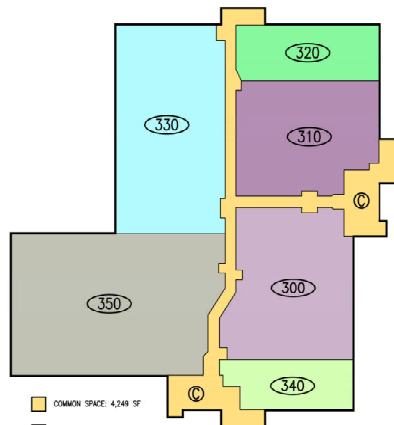
DATE: 00/00/2000
 PROJECT NO.: 2004G

PROJECT REVISIONS
 DATE DESCRIPTION

NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EXISTING SECOND FLOOR PLAN

A1.3

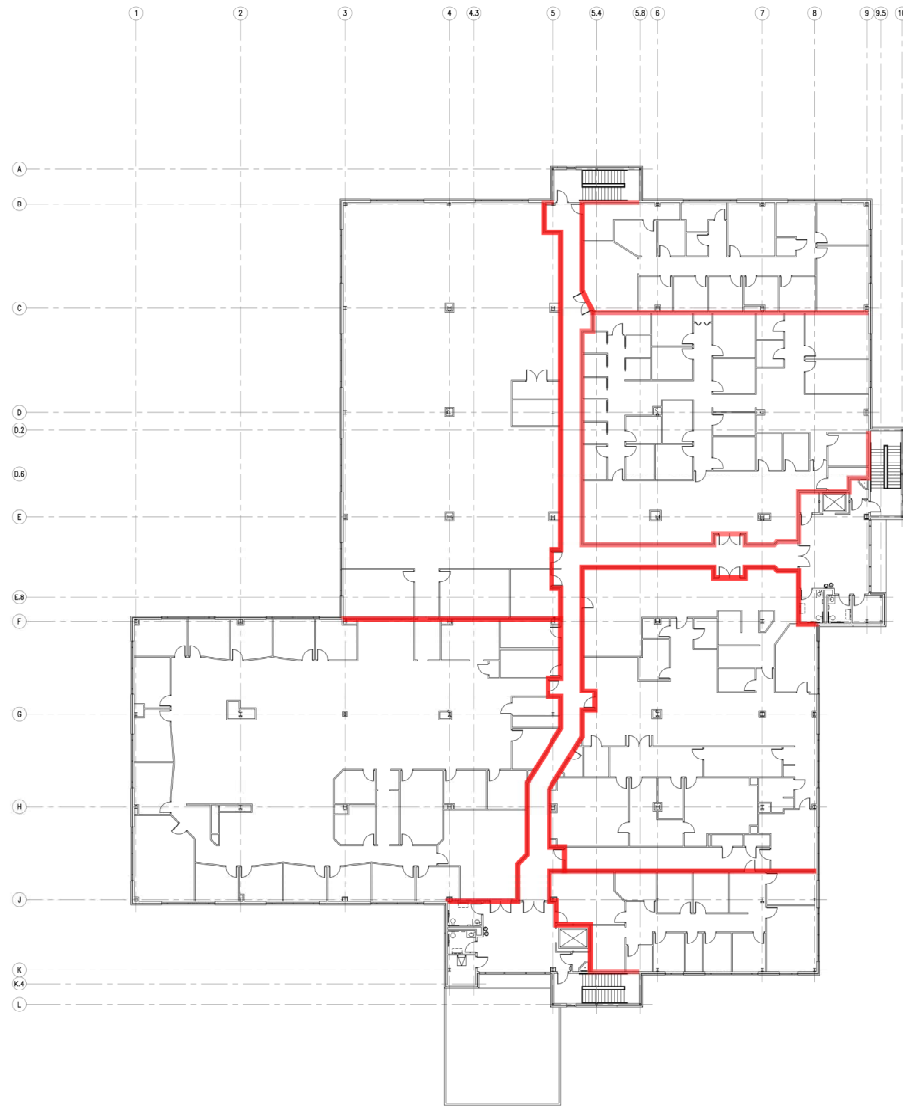


- COMMON SPACE: 4,248 SF
- SUITE 300: 5,881 SF
- SUITE 310: 5,091 SF
- SUITE 320: 2,588 SF
- SUITE 330: 7,411 SF
- SUITE 340: 2,046 SF
- SUITE 350: 9,478 SF
- EXTERIOR WALL

TENANT LAYOUT PLAN - SECOND

SCALE: 1/32" = 1'-0"

2
A1.3



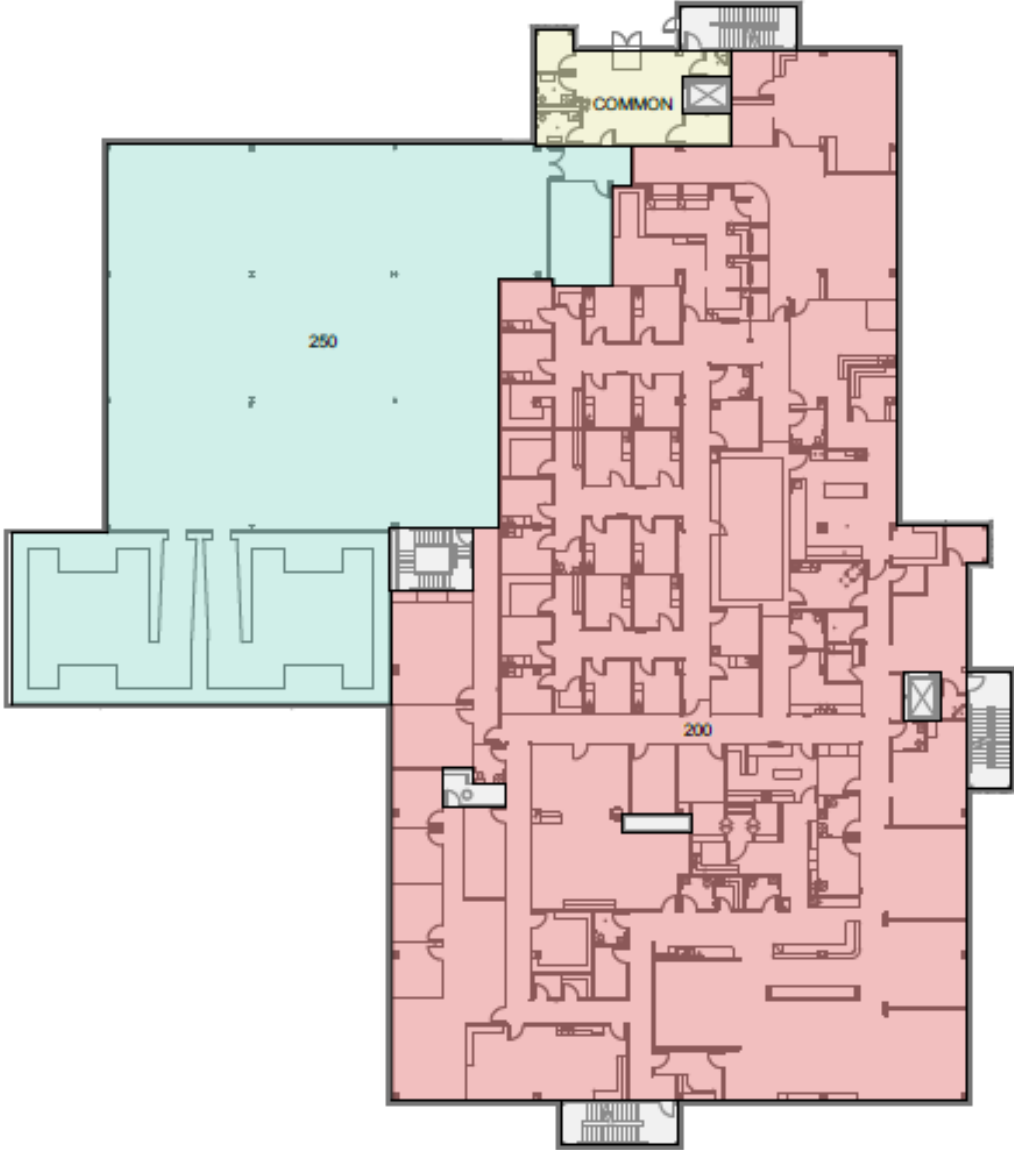
EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

1
A1.3



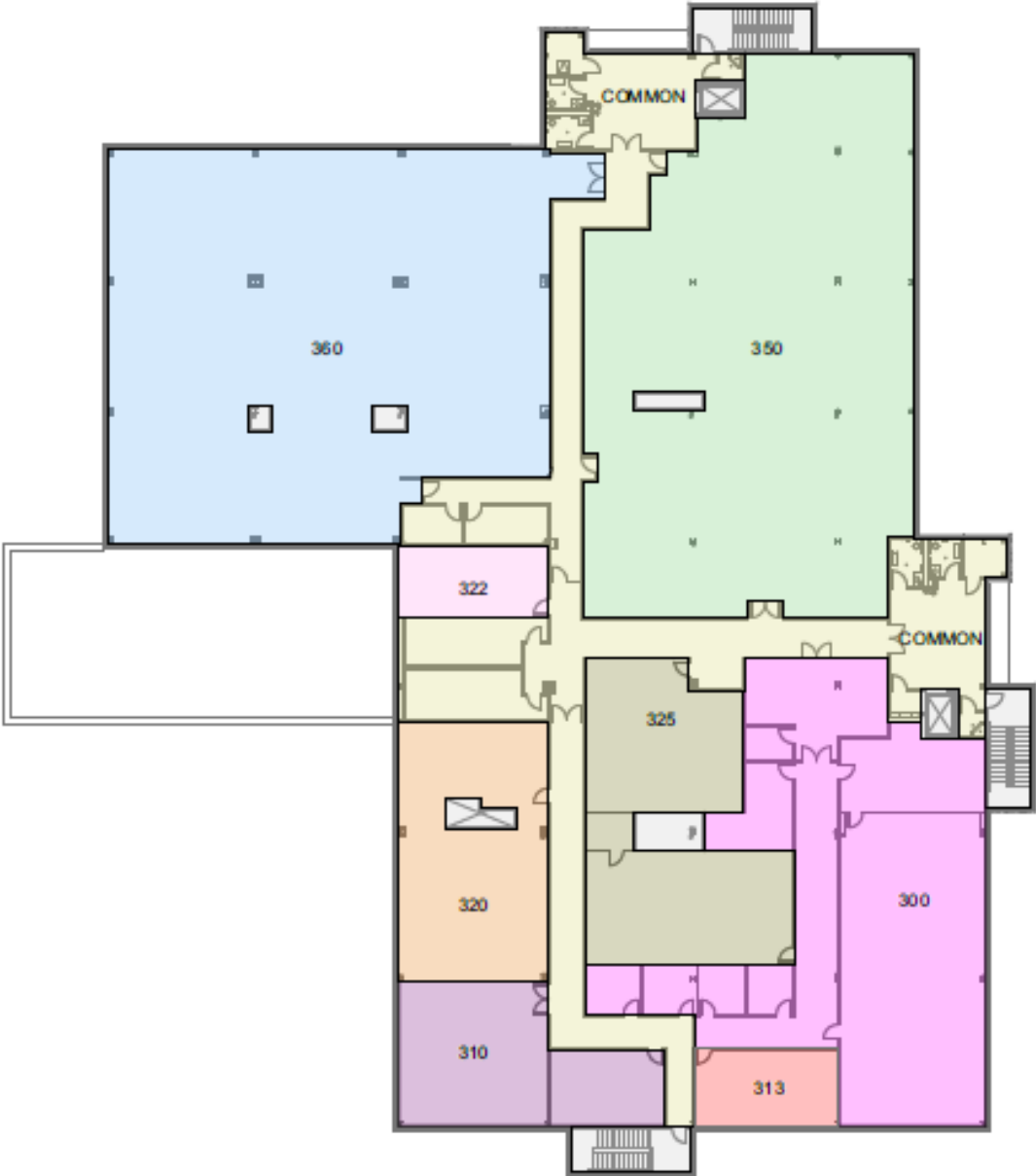
- VERTICAL PENETRATIONS
1,227 S.F.
- COMMON AREA
792 S.F.
- SUITE 200
22,854.90 RENTABLE S.F.
- SUITE 250
11,295.44 RENTABLE S.F.



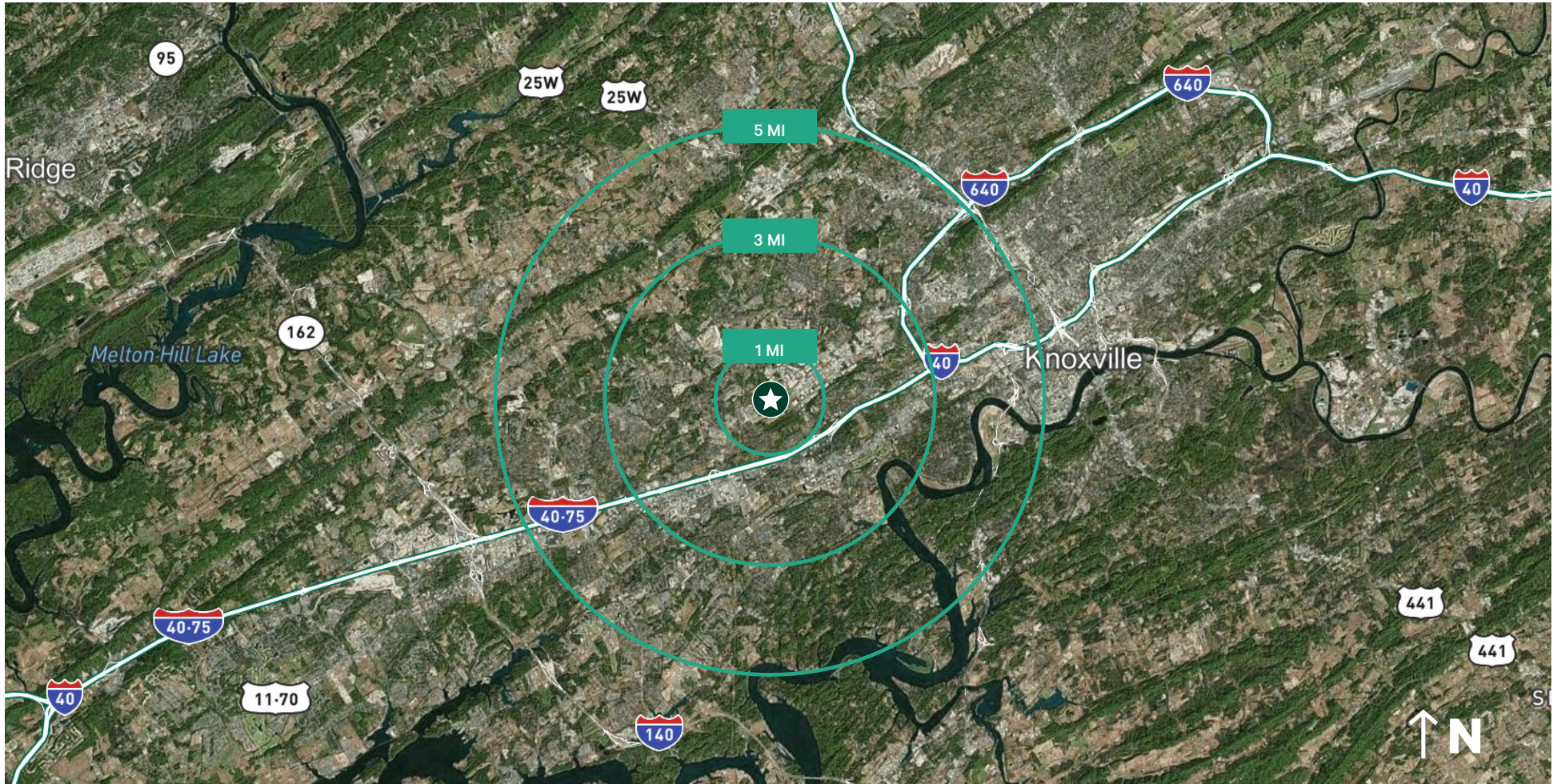
MAIN FLOOR
TENANT AREAS



- VERTICAL PENETRATIONS
1,168 S.F.
- COMMON AREA
4,917 S.F.
- SUITE 300
4,307 S.F. * 1.0959 = 4,818.87 R.S.F.
- SUITE 310
1,300 S.F. * 1.0959 = 1,424.67 R.S.F.
- SUITE 313
477 S.F. * 1.0959 = 522.74 R.S.F.
- SUITE 320
1,569 S.F. * 1.0959 = 1,719.47 R.S.F.
- SUITE 322
455 S.F. * 1.0959 = 498.63 R.S.F.
- SUITE 325
2,054 S.F. * 1.0959 = 2,250.96 R.S.F.
- SUITE 350
6,870 S.F. * 1.0959 = 7,528.83 R.S.F.
- SUITE 360
7,048 S.F. * 1.0959 = 7,723.90 R.S.F.



Demographics



	1 mile	3 miles	5 miles
2021 Estimated Population	6,421	39,344	91,285
2026 Estimated Population Projection	7,004	42,178	96,468
2021 Average Household Income	\$77,580	\$81,498	\$83,824
2026 Average Projected Household Income	\$86,328	\$90,098	\$94,133



Contact Us

Broker Name
Title
+1 000 000 0000
first.lastname@cbre.com
Lic. 1234567

Broker Name
Title
+1 000 000 0000
first.lastname@cbre.com
Lic. 1234567

Broker Name
Title
+1 000 000 0000
first.lastname@cbre.com
Lic. 1234567

Broker Name
Title
+1 000 000 0000
first.lastname@cbre.com
Lic. 1234567

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.