



OFFERING MEMORANDUM
Pine Ridge Office Park

710 SOUTH ILLINOIS AVENUE

Oak Ridge, TN 37830

PRESENTED BY:

MATTHEW STROTHER

O: 865.309.6272

matthew.strother@svn.com

TAYLOR DURAND

O: 865.776.5662

taylor.durand@svn.com

TAYLOR THOMPSON

O: 865.936.9999

taylor.thompson@svn.com



Table of Contents

3

SUBJECT PROPERTY

Property Summary	4
Available Spaces	5
Complete Highlights	6
Suite A-101	7
Suite B-103	8
Suite C-101 & 102	9

10

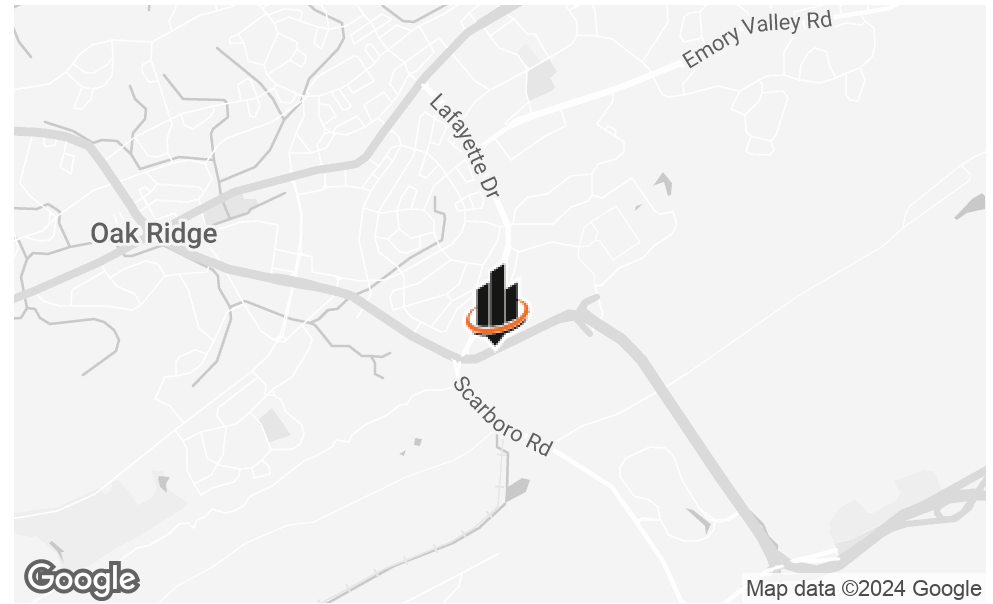
LOCATION INFORMATION

Location Map	11
Regional Map	12
Demographics Map & Report	13
Disclaimer	14



SECTION 1
Subject
Property

PROPERTY SUMMARY



LEASE RATE	\$12.00 - 14.00 SF/YR
-------------------	------------------------------

OFFERING SUMMARY

BUILDING SIZE:	60,000 SF
AVAILABLE SF:	1,875 - 3,750 SF
YEAR BUILT:	1985
MARKET:	Oak Ridge
TRAFFIC COUNT:	35,000
APN:	106G A 001.00

PROPERTY OVERVIEW

Office space is available for lease at Pine Ridge Office Park in Oak Ridge, Tennessee. Located close to Oak Ridge National Laboratory, this property is perfect for businesses in science, technology, or research. The offices have private restrooms, private offices, conference rooms, and open spaces for collaboration. The building also has a large parking lot with plenty of spaces, making it easy to park and get in and out of the building.

This location is convenient for businesses with employees or clients in both Oak Ridge and Knoxville. The property is close to major highways, making commutes simple. Whether you need private offices or open workspaces, Pine Ridge Office Park offers flexible options for all kinds of businesses.

AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,875 - 3,750 SF	LEASE RATE:	\$12.00 - \$14.00 SF/yr

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite A-101	Available	2,324 SF	NNN	\$12.00 - 14.00 SF/yr
■	Suite B-103	Available	1,875 SF	NNN	\$12.00 - 14.00 SF/yr
■	Suite C-101 & 102	Available	3,750 SF	NNN	\$12.00 - 14.00 SF/yr

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Pine Ridge Office Park
STREET ADDRESS	710 South Illinois Avenue
CITY, STATE, ZIP	Oak Ridge, TN 37830
COUNTY	Anderson
MARKET	Oak Ridge
CROSS-STREETS	S Illinois Ave & Scarboro Road

BUILDING INFORMATION

BUILDING CLASS	A
OCCUPANCY %	87.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1985
GROSS LEASABLE AREA	60,000 SF
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Office spaces near Oak Ridge National Laboratory
- Flexible layouts
- Private Offices, Conference Rooms, Private Restrooms
- Ample on-site parking
- Conveniently located
- Ideal for various businesses

SUITE A-101

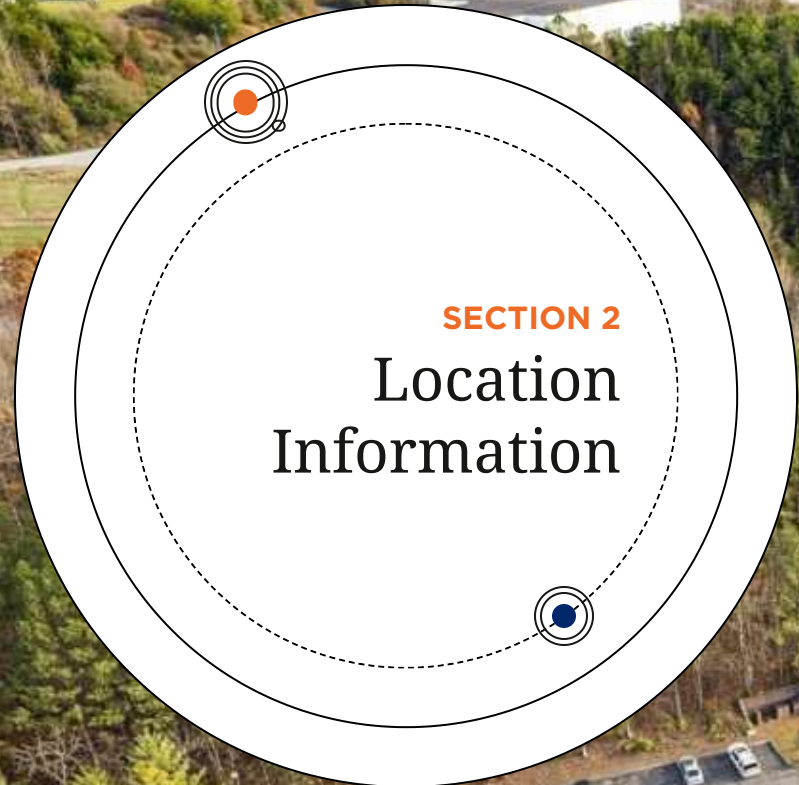


SUITE B-103



SUITE C-101 & 102



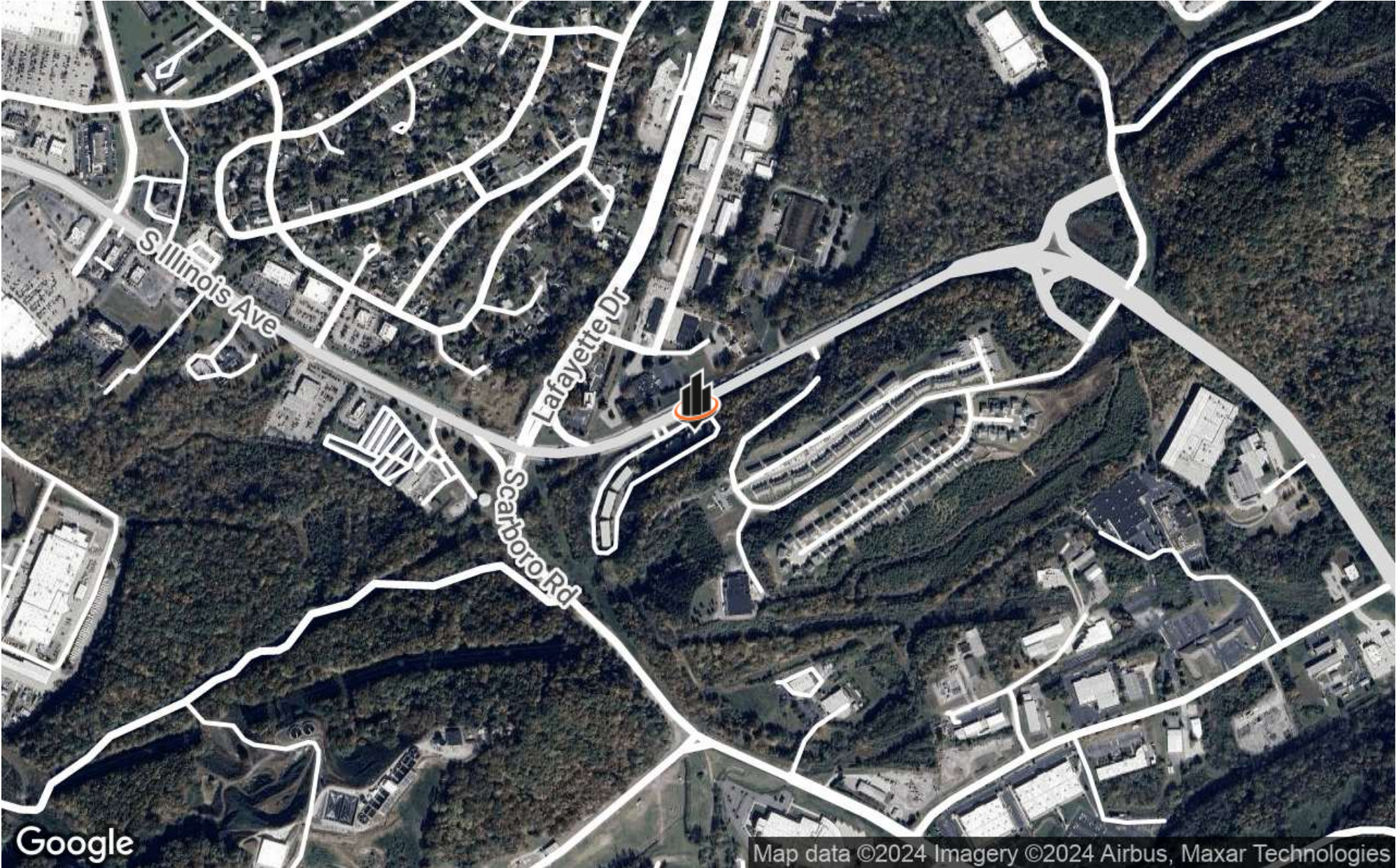


SECTION 2

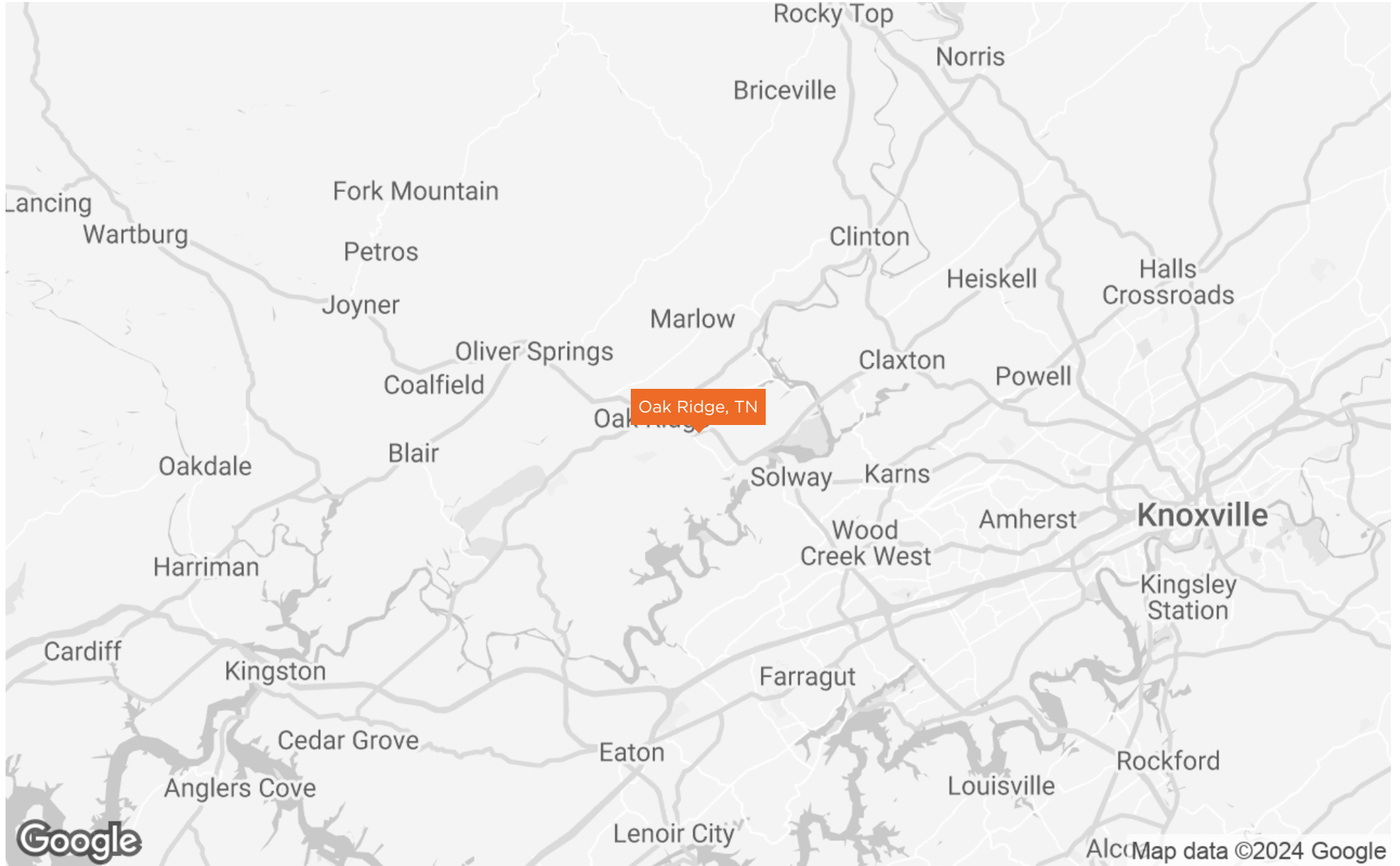
**Location
Information**



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

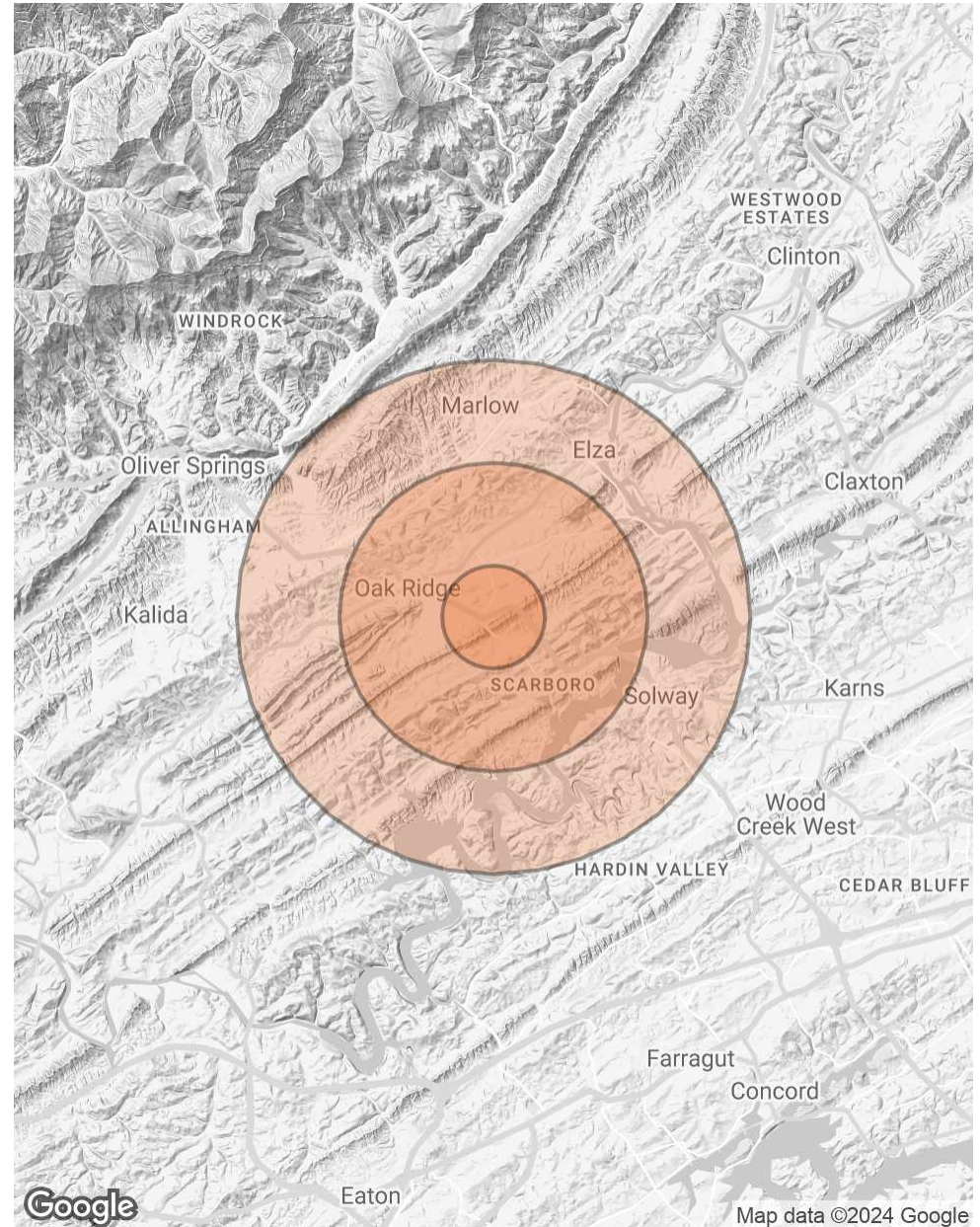
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,751	21,848	41,190
AVERAGE AGE	40	42	42
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	42	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,236	9,574	17,185
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$82,353	\$86,963	\$96,017
AVERAGE HOUSE VALUE	\$331,381	\$271,261	\$305,549

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

Matthew Strother

O: 865.309.6272
matthew.strother@svn.com

Taylor Durand

O: 865.776.5662
taylor.durand@svn.com

Taylor Thompson

O: 865.936.9999
taylor.thompson@svn.com

