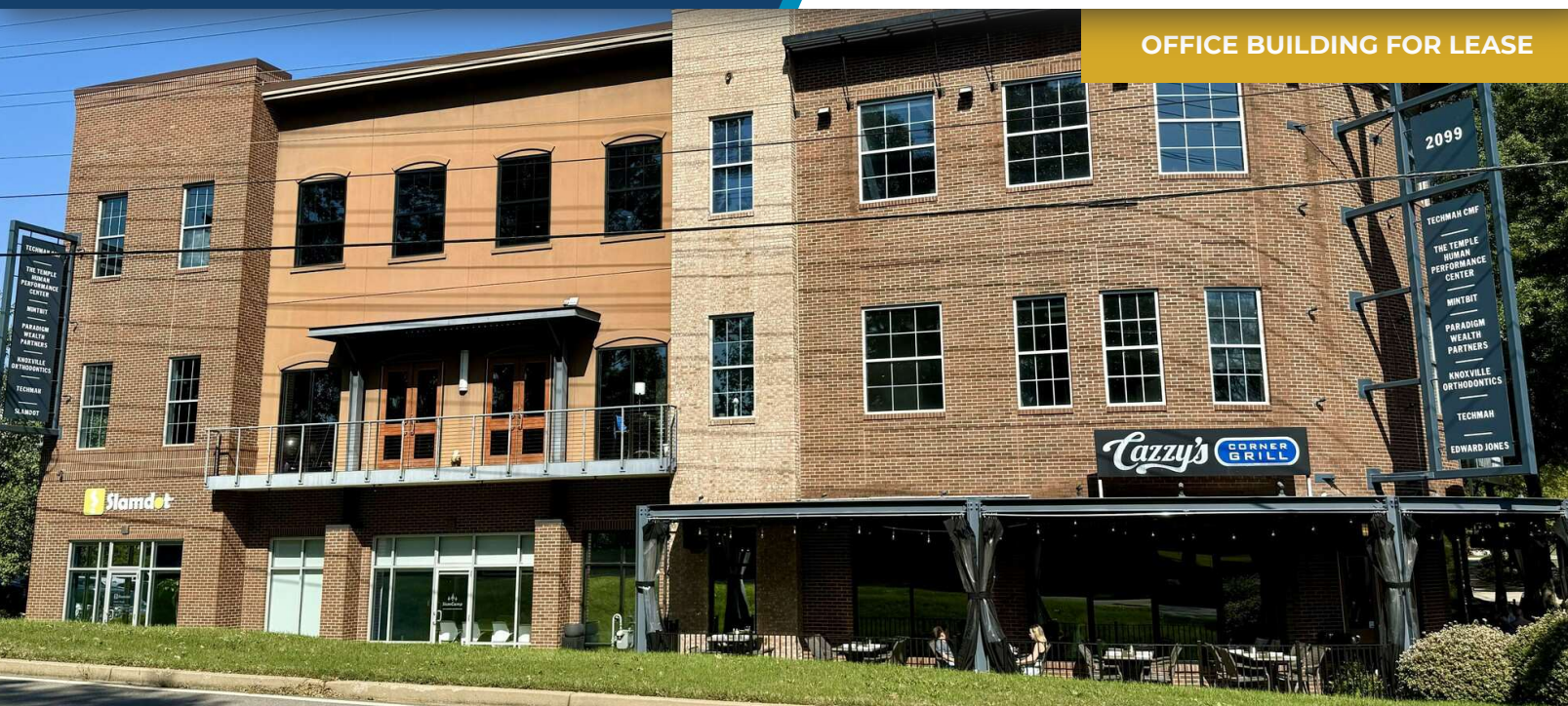


OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Creative office space at the mixed use Cornerstone Building at Northshore Town Center. Modern space ideal to attract top level employees and impress clients all in a easily accessible location with exceptional walkable amenities. Grab Chic-Fil-A for the office on the way into work, take the elevator to Cazzo's for lunch and knock out the shopping list at Target before heading home all within Northshore Town Center.

PROPERTY HIGHLIGHTS

- 2,945 SF Modern Office
- Mix of Private Offices and Workstations
- Exceptional Walkable Amenities
- Mixed Use Building with Cazzo's Corner Grill on 1st Floor
- Outstanding location at Northshore/Pellissippi

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	2,945 SF
Building Size:	34,648 SF

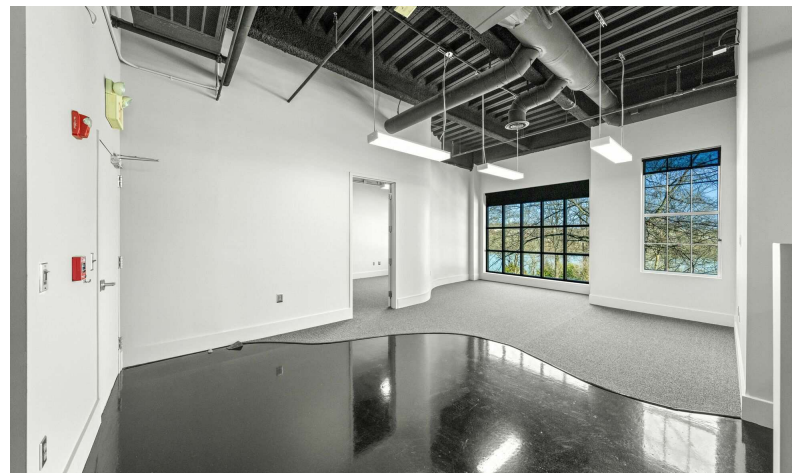
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,795	12,251	33,031
Total Population	4,758	31,967	81,024
Average HH Income	\$167,207	\$159,076	\$137,168

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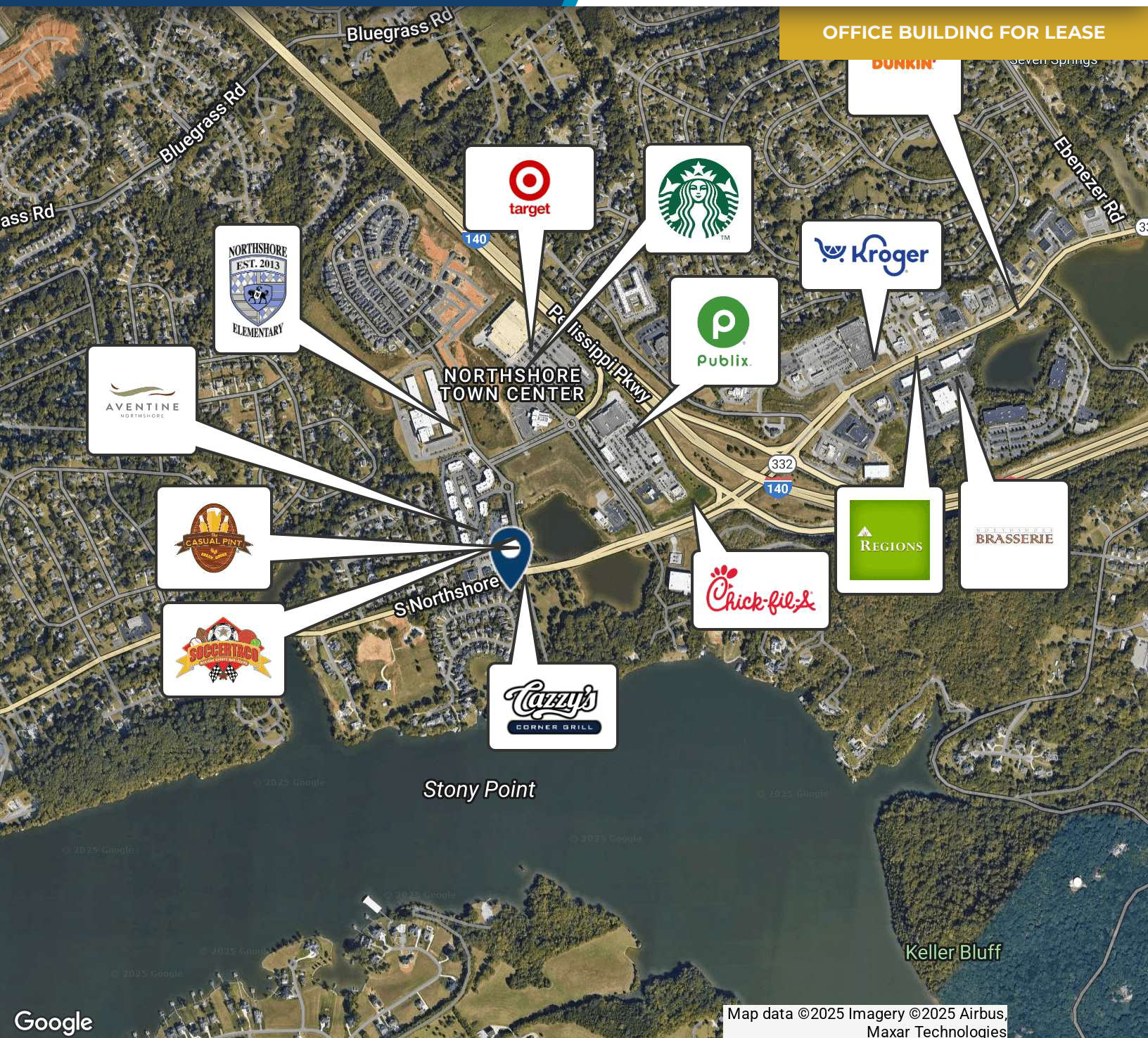
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2099 Thunderhead Rd, Knoxville, TN

This floor plan illustrates a 29 sqm apartment with the following dimensions and layout:

- Overall Dimensions:** 28' 6" (width) by 41' 7" (depth).
- Rooms and Dimensions:**
 - Living Room:** 15' 8" x 23' 11"
 - Kitchen:** 11' 6" x 9' 8"
 - Bedroom:** 10' 3" x 10' 9"
 - Bathroom:** 5' 5" x 6' 2"
 - Entrance:** 3' 7" x 6' 4"
- Furniture and Features:**
 - Living Room:** Includes a sofa, coffee table, and armchair.
 - Kitchen:** Includes a sink, stove, and refrigerator.
 - Bedroom:** Includes a bed and a desk.
 - Bathroom:** Includes a toilet and a shower.
 - Entrance:** Includes a coat closet and a shoe cabinet.

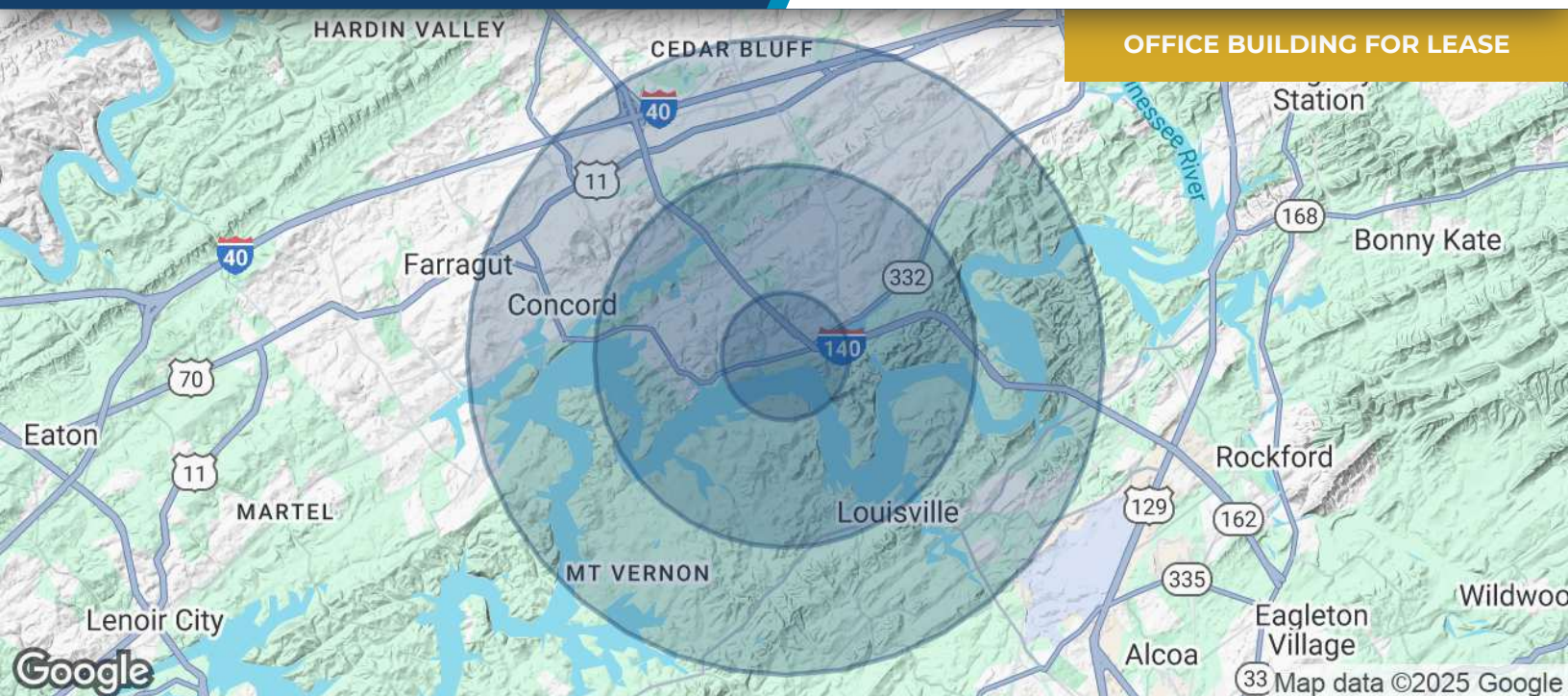
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,758	31,967	81,024
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,795	12,251	33,031
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$167,207	\$159,076	\$137,168
Average House Value	\$517,697	\$586,735	\$514,413

Demographics data derived from AlphaMap

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