

THE ATRIUM OFFICE CONDO

110 Corporate Drive
Johnson City, TN 37604

Location

At the intersection of Med Tech Parkway and Corporate Drive in North Johnson City

Available for Sale or Lease

Suite 150: 4,136 SF 2-story office condo
For sale: \$599,000
For lease: \$14/SF/year NNN

Highlights

1st floor: Reception/waiting area with pass-through window, 2 restrooms, kitchen, conference room with wet bar, copy room, 3 offices and 1 executive office with private restroom

2nd floor: 2 offices, mechanical closet, file room and large semi-finished storage area

Located in Med Tech Park - proximal to Franklin Woods Community Hospital, Med Tech Plaza and State of Franklin Healthcare Associates

Approx. 1.6 miles from I-26, exit 19

Proximal to major retail corridor

Zoned MX - Mixed Use

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	40,844	85,100	164,909
Median HH Income	\$58,384	\$59,080	\$64,358
Median Age	40.5	38.2	41.7

Contact

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S 22°55'08" W - 200.82'		S 22°55'08" E - 200.82'	
33.33'	33.33'	33.33'	33.33'
UNIT 1 2,028 Sq.Ft. N 67°04'52" W 60.83'		UNIT 2 2,028 Sq.Ft. N 67°04'52" W 60.83'	
33.75'	33.33'	33.33'	33.33'
UNIT 3 2,028 Sq.Ft. N 67°04'52" W 60.83'		UNIT 4 2,028 Sq.Ft. N 67°04'52" W 60.83'	
33.33'	33.33'	33.33'	33.33'
UNIT 5 2,028 Sq.Ft. N 67°04'52" W 60.83'		UNIT 6 2,028 Sq.Ft. N 67°04'52" W 60.83'	
33.33'	33.33'	33.33'	33.75'
S 22°55'08" W - 200.82'		N 67°04'52" W 60.83'	

BUILDING DETAIL
SCALE: 1"=30'

LOT 5
MED-TECH
SUBDIVISION
P.B. 16-PG. 52

LOT 4
MED-TECH
SUBDIVISION
P.B. 16-PG. 52

S 25°17'11" W
343.41'

S 22°55'08" W - 200.82'

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6

LOT 14
MED-TECH
SUBDIVISION
P.B. 19-PG. 261

1.348 AC.±

CORPORATE DRIVE

C = N 38°54'04" E
CL = 111.72'
R = 171.00'
Δ = 38°08'01"
L = 113.81'

C = N 56°01'52" W
CL = 113.71'
R = 541.50'
Δ = 12°03'13"
L = 113.92'

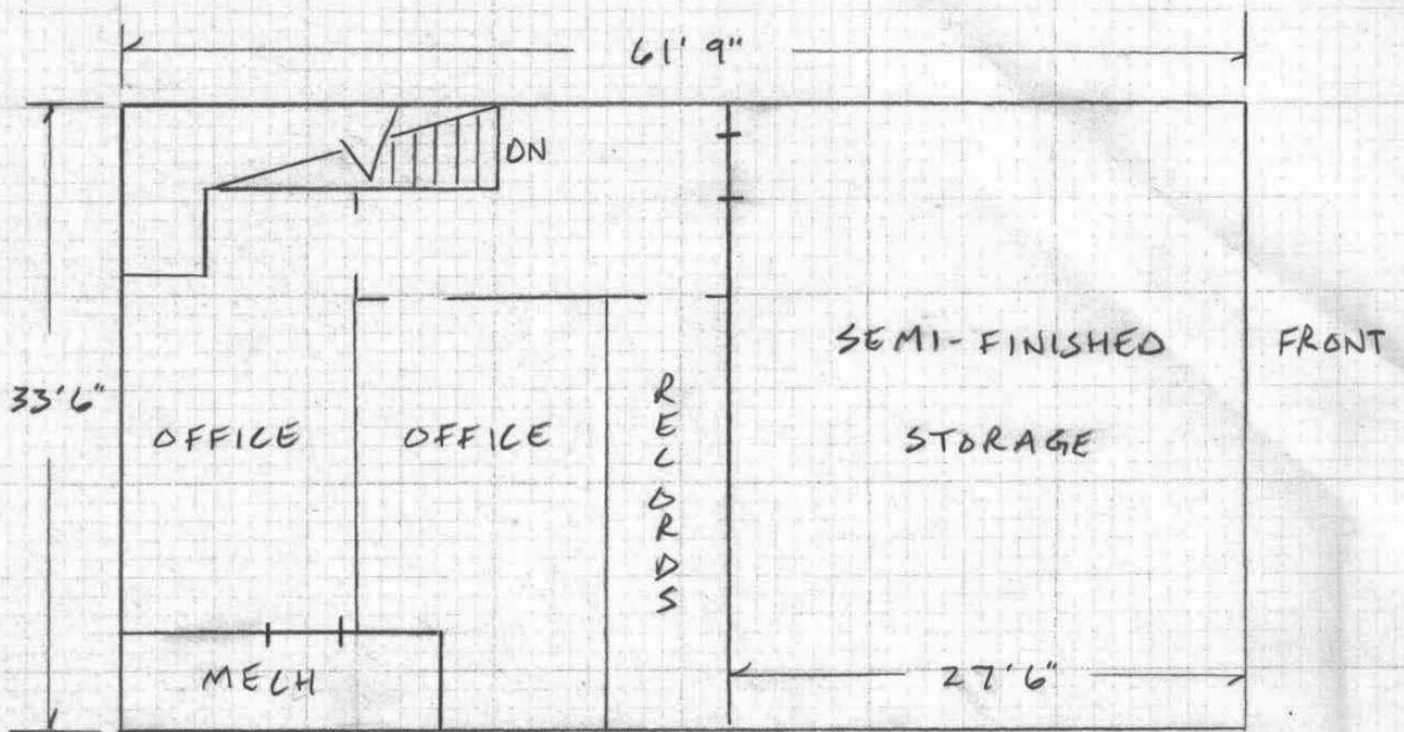
C = N 55°48'36" W
CL = 22.64'
R = 104.00'
Δ = 12°29'46"
L = 22.68'

C = N 09°43'45" E

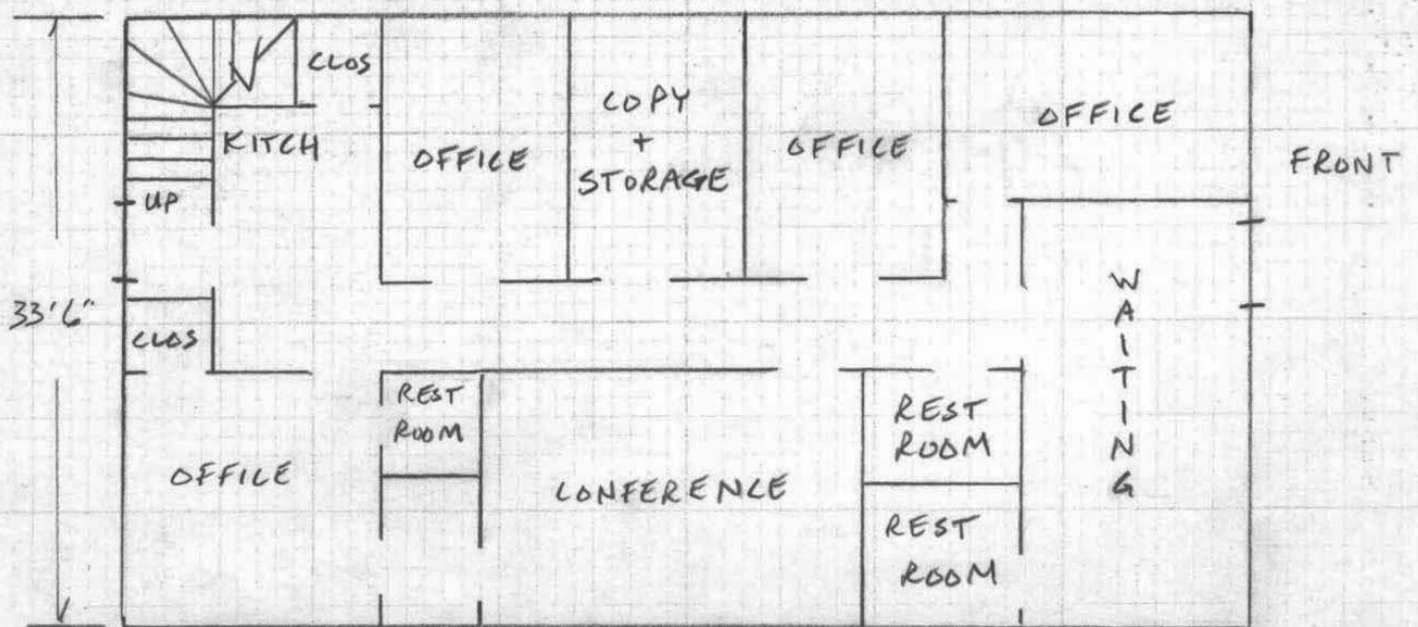
N 19°50'04" E
149.75'

N 57°58'05" E
20.89'

KWAY

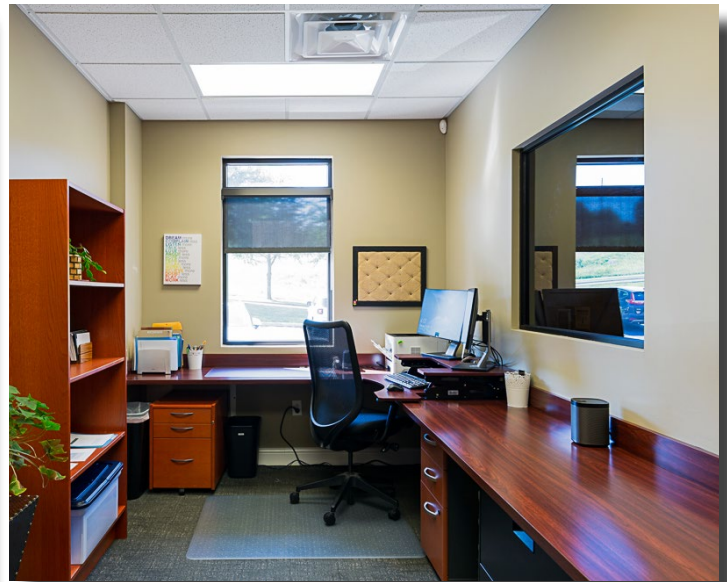


SECOND FLOOR
2,068 \pm SF



GROUND FLOOR
2,068 \pm SF

NOT TO
SCALE



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