

PARTNERS
DEVELOPMENT

The Delaney Building

455 Willow Avenue, Knoxville, TN 37915

Retail/Restaurant/Bar for Lease



Real Estate Development

520 West Summit Hill Drive, Suite 603 • Knoxville, Tennessee 37902 | 865-524-7777 | partnersinfo.com



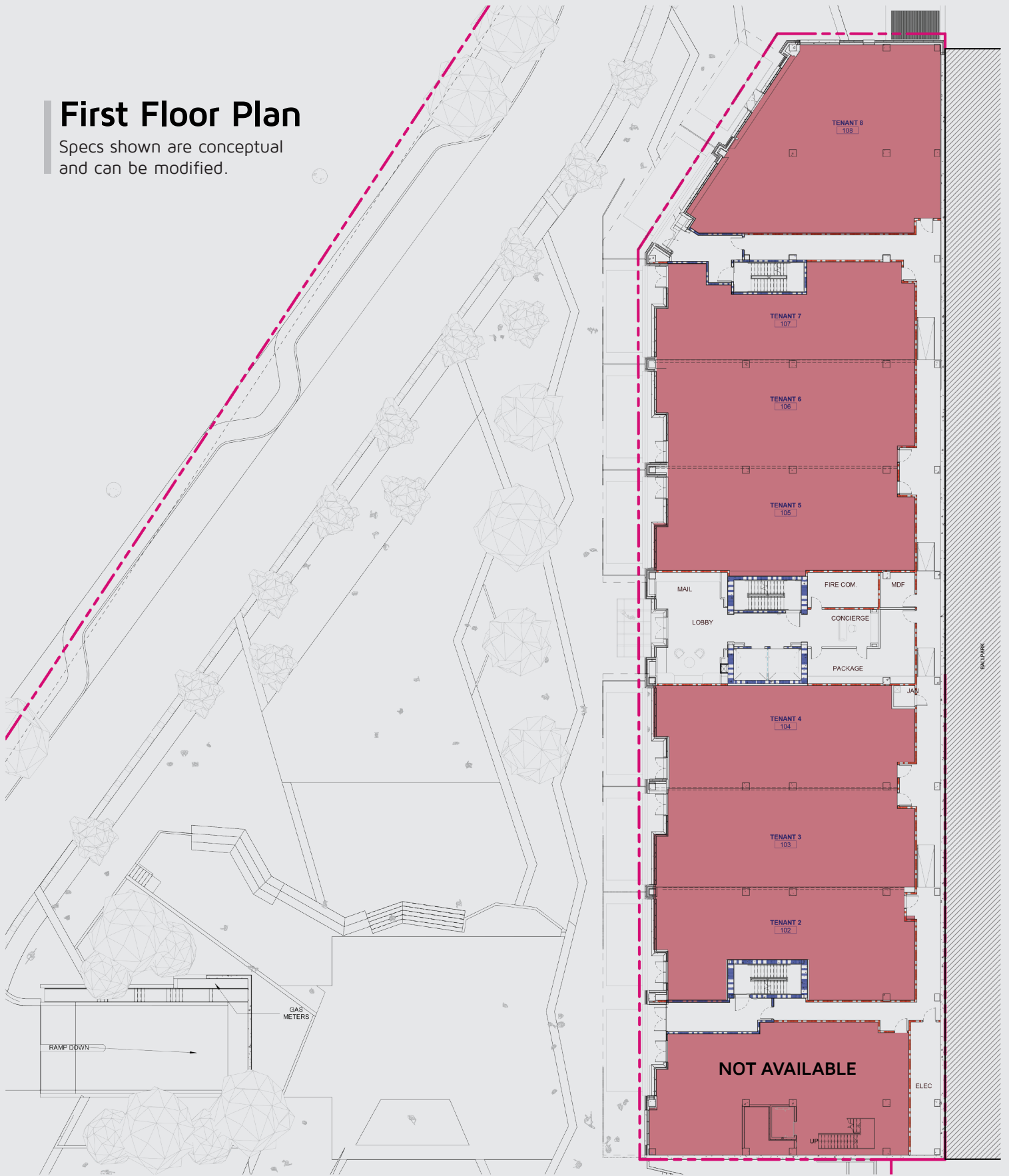
Take advantage of this ground floor opportunity to be
a part of Knoxville's new multi-use Stadium.

- Home of the Knoxville Smokies AA Baseball Team
- Home of the Knoxville Sporting Club USC League One Soccer Team
- Concert and Entertainment Venue
- Available Summer/Fall 2025
- Ground floor with direct access to the Plaza
- Walkable to the Old City, Gay Street, and Market Square



First Floor Plan

Specs shown are conceptual and can be modified.







About Knoxville

Located in the heart of East Tennessee, Knoxville sits at the crossroads of I-75, I-40 and I-81. It is the third largest city in the state, with the nine-county metro area comprising close to 900,000 residents. The area is home to The University of Tennessee and corporate headquarters such as The Pilot Company, Bush Brothers, PetSafe, Clayton Homes, Jewelry Television and Regal Cinemas. Set in the foothills of the Smoky Mountains, America's most visited national park, Knoxville's combination of history and nature is loved by locals and visitors alike

About the central business district

- 90+ restaurants within walking distance to bond with coworkers and entertain clients
- 20-minute drive to McGhee Tyson Airport, convenient for visiting clients and traveling employees
- A variety of downtown living options in both new and historic properties, all convenient for current and potential employees
- 34,000+ students - and faculty - at the University of Tennessee at the University of Tennessee, less than a mile from downtown
- A diverse business community of corporate and creative-class companies

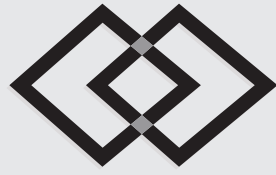




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One and Two Bedroom Condominiums



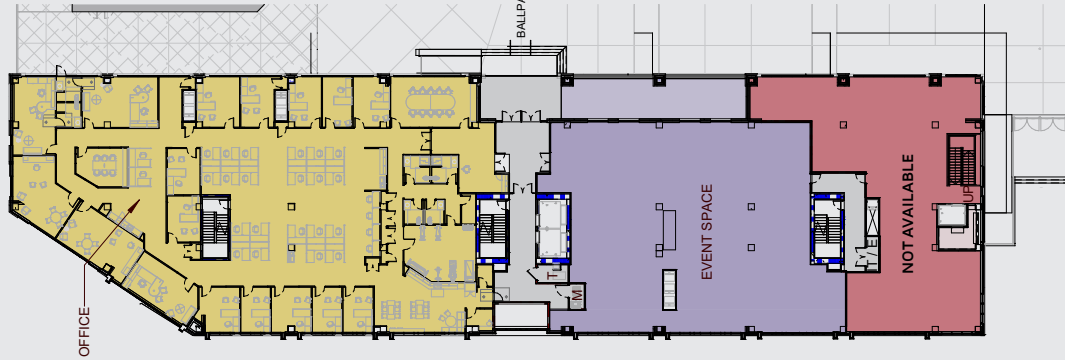
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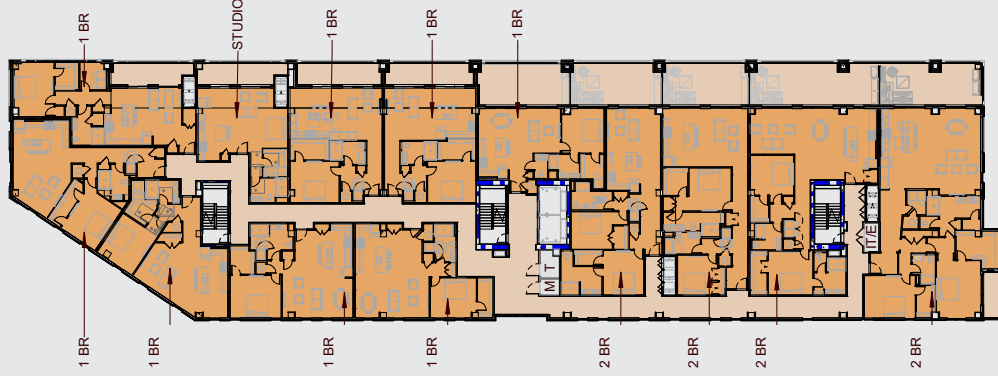
- Over 125 sporting/music events per year
- Fourth floor amenity level
 - Outdoor patio overlooking the field
 - Catering/meeting/party space
 - Dog park area
- Convenience to ground floor retail/restaurants/bars
- Secure underground parking



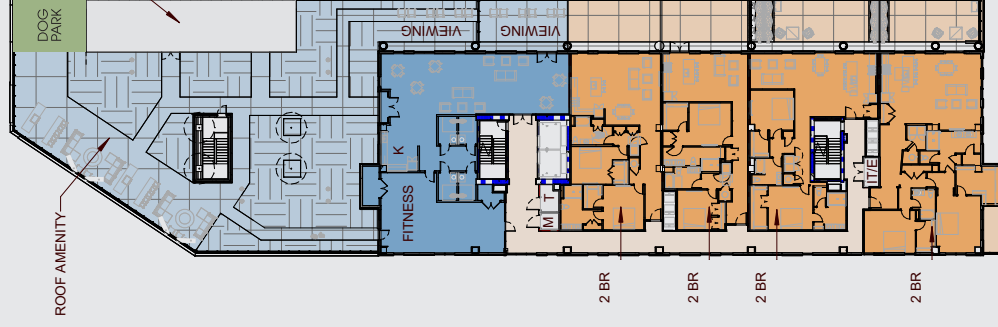
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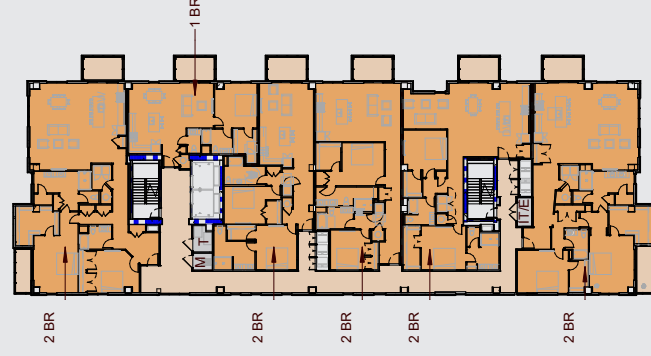
1 SECOND FLOOR



2 THIRD FLOOR



3 FOURTH FLOOR



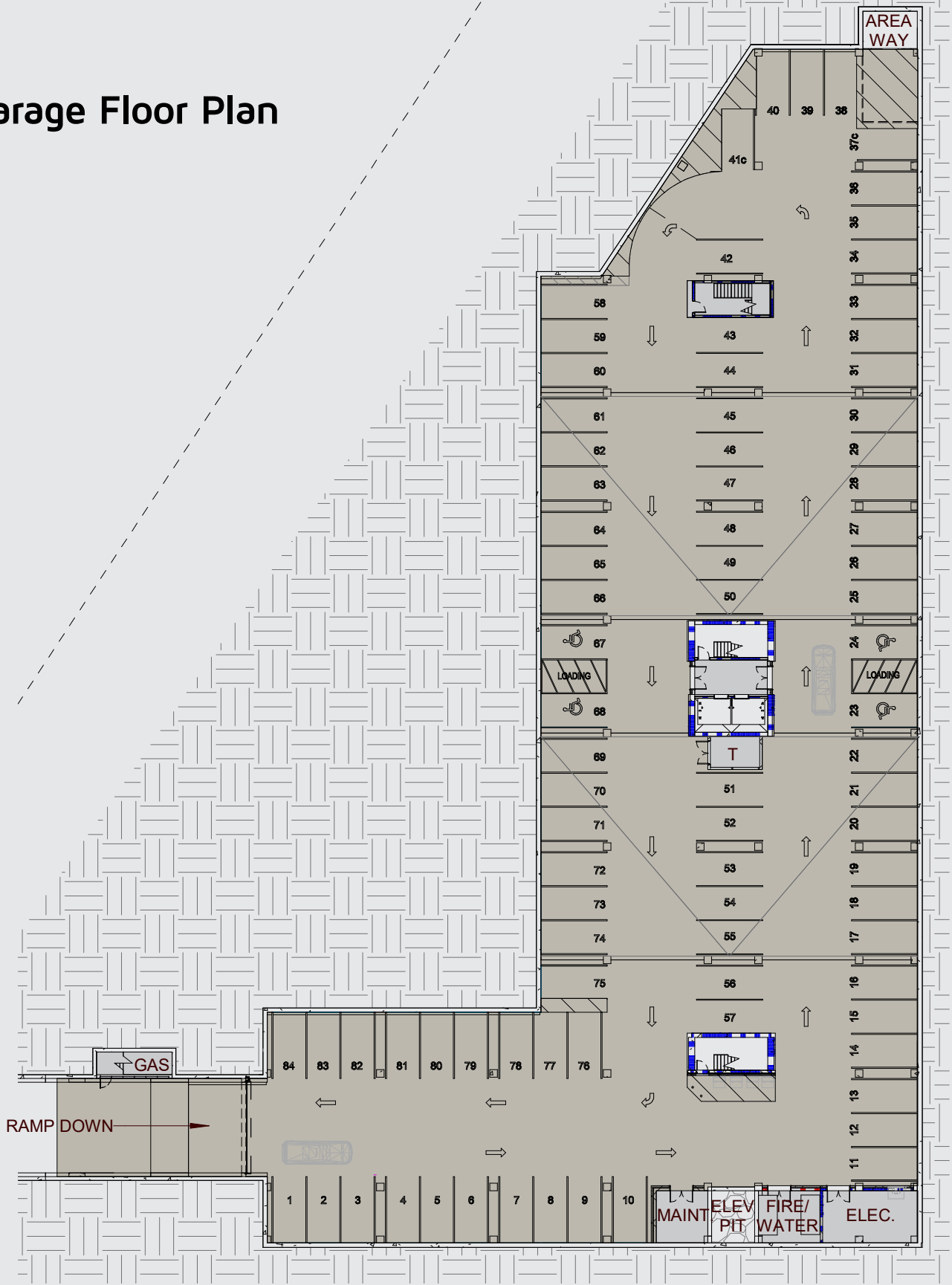
4 FIFTH - NINTH FLOORS



AREA USAGE

COMMON / UTILITY
GARAGE SPACE
AMENITY SPACE
EVENT SPACE
RETAIL SPACE
RESIDENTIAL SPACE
OFFICE SPACE
GREEN SPACE

Garage Floor Plan





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Contact

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