

Office building for lease

Advantage Place
308 N. Peters Rd.
Knoxville, TN 37922



Office space off Cedar Bluff for lease

Property Description

Beautifully maintained property with nice finishes. Professional environment with plenty of parking. Owner pays gas, water, sewer, electricity, janitorial, internal management, heating and air conditioning, real estate tax, trash removal and common area maintenance.

Get more information

Justin Cazana, SIOR, CCIM

Principal

D 865 450 8883

justin.cazana@avisonyoung.com



Property Highlights

- Great location in near numerous office and retail developments
- Convenient to I-40/75—just minutes away via Cedar Bluff
- Beautifully maintained property with nice finishes
- Professional environment with plenty of parking

Offering Summary

Lease Rate:	\$20.50 SF/yr (Full Service)
Available SF:	1,562 - 6,567 SF
Building Size:	40,690 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,465	21,828	52,048
Total Population	5,569	51,648	125,173
Average HH Income	\$70,250	\$81,555	\$84,357



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Available Spaces

Suite	Size (sf)	Lease rate
Suite 155	2,000 - 6,567 SF	\$20.50 SF/yr



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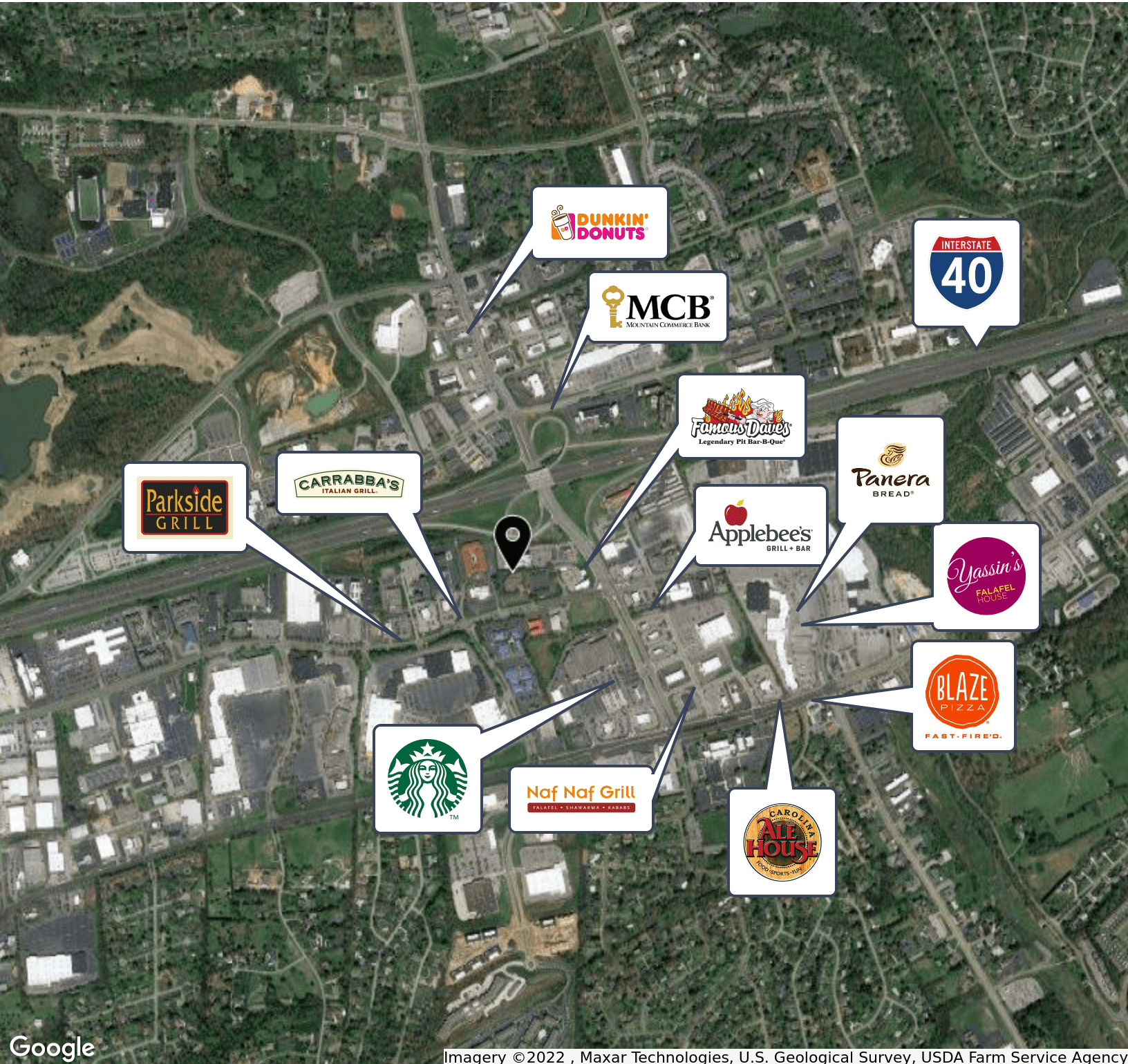
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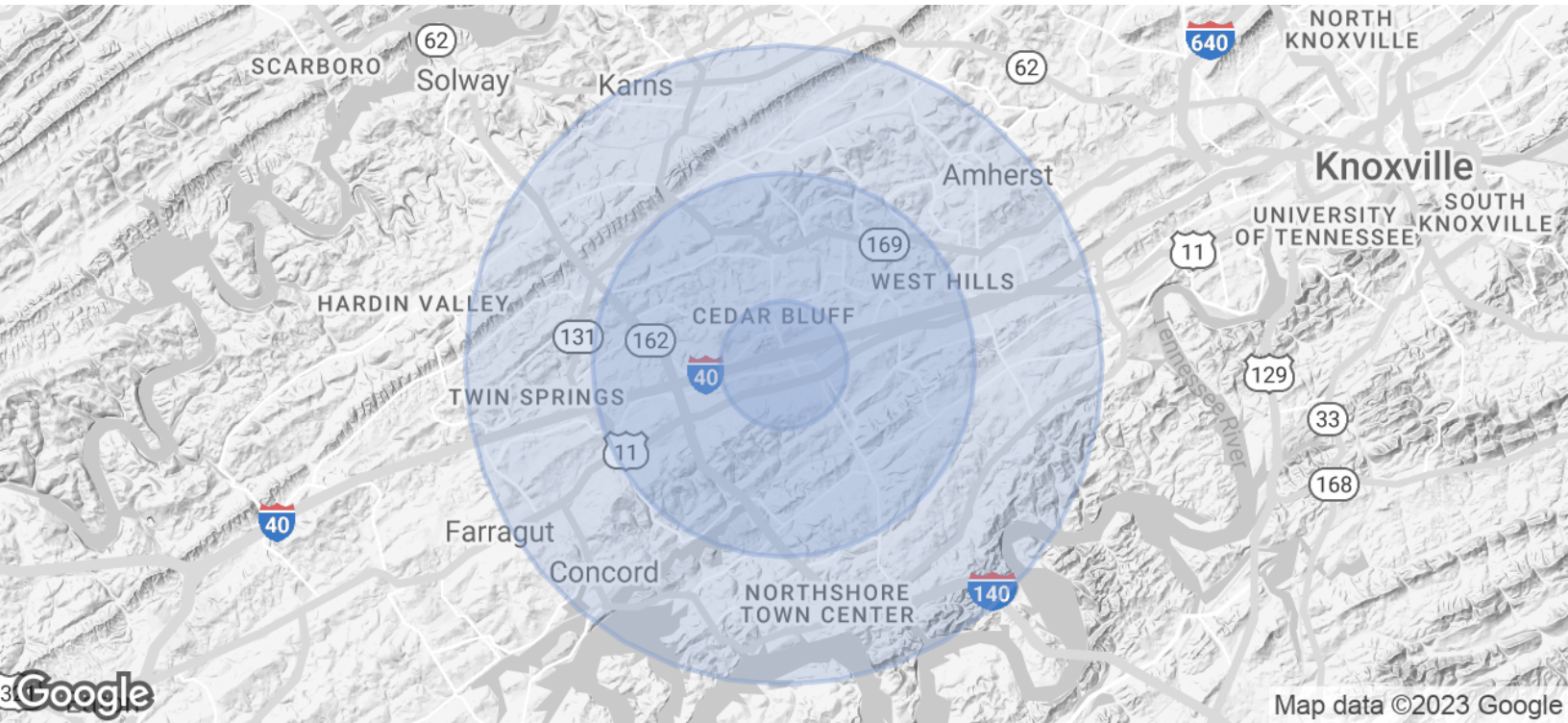
Avison Young - Knoxville | 630 S. Concord St. | Knoxville, TN 37919 | 865 450 8883

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,569	51,648	125,173
Average Age	34.8	36.2	36.5
Average Age (Male)	33.9	34.8	35.6
Average Age (Female)	35.4	37.3	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,465	21,828	52,048
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,250	\$81,555	\$84,357
Average House Value	\$223,970	\$227,344	\$223,660

* Demographic data derived from 2020 ACS - US Census



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