

WATERBROOKE PROFESSIONAL PARK

Location

Knob Creek Road in North Johnson City
Only minutes from I-26
Conveniently located near Med Tech Park

Space Available

1,100 to 9,217 SF class A general/medical offices
Lease or purchase available

Current Residents

Low T Center
Torbett Financial
Johnson City Urological Clinic, PC
Colon and Rectal Surgery Consultants
Tri-Cities Pediatric Cardiology
MedAlliance
TrueLight Eye Care
Ear Nose & Throat Associates
Watauga Hearing
Path Lab Group
Reeves Eye Institute
Knob Creek Oral Clinic
DaVita Dialysis

Demographics

(2021 Est.)	3 mile	5 mile	10 mile
Population	39,972	78,014	157,690
Median HH Income	\$45,551	\$44,378	\$50,192
Median Age	42.7	40.3	42.5

Contact

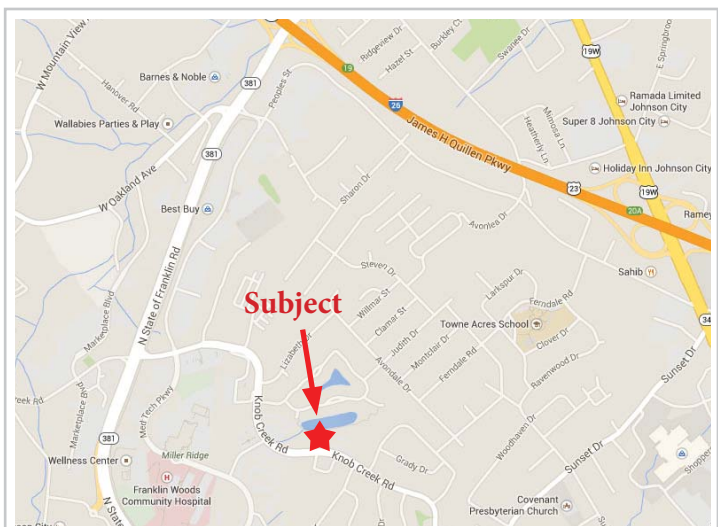
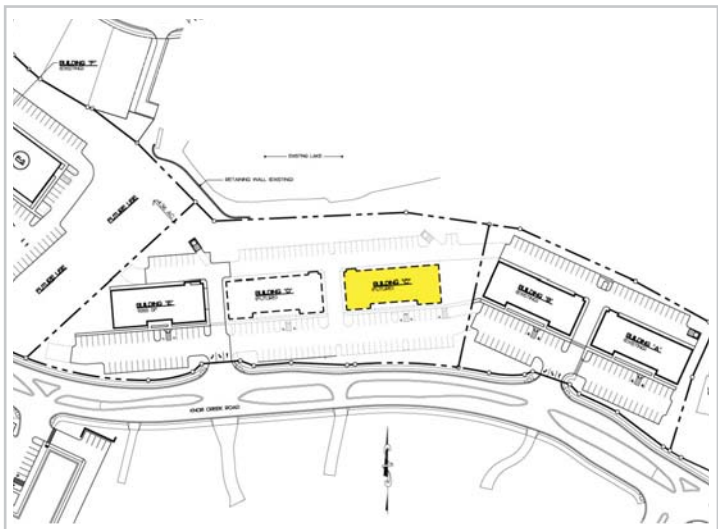
John Speropulos, CCIM, SIOR
john@mitchcox.com

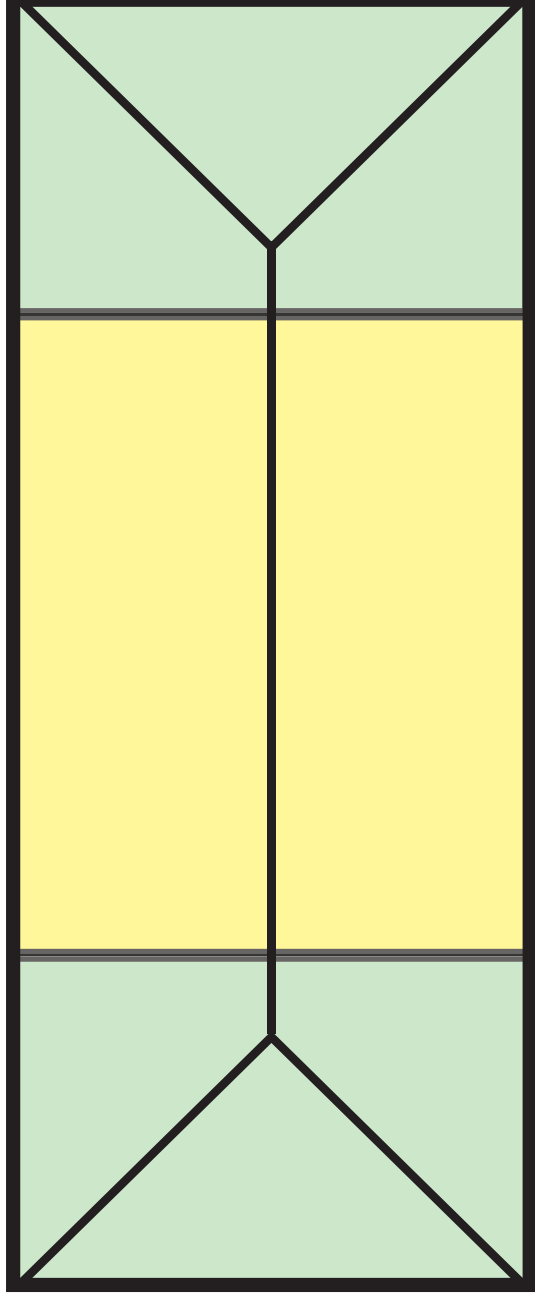
Marc Murphy, CCIM
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Owner/Agent





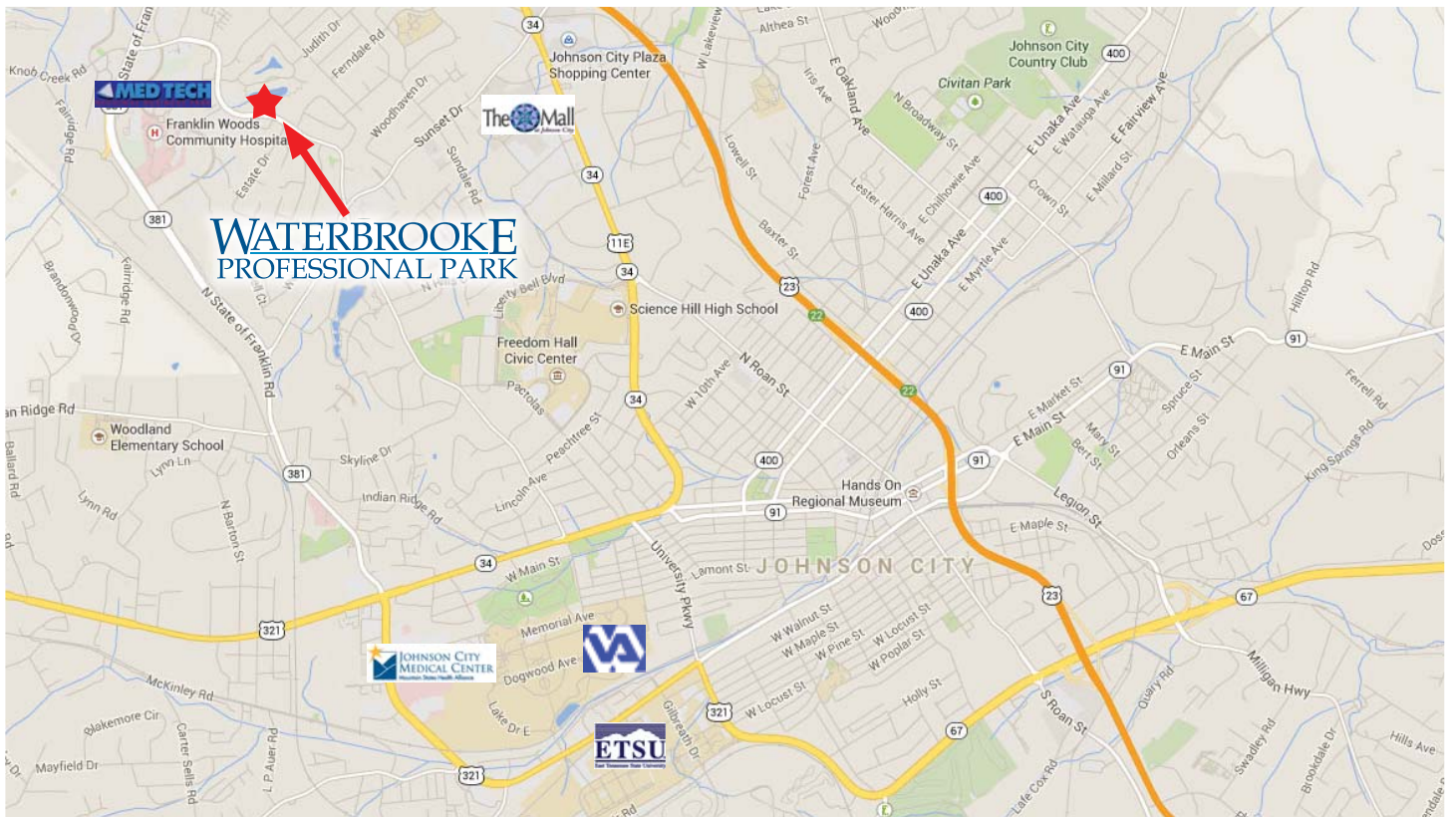
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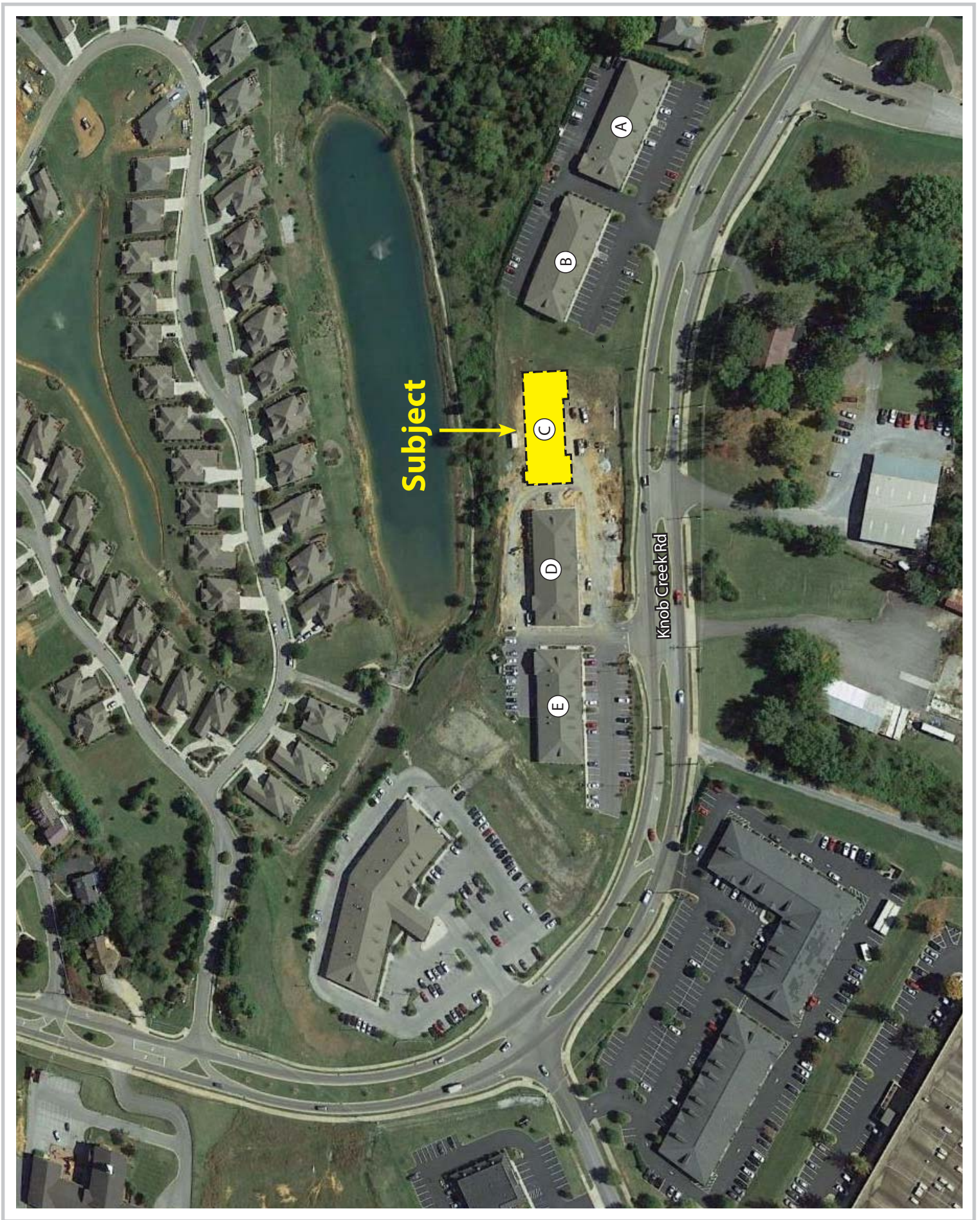
Site:

- Land
- Grading
- 6-2-1 Paving with Marking
- Sidewalks and Dumpster Pads w/ enclosures
- 6" Water Line with Master Meter/Tap Fee
- Fire Hydrant
- 8" Sanitary Sewer/Tap Fee
- Underground Electrical, Telephone and Cable
- Site Lighting
- Landscaping
- Monument Sign
- Site Engineering

Building:

- Wood Frame Structure
- Brick Veneer over Wood Framing
- Concrete Slab
- Asphalt Roof Shingles & Accessories
- Aluminum Storefront with 1" Insulated Glass
- Aluminum Soffit
- 1½" Common Water Line with Valved Tee's at 30' intervals throughout building
- 4" Common Sewer with Capped Outlets at 20' intervals throughout building
- 1000 AMP 120/208 Three Phase Main Service
- Natural Gas available
- Architectural & Engineering of Shell (does not include interior)





MITCH COX
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