

**OFFERING MEMORANDUM**

# Prime Hardin Valley Office Building

**2010 CASTAIC LANE**

Knoxville, TN 37932

**PRESENTED BY:**

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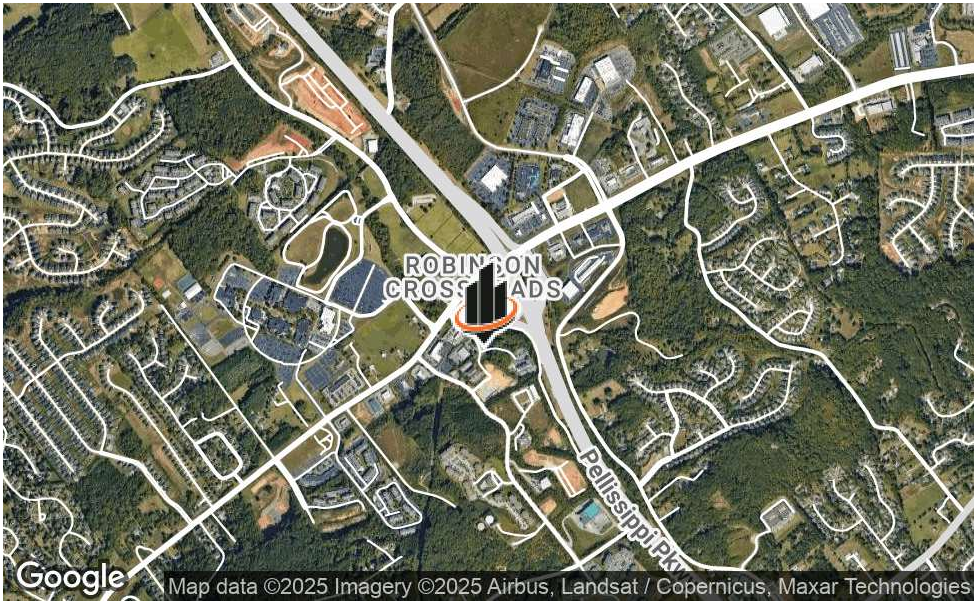


SECTION 1

# Property Information



PROPERTY SUMMARY



SALE PRICE	\$4,750,000
LEASE RATE	\$20.00 - 21.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	28,678 SF
AVAILABLE SF:	1,000 - 28,678 SF
LOT SIZE:	4.28 Acres
PRICE / SF:	\$165.63
YEAR BUILT:	2002

PROPERTY OVERVIEW

This 28,678 SF commercial office building is an exceptional owner occupant/investment opportunity. Originally built in 2002 and renovated in 2007, the property offers modern facilities tailored for office use. Zoned PC/TO, it provides flexible usage options for a variety of business needs. The building features multiple offices, conference rooms, open workspaces, a kitchen, and a 1,986 SF warehouse with a 17-foot ceiling, complete with an overhead door and two loading docks. Situated on a 4.28-acre lot, this property is designed to accommodate the needs of growing businesses in a wonderful West Knoxville location.

PROPERTY HIGHLIGHTS

- Suites differentiate, some offering in-suite restrooms and kitchenettes, others offering open spaces for training rooms
- Prime access to major highways
- Surface-level parking on both floors



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,000 - 28,678 SF	LEASE RATE:	\$20.00 - \$21.00 SF/yr

AVAILABLE SPACES		TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE					
■	2010 Castaic Lane	Available	9,000 SF	Gross	\$21.00 SF/yr
■	2010 Castaic Lane	Available	6,000 SF	Gross	\$21.00 SF/yr
■	2010 Castaic Lane	Available	6,000 SF	Gross	\$20.00 SF/yr
■	2010 Castaic Lane	Available	1,000 SF	Gross	\$20.00 SF/yr
■	2010 Castaic Lane	Available	6,000 SF	Gross	\$20.00 SF/yr



COMPLETE HIGHLIGHTS



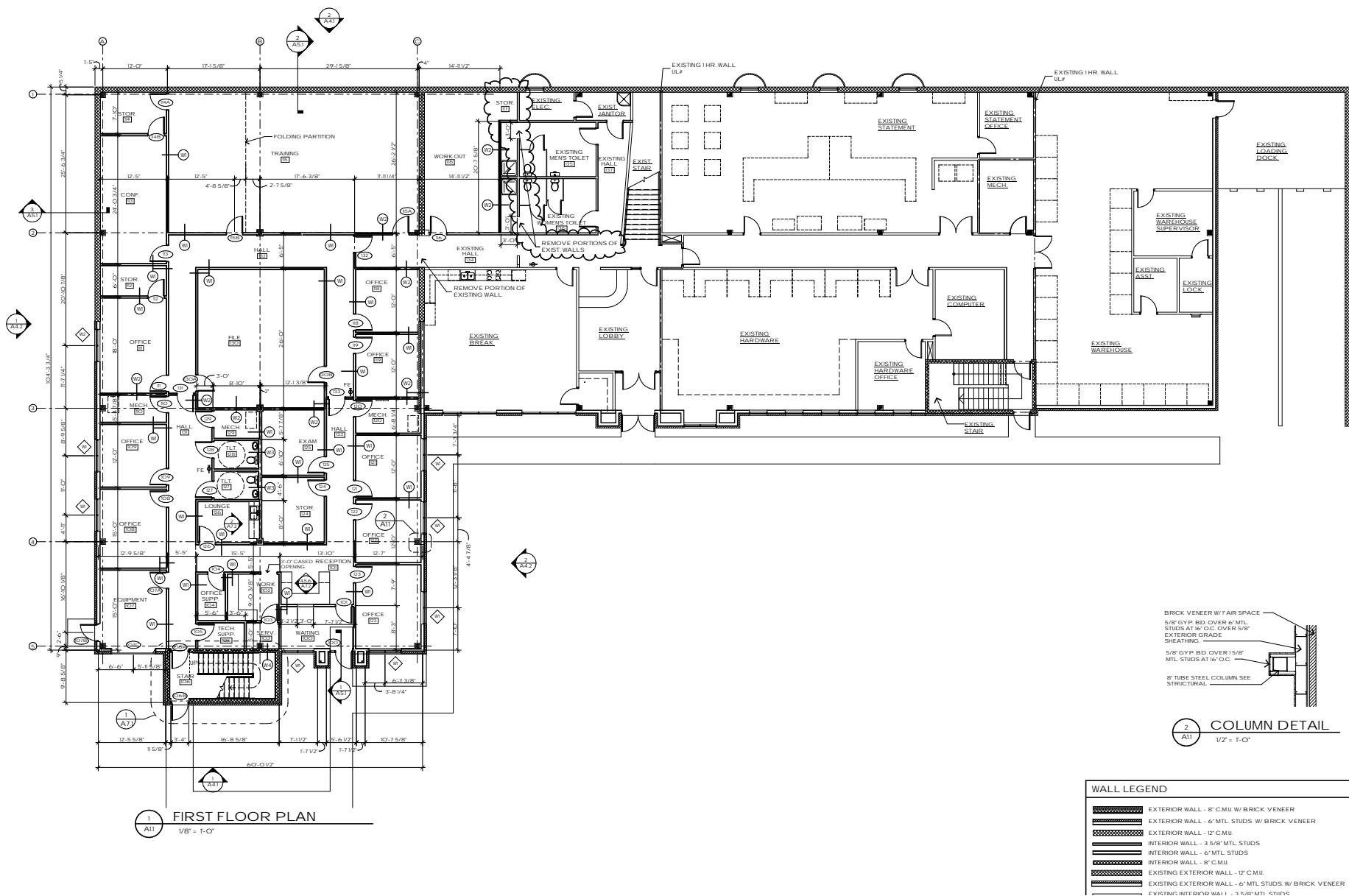
LOCATION INFORMATION

BUILDING NAME	Prime Hardin Valley Office Building   28,678 SF
STREET ADDRESS	2010 Castaic Lane
CITY, STATE, ZIP	Knoxville, TN 37932
COUNTY	Knox
MARKET	Knoxville
SUB-MARKET	Hardin Valley
CROSS-STREETS	Hardin Valley Road & Castaic Lane

BUILDING INFORMATION

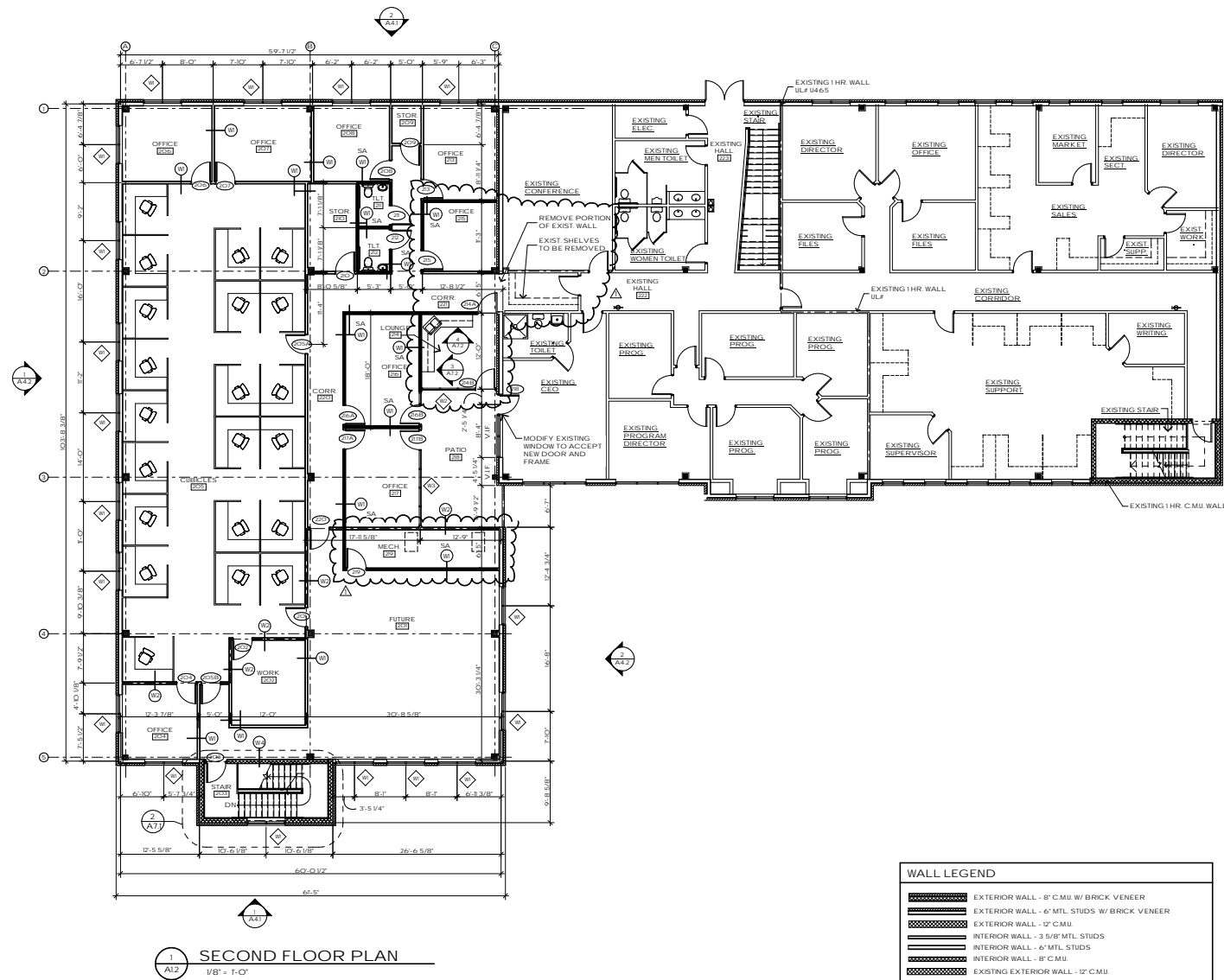
BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,000 SF
YEAR BUILT	2002
YEAR LAST RENOVATED	2007

FIRST FLOOR PLAN





SECOND FLOOR PLAN



**GEORGE ARMOUR EWART ARCHITECT**  
404 BEARDEN PARK CIRCLE  
KNOXVILLE, TN 37919  
Phone: 865 - 602 - 7771  
Fax: 865 - 602 - 7742  
Web Site: www.georgeewart.com

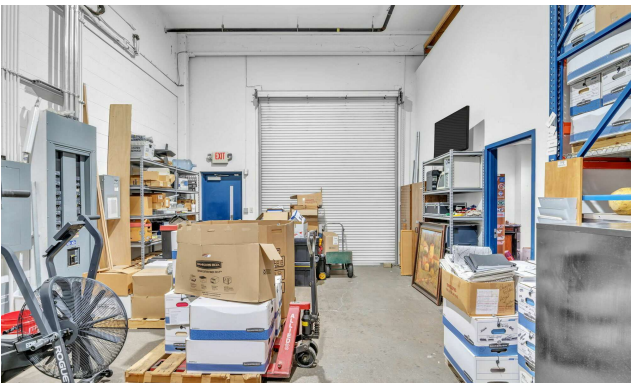
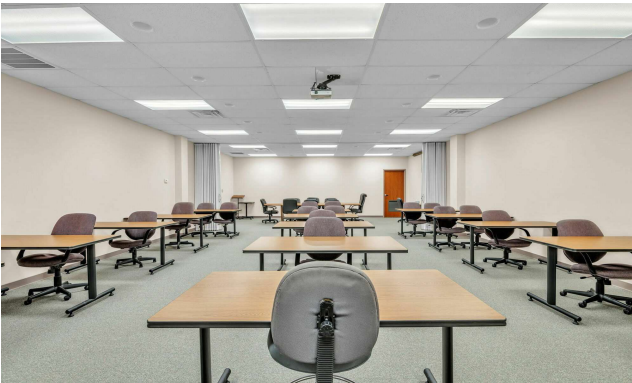
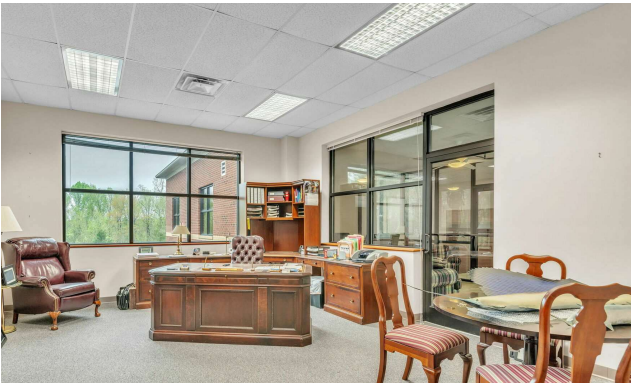
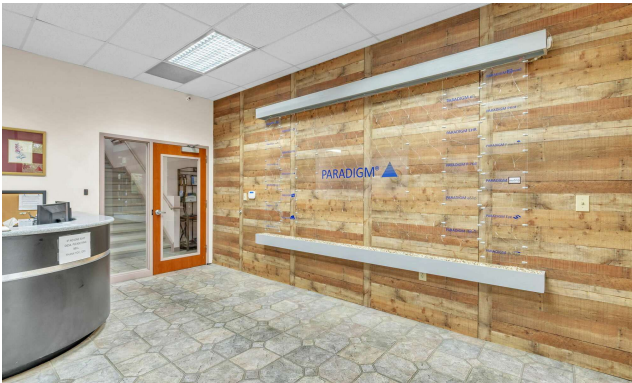
**CREATIVE STRUCTURES, INC.**  
1000 N. W. 10th Ave., Suite 100  
Knoxville, TN 37911  
Phone: 615-586-1000 Fax: 615-586-1001

**PARADIGM**  
HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE

**SECOND FLOOR PLAN**

DATE: 21 AUGUST, 2006  
PROJECT NO.: 0606  
PROJECT MGR.: JAG  
REV. DATE: 28 AUGUST, 2006

INTERIOR PHOTOS





EXTERIOR PHOTOS





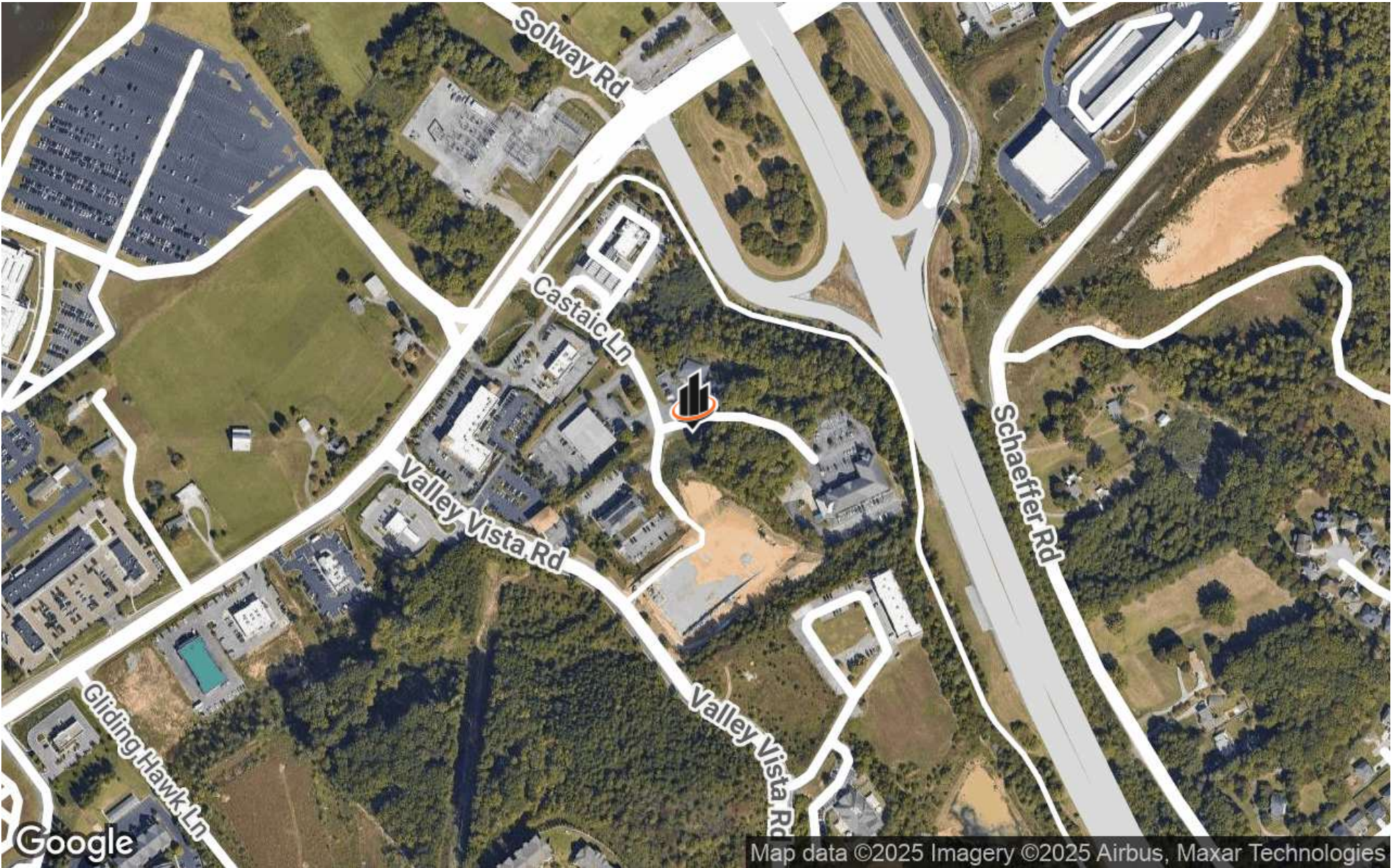


SECTION 2

# Location Information

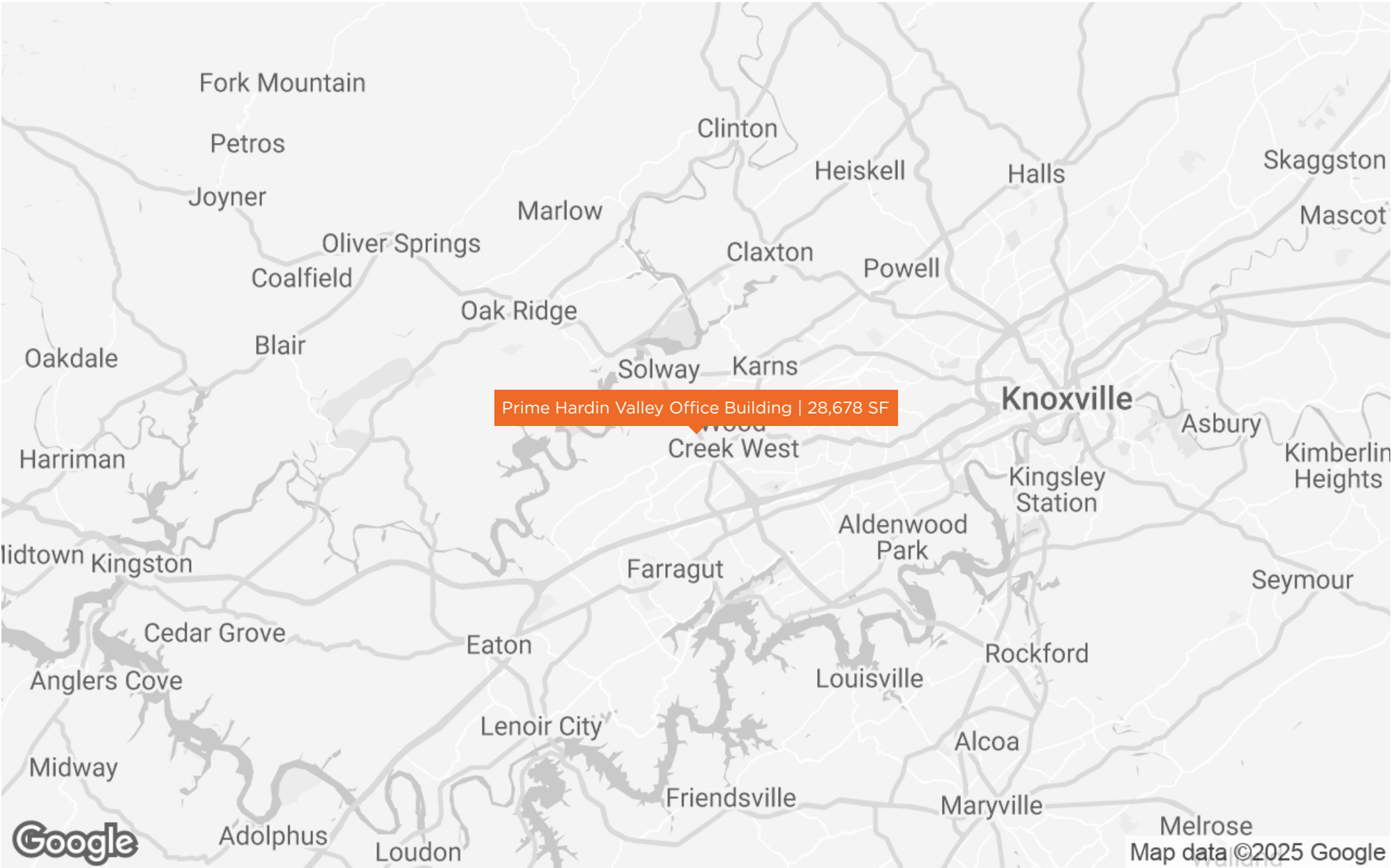


LOCATION MAP





REGIONAL MAP



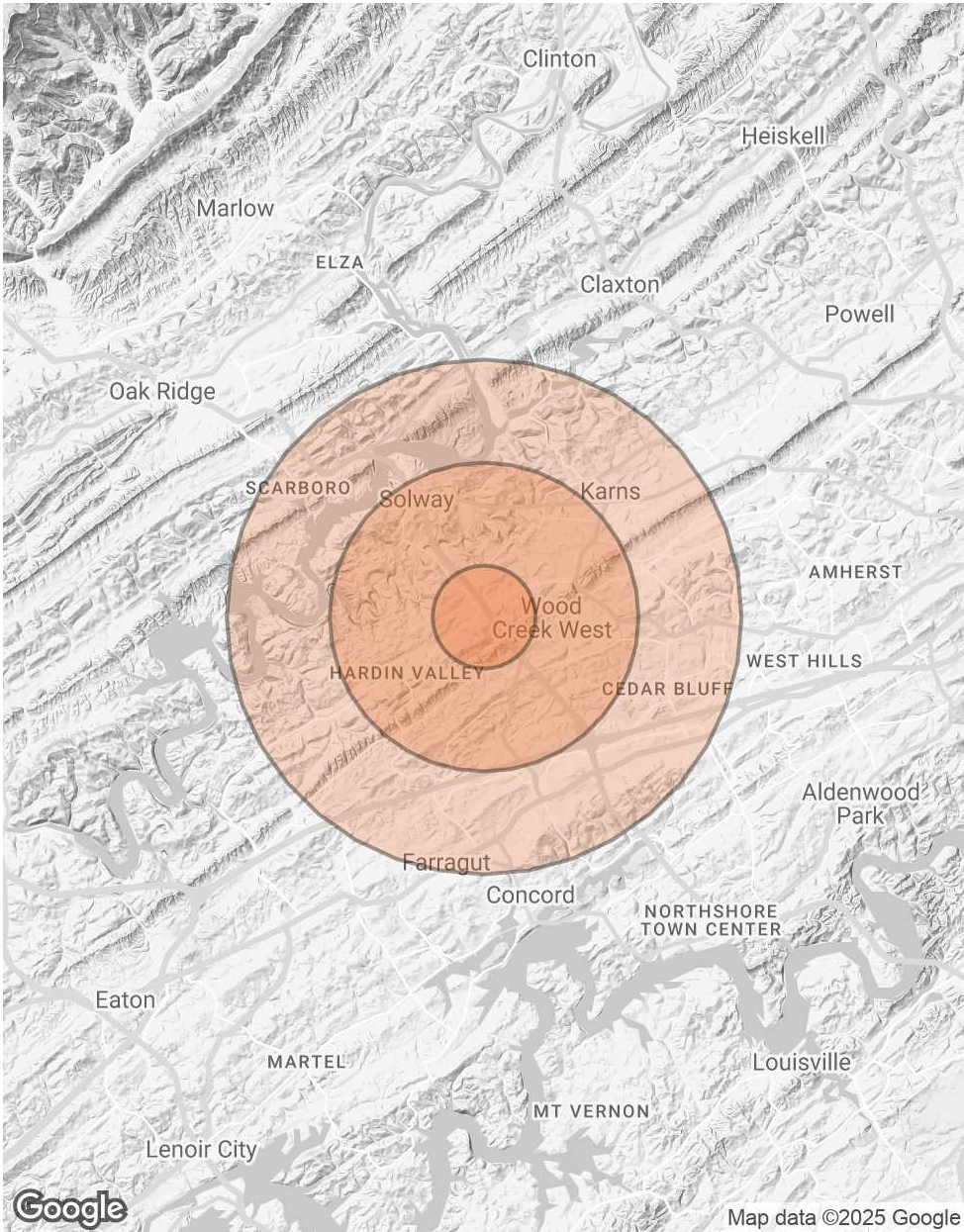


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,631	34,393	87,498
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,841	13,652	34,760
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$157,806	\$121,683	\$120,398
AVERAGE HOUSE VALUE	\$500,430	\$425,392	\$420,006

Demographics data derived from AlphaMap





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