

# THE ATRIUM OFFICE SPACE

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 140: 4,026 SF<sup>+/−</sup>

For sale: \$595,000

For lease: \$13/SF/year NNN

## Highlights

Waiting room with restroom

Reception area with pass-through window

2 standard offices, 1 office w/wet bar & private restroom

Conference room, break room and 1 additional restroom

2,000 SF<sup>+/−</sup> of unfinished space on 2nd floor

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

**John Speropoulos, CCIM, SIOR**

john@mitchcox.com

**Marc Murphy, CCIM**

mmurphy@mitchcox.com

o 423-282-6582 | f 423-282-5903

www.mitchcox.com



STATE PLANE

33.75'	UNIT 1 2,063 SQ.FT. 60.83'	S 67°04'52" W
33.33'	UNIT 2 2,028 SQ.FT. 60.83'	N 67°04'52" W
33.33'	UNIT 3 2,028 SQ.FT. 60.83'	N 67°04'52" W
33.33'	UNIT 4 2,028 SQ.FT. 60.83'	N 67°04'52" W
33.33'	UNIT 5 2,028 SQ.FT. 60.83'	N 67°04'52" W
33.33'	UNIT 6 2,063 SQ.FT. 60.83'	S 67°04'52" W
33.75'	UNIT 7 2,063 SQ.FT. 60.83'	S 67°04'52" W

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

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

BUILDING DETAIL

LOT 4  
MED-TEC  
SUBDIVISION  
P.B. 16-PG.

1.348 Acre

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

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

S 25° 17' 11" W  
343.41'

N 57° 58' 05" E  
20.89'

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

C = N 19° 00' 04" E  
149.75'

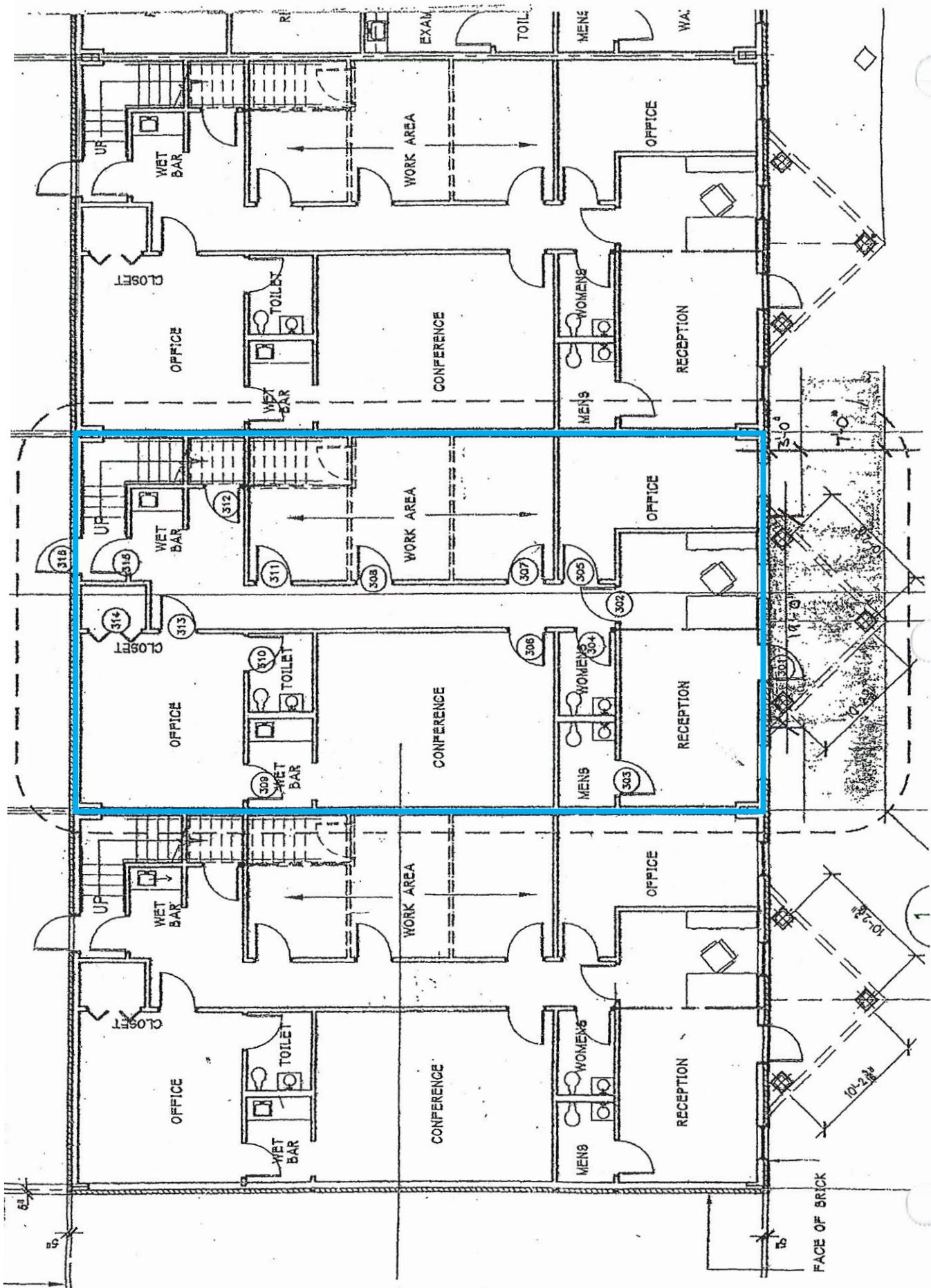
C = N 55° 48' 36" W  
CL = 22.64'  
R = 104.00'  
A = 12° 29' 46"  
L = 22.68'

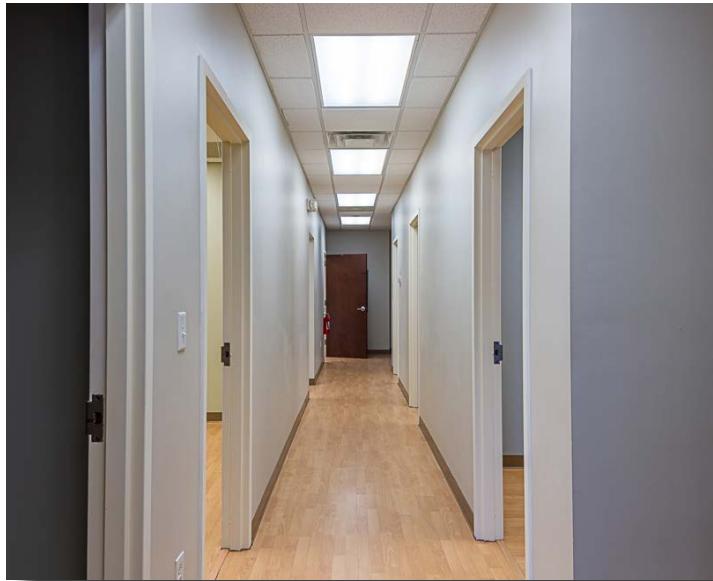
C = N 55° 01' 52" W  
CL = 113.71'  
R = 541.50'  
A = 12° 03' 13"  
L = 113.92'

C = N 09° 43' 45" E  
CL = 22.72'

W  
E  
N  
E  
PK  
IRN  
PK  
PK  
PK  
CORPORATE DRIVE  
HIGHWAY

## Suite 140 - 1st Floor





**MITCH COX**  
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601  
423-282-6582 (o) 423-282-5903 (f) [www.mitchcox.com](http://www.mitchcox.com)