



Class A Space For Lease  
**Office Building**  
 4,100+ SF | \$18.00 SF/yr

## Victory Centre

575 Oak Ridge Turnpike  
 Oak Ridge, TN 37830

## Property Highlights

- Building Signage Available
- Fully-Wired Data & Telecom Systems
- T.I. Allowances & Concessions Available
- High-End Medical & Professional Svcs Co-Tenancy
- Class A Elevator-Served Office Building Built 2003

For more information

**Michelle Gibbs**

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 mgibbs@koellamoore.com

**Sam Tate, CCIM**

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 state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 567 0232 | C: 865 567 0232  
 rmcelveen@koellamoore.com

## 2 Spaces Available:

4,400 SF Suite 100 (first floor) available 10/1/23

4,100 SF Suite 200 (second floor) available 1/1/24

### OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>Available SF</b>   | 4,100 - 4,400 SF    |
| <b>Lease Rate</b>     | \$18.00 SF/yr (NNN) |
| <b>Parking Ratio</b>  | 5 per 1,000         |
| <b>Building Size</b>  | 37,978 SF           |
| <b>Traffic Counts</b> | 21,551 Cars per Day |
| <b>Zoning</b>         | B-2                 |

### DEMOGRAPHICS

| Stats             | Population | Avg. HH Income |
|-------------------|------------|----------------|
| <b>5 Miles</b>    | 39,168     | \$71,623       |
| <b>10 Miles</b>   | 129,213    | \$83,020       |
| <b>Knox Metro</b> | 1,172,792  | \$77,766       |

[TARGET](#) [PLAN](#) [VIEW PROPERTY VIDEO](#)



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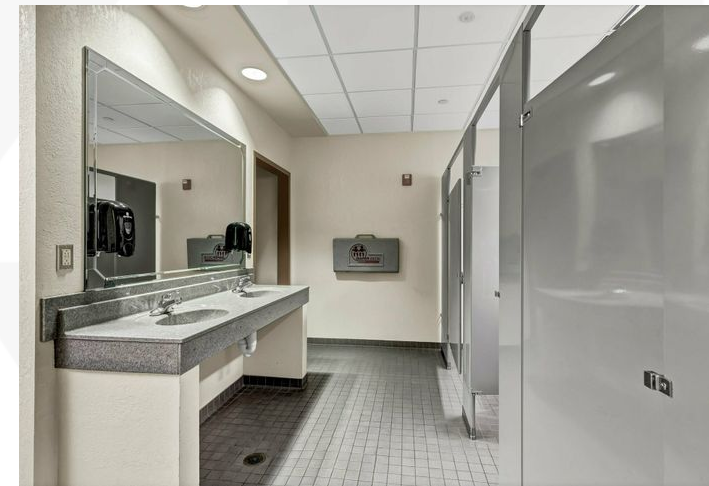


**Victory Centre**

|                                    |           |
|------------------------------------|-----------|
| <b>First Floor</b>                 |           |
| The Oak Ridge                      | Suite 100 |
| First Community of East TN         | Suite 101 |
| Kids Central Pediatric             | Suite 120 |
| Ambridge Home Health               | Suite 130 |
| <b>Second Floor</b>                |           |
| Landscape & Architecture           | Suite 200 |
| Local Art Society                  | Suite 201 |
| Landmark Business Associates, P.C. | Suite 202 |
| Michelle C. Anderson, M.D.         |           |
| Joseph M. Cooper, Jr., M.D.        |           |
| James C. DeWitt, M.D., FRCPC       |           |
| John M. Latham, M.D.               |           |
| Paul C. Matthews, M.D.             |           |
| James H. Miller, Jr., M.D.         |           |
| Samuel S. Packer, M.D.             |           |
| R. Keith Shuler, Jr., M.D.         |           |
| Scott W. Smith, MD                 |           |
| C & J Wealth Advisors              | Suite 203 |
| Edward Jones                       | Suite 204 |
| Charles W. Egan, M.D., C1982       | Suite 205 |



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575 OAK RIDGE TURNPIKE – 2ND FLOOR



Suite 200 - 4,100 SF Avail. 1/1/24





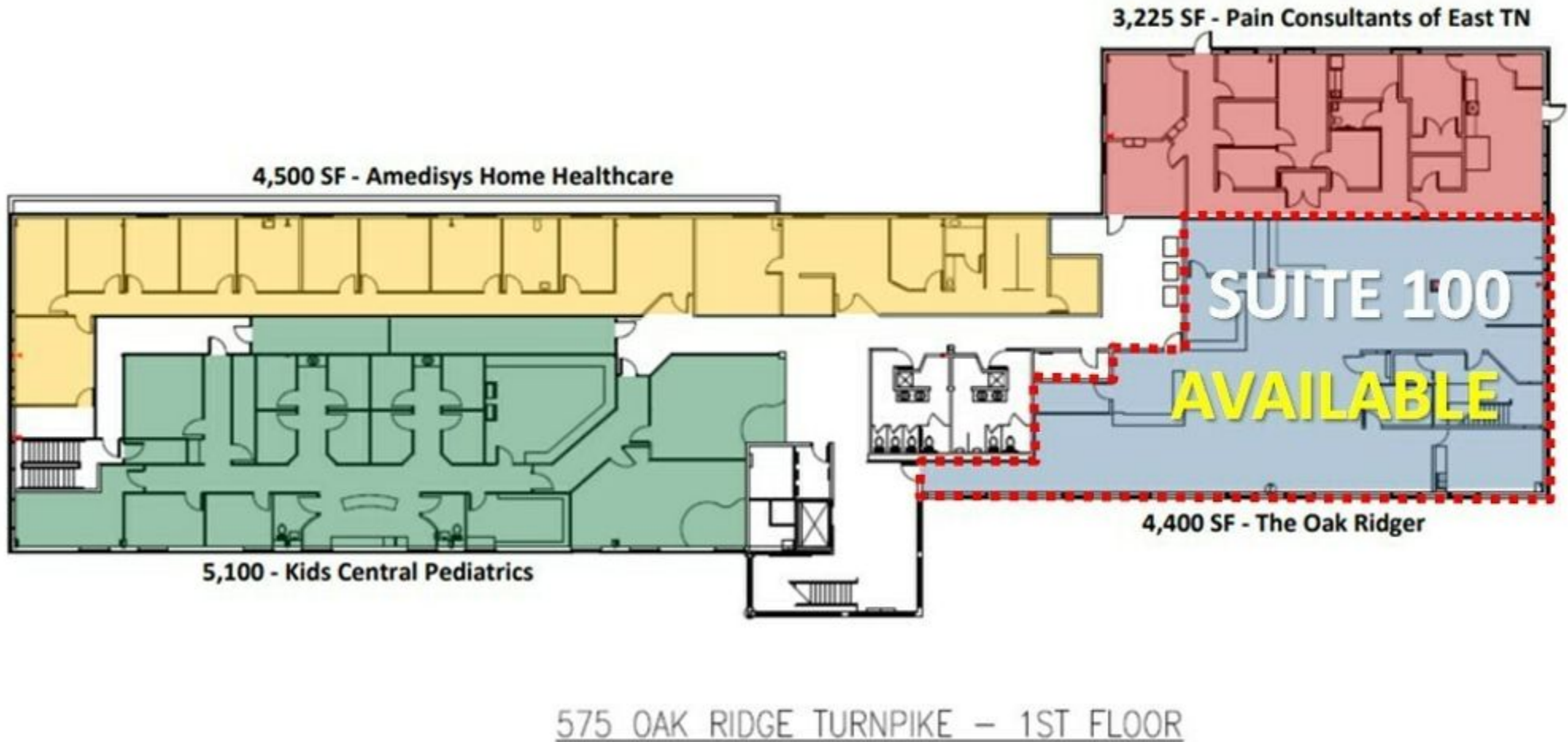
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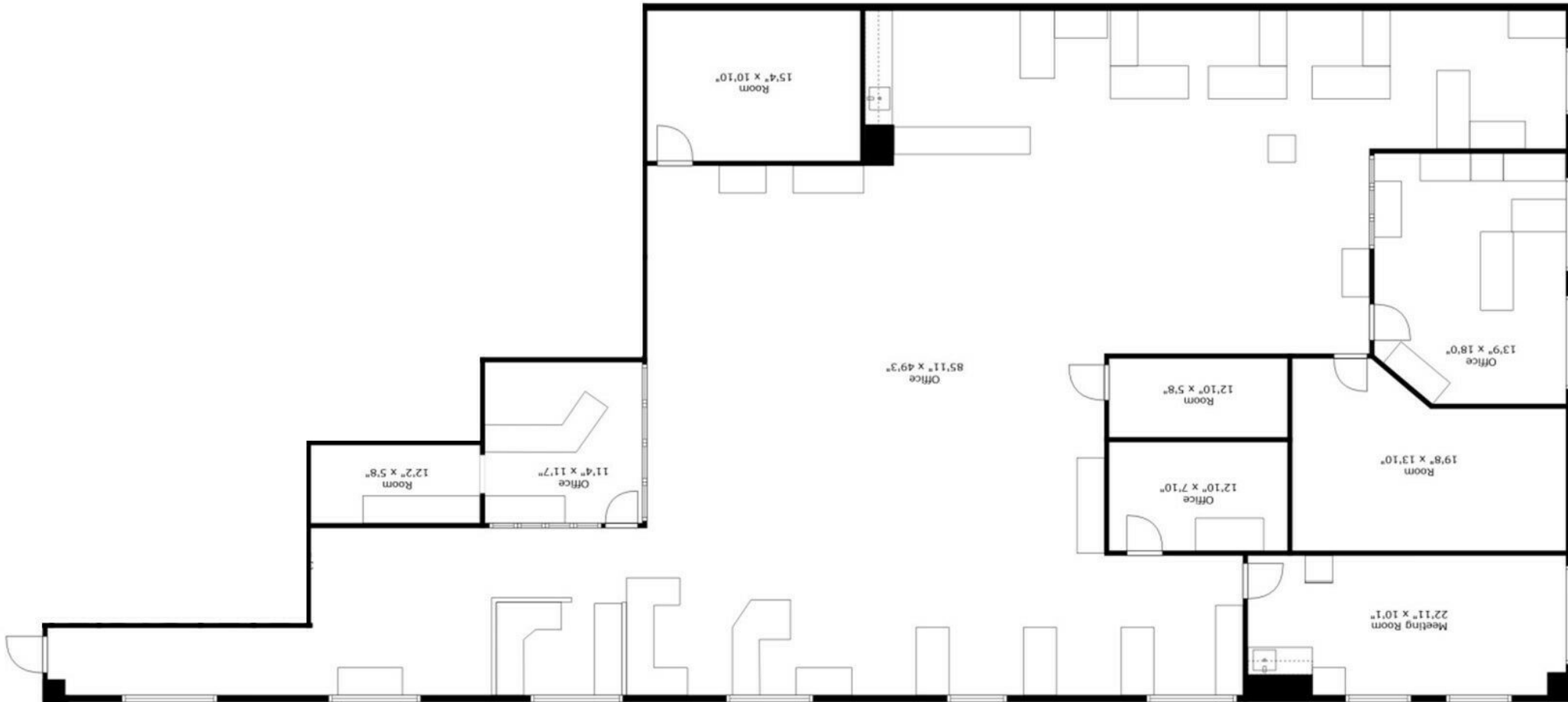
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Suite 100 - 4,400 SF Avail. 10/1/23





Suite 100 - 4,400 SF Avail. 10/1/23





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Google

Alcoa Map data ©2023 Google



255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)





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## MICHELLE GIBBS

Senior Advisor

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Direct: 865.862.6417 | Cell: 865.228.4264

### PROFESSIONAL BACKGROUND

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

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865.531.6400



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## SAM TATE, CCIM

Senior Advisor

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TN #207699

## PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Frieghtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

## EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

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## RYAN MCELVEEN, MBA

Advisor

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### PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

### EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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