

Office/Retail

For Lease

900 - 3,240 SF



The Arches

6716 Central Ave Pike
Knoxville, TN 37912

Property Highlights

- 2 spaces available
- Ample parking on both sides
- Great location off I-75/Callahan
- Highly visible from busy intersection
- Suite 7 \$20/SF full-service gross all expenses included except janitorial
- Suite 16 \$10.93/SF former admin offices modified gross expenses included except utilities janitorial

For more information

Michelle Gibbs

O: 865 862 6417 | C: 865 228 4264
mgibbs@koellamoore.com

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
state@koellamoore.com

Ryan McElveen, MBA

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

OFFERING SUMMARY

Available SF	900 - 3,240 SF
Lease Rate	\$10.93 - \$20/SF/yr
Lot Size	1.37 Acres
Building Size	29,986 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	17,623	\$65,444
5 Miles	122,657	\$65,767
10 Miles	370,943	\$71,512

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\$1,500 - 2,950 per month



LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	900 - 3,240 SF	Lease Rate:	\$1,500.00 - \$2,950.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 16	Available	3,240 SF	Modified Gross	\$2,950 per month	Fantastic 2nd story mountain views Highly visible from busy intersection Includes kitchen area and private offices All expenses included except electric and janitorial
Suite 7	Available	900 SF	Full Service	\$20.00 SF/yr	Coming available Ample parking available Great location near busy intersection All expenses included except janitorial

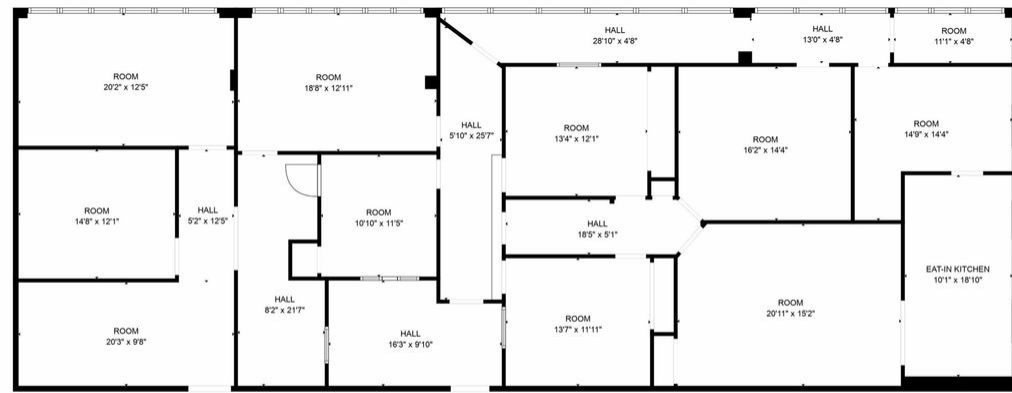
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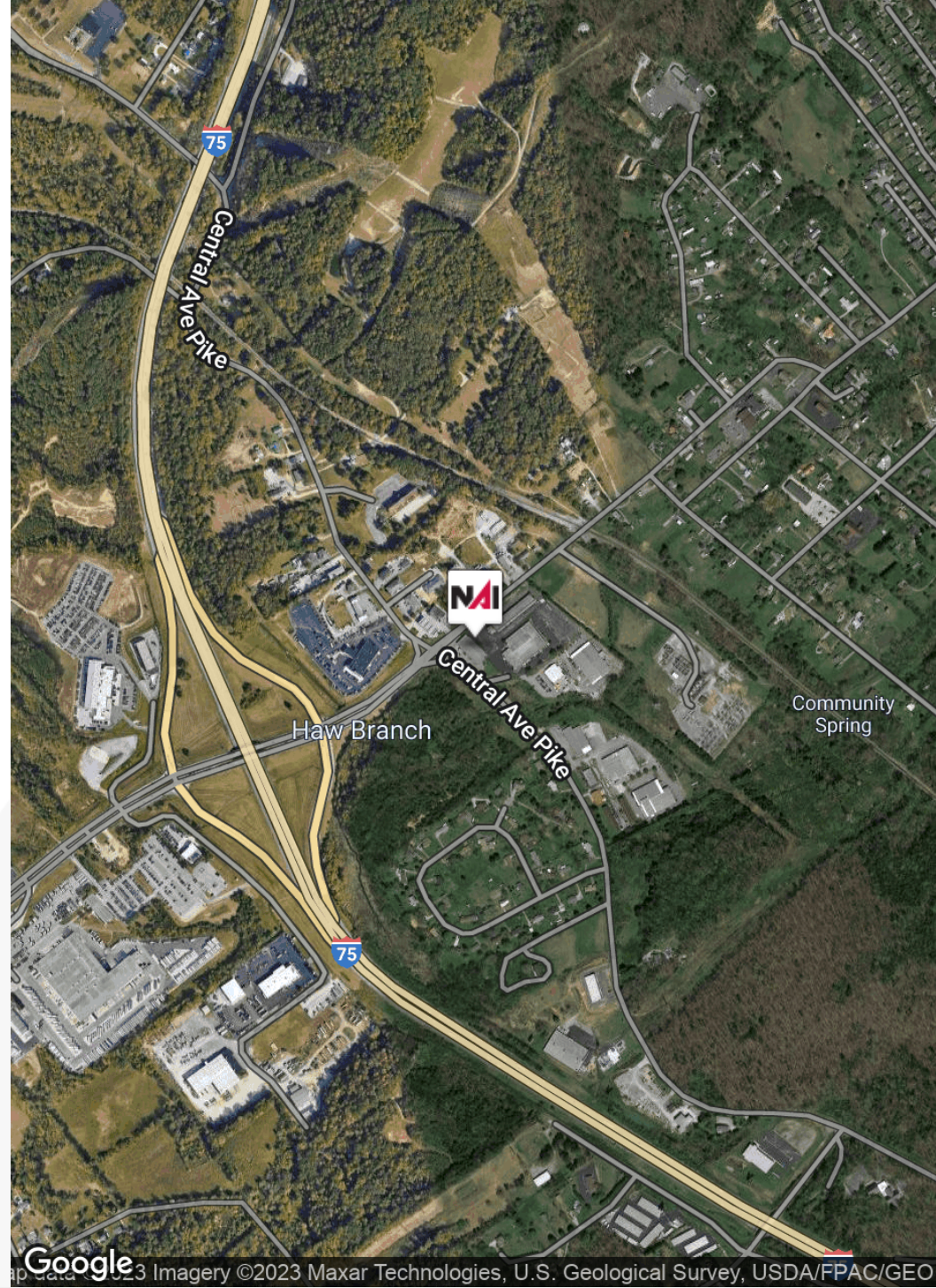
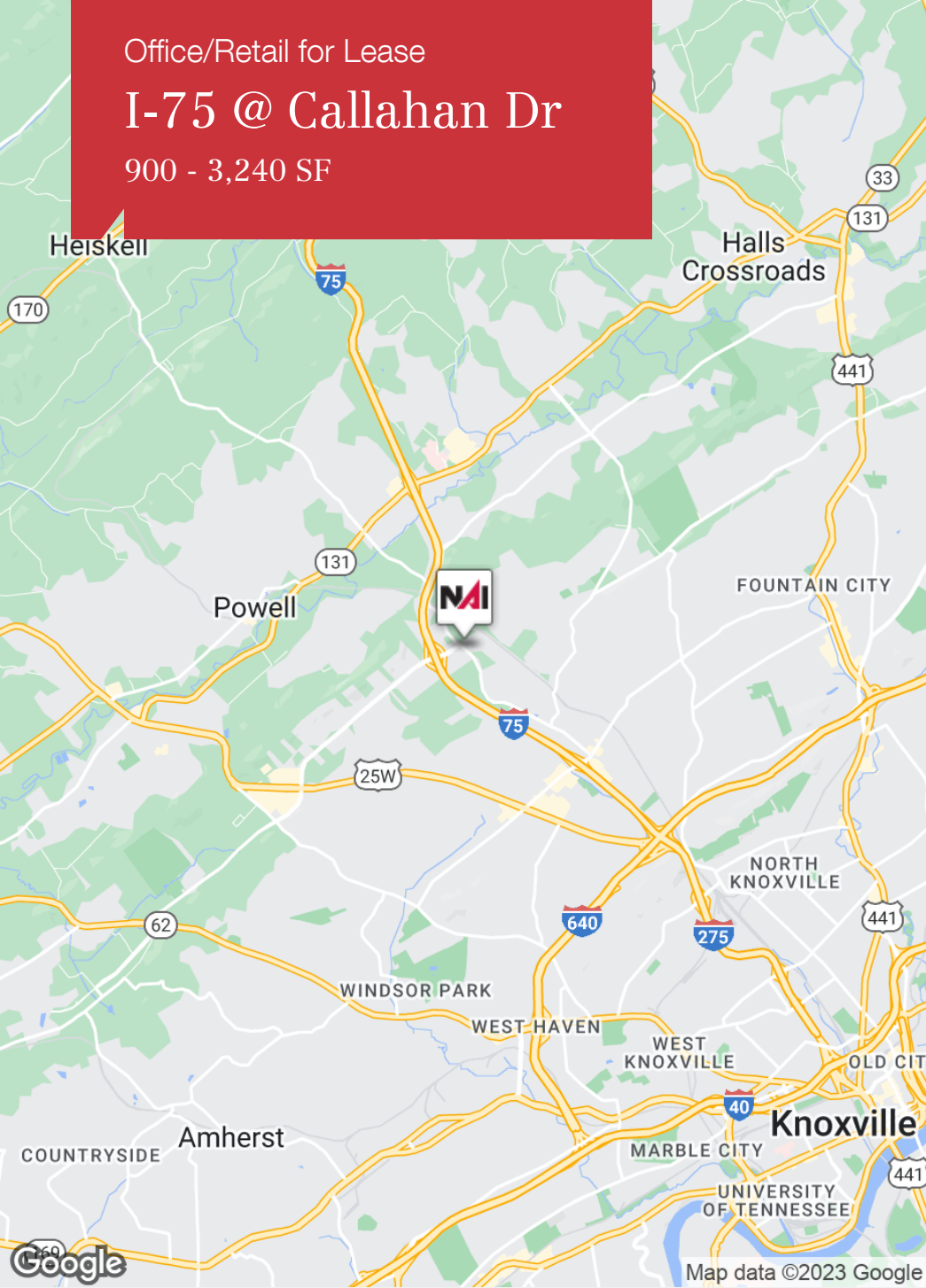
Suite 16 - 3,240 SF



Office/Retail for Lease

I-75 @ Callahan Dr

900 - 3,240 SF



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



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MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

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.

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400