

Office building for lease

Falling Waters at Pellissippi
2030 Falling Waters Rd 2030
Knoxville, TN 37922



Class A office building at Pellissippi

Property Description

Three-story office building located close to Knoxville, Maryville, and Oak Ridge. Just two minutes to Pellissippi Parkway with easy access to I-40 and convenient to Knoxville Airport. Ground floor availability. Ample free parking.

Get more information

Justin Cazana, SIOR, CCIM

Principal

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Spaces	Lease Rate	Space Size
170	\$22.00 SF/yr	3,192 SF
230	\$22.00 SF/yr	4,995 - 15,552 SF
250	\$22.00 SF/yr	10,527 - 15,552 SF
325	\$22.00 SF/yr	8,540 SF

Property Highlights

- Easy access to Pellissippi Parkway and I-40/75
- Building signage available
- High visibility

Offering Summary

Lease Rate:	\$22.00 SF/yr
Available SF:	3,192 - 15,552 SF
Building Size:	83,613 SF
Lease Type:	Full Service
Lease Term:	Negotiable



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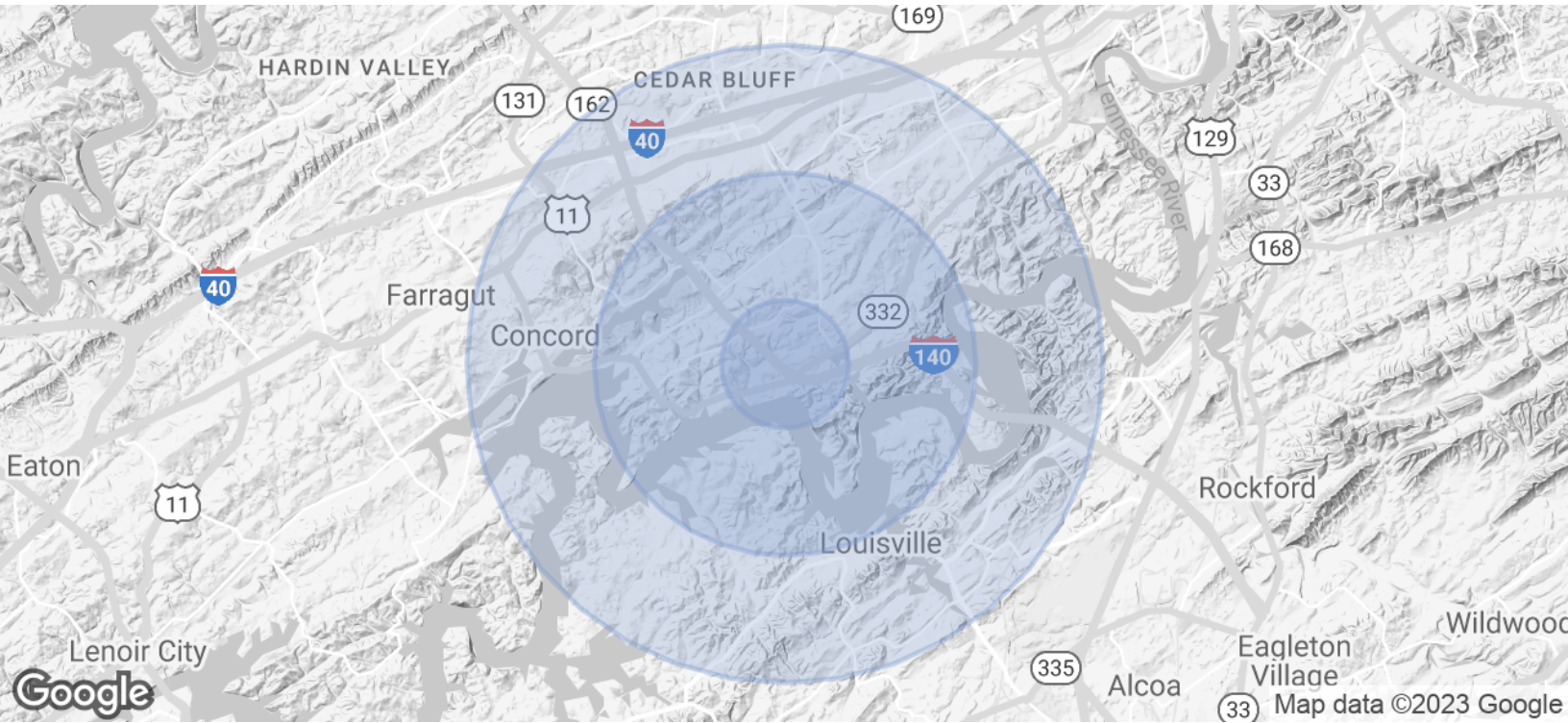
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,906	31,041	77,748
Average Age	35.2	36.1	36.9
Average Age (Male)	34.6	36.0	36.2
Average Age (Female)	35.4	36.1	37.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,634	11,198	31,572
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$114,260	\$117,959	\$94,747
Average House Value	\$295,678	\$324,762	\$282,109

* Demographic data derived from 2020 ACS - US Census



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