

Knoxville Medical Buildings

44,250 SF Office/Medical Space Available

1400 Dowell Springs Blvd,
Knoxville, TN 37909

1415 Old Weisgarber Rd,
Knoxville, TN 37909



Property Description

Located in the Medical Hub, Dowell Springs Office Park off Middlebrook Pike, is just minutes from I40/75. The Park was designed with amenities such as Smoky Mountain views, walking trails, cascading waterfalls and historical landmarks. The property is surrounded by various Medical groups and practices.



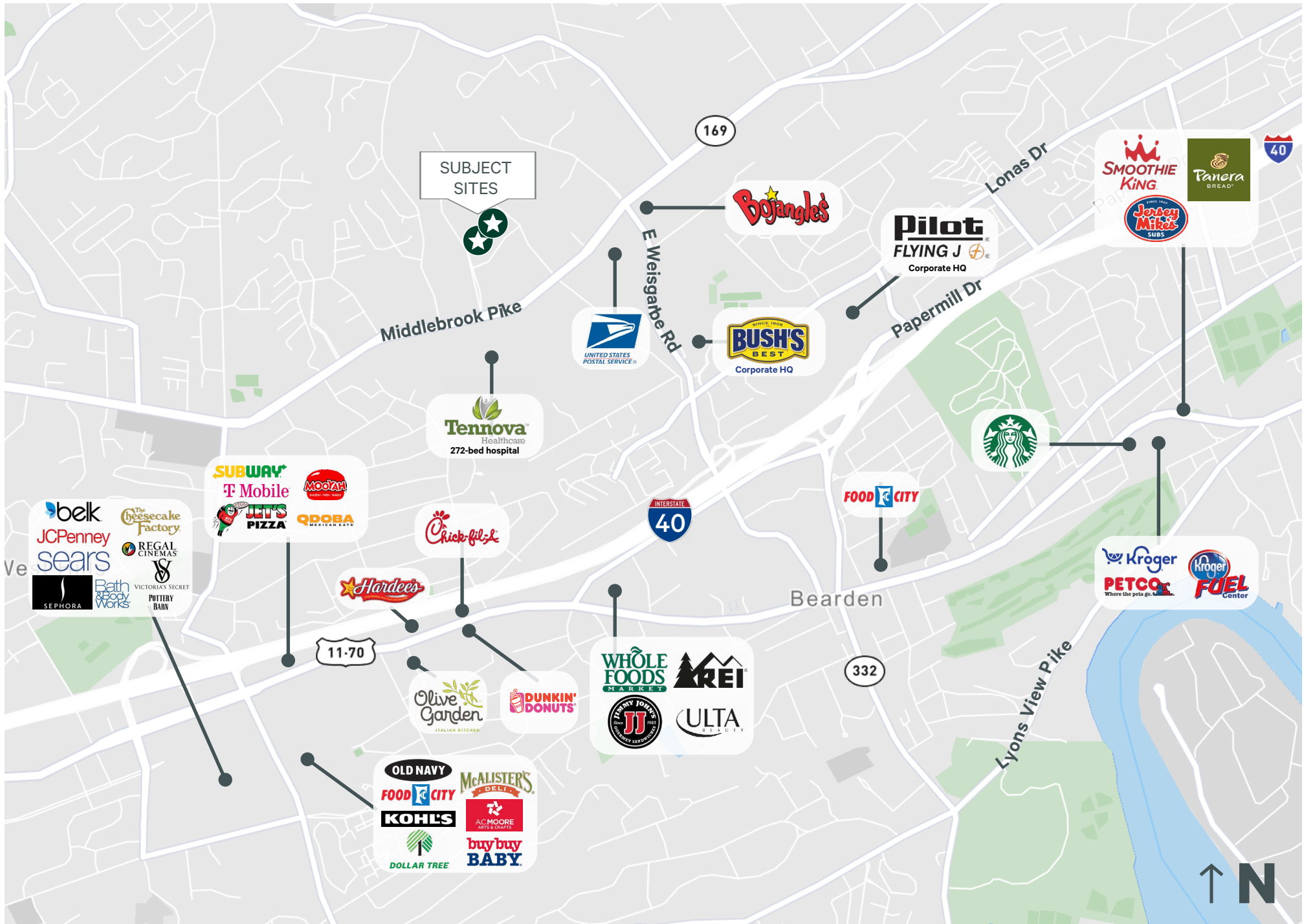
1400 Dowell Springs Blvd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	88,000 SF
Typical Floor Size	31,500 SF
Parking	145 Surface Parking Spaces

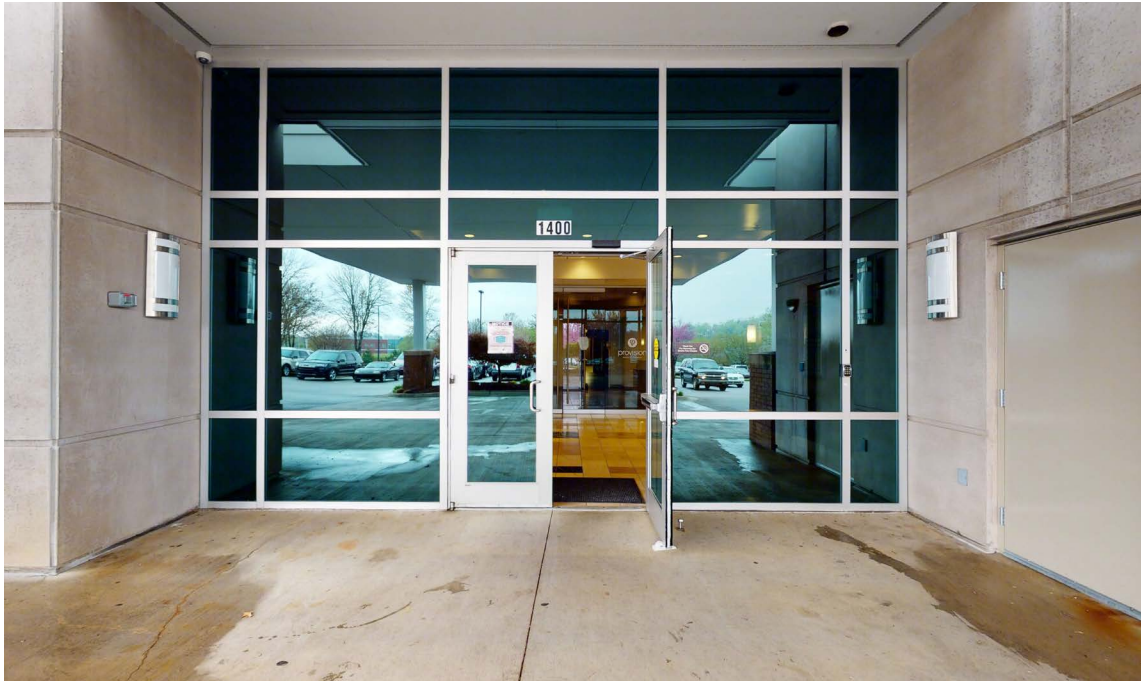


1415 Old Weisgarber Rd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	81,000 SF
Typical Floor Size	27,000 SF
Parking	150 Surface Parking Spaces



Photos - 1400 Dowell Springs Blvd



Site Plan - 1400 Dowel Springs Blvd (Ground Floor)



BOMA: GROUND FLOOR

GROSS FLOOR AREA
19,272 S.F.

GROSS MEASURED AREA
18,552 S.F.

FLOOR RENTABLE AREA
18,031 S.F.

FLOOR USEABLE AREA
15,149 S.F.

FLOOR R/U RATIO
1.19024

- VERTICAL PENETRATIONS
521 S.F.
- COMMON AREA
2,882 S.F.
- SUITE 100
3,568 S.F. * 1.1064 = 3,947.64 R.S.F.
- SUITE 110
628 S.F. * 1.1064 = 694.82 R.S.F.
- SUITE 115
297 S.F. * 1.1064 = 328.60 R.S.F.
- SUITE 119
136 S.F. * 1.1064 = 150.47 R.S.F.
- SUITE 120
2,333 S.F. * 1.1064 = 2,581.23 R.S.F.
- SUITE 130
1,752 S.F. * 1.1064 = 1,938.41 R.S.F. **Available**
- SUITE 140
6,435 S.F. * 1.1064 = 7,119.68 R.S.F.

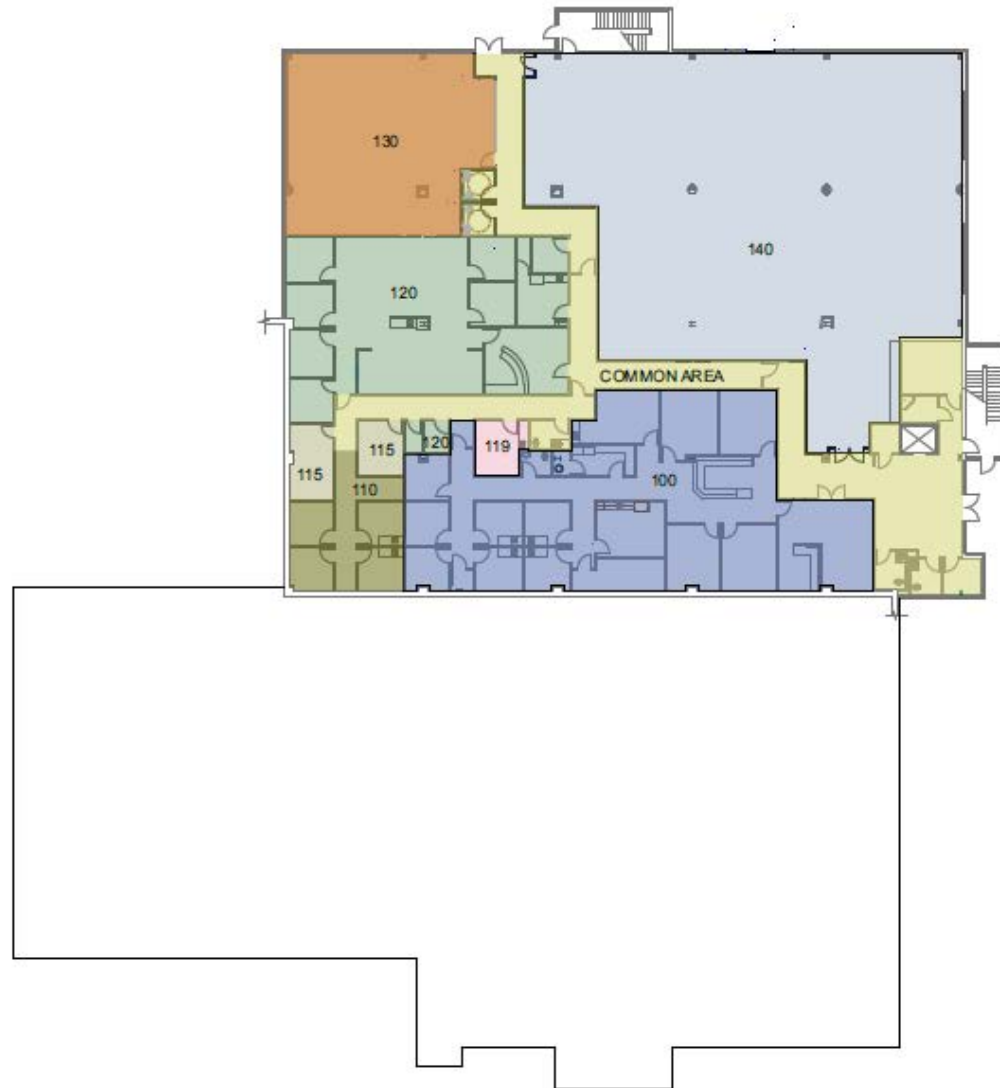
BOMA: BUILDING

BUILDING GROSS AREA
94,894 S.F.

BUILDING RENTABLE AREA
89,915 S.F.

BUILDING USEABLE AREA
81,268 S.F.

BUILDING R/U RATIO
89,915/81,268 = 1.1064



GROUND FLOOR
TENANT AREAS



Site Plan - 1400 Dowel Springs Blvd (First Floor)

BOMA: MAIN FLOOR


GROSS FLOOR AREA
37,811 S.F.

GROSS MEASURED AREA
36,887 S.F.


FLOOR RENTABLE AREA
36,000 S.F.


FLOOR USEABLE AREA
34,374 S.F.

FLOOR R/U RATIO
1.0473

 VERTICAL PENETRATIONS
887 S.F.

 COMMON AREA
1,626 S.F.

 SUITE 200
28,522 S.F. * 1.1064 = 31,556.74 R.S.F. Available

 SUITE 220
5,044 S.F. * 1.1064 = 5,580.68 R.S.F.

 DEAD AREA
808 S.F. * 1.1064 = 893.97 R.S.F.

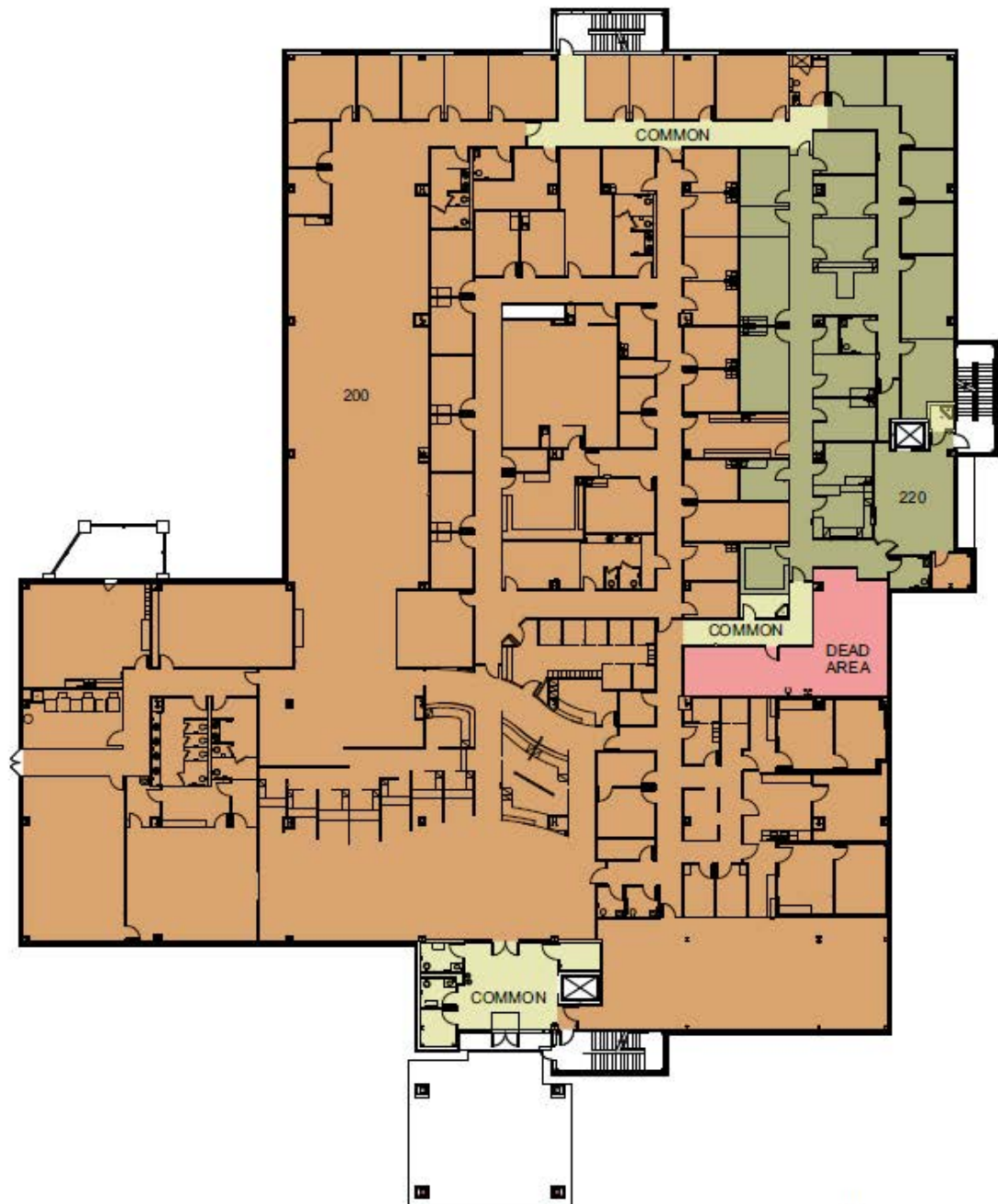
BOMA: BUILDING

BUILDING GROSS AREA
94,894 S.F.

BUILDING RENTABLE AREA
89,915 S.F.

BUILDING USEABLE AREA
81,268 S.F.

BUILDING R/U RATIO
89,915/81,268 = 1.1064



MAIN FLOOR PLAN
TENANT AREAS



Site Plan - 1400 Dowel Springs Blvd (Second Floor)

BOMA: THIRD FLOOR


GROSS FLOOR AREA
37,811 S.F.

GROSS MEASURED AREA
36,885 S.F.


FLOOR RENTABLE AREA
35,884 S.F.


FLOOR USEABLE AREA
31,745 S.F.


FLOOR R/U RATIO
1.13038


 VERTICAL PENETRATIONS
1,001 S.F.


 COMMON AREA
4,139 S.F.


 SUITE 300
5,795 S.F. * 1.1064 = 6,411.59 R.S.F.

 SUITE 310
5,089 S.F. * 1.1064 = 5,630.47 R.S.F.

 SUITE 320
2,591 S.F. * 1.1064 = 2,866.68 R.S.F.

 SUITE 330
7,119 S.F. * 1.1064 = 7,876.46 R.S.F. Available

 SUITE 340
2,026 S.F. * 1.1064 = 2,241.57 R.S.F.

 SUITE 350
9,126 S.F. * 1.1064 = 10,097.01 R.S.F. Available

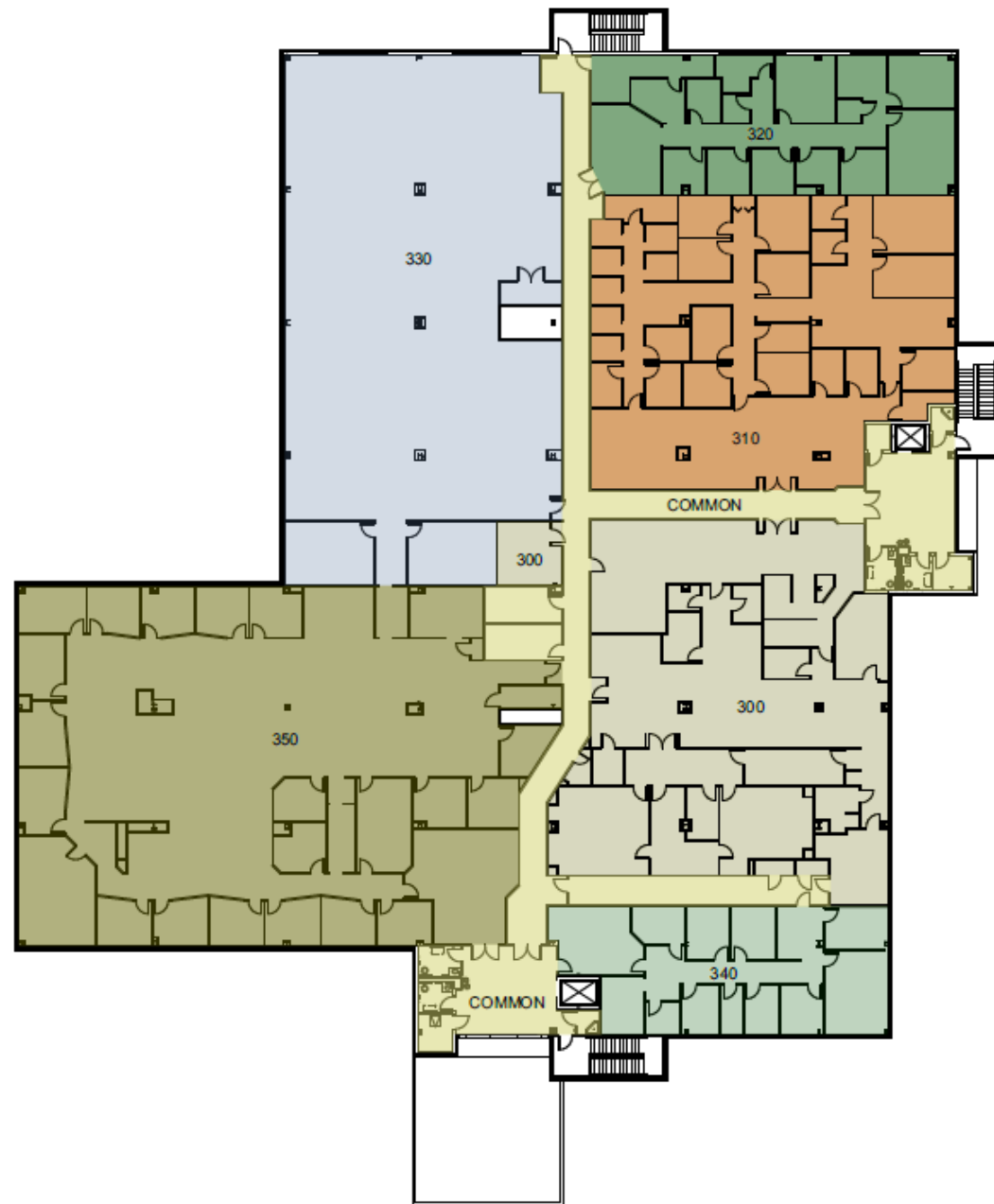
BOMA: BUILDING

BUILDING GROSS AREA
94,894 S.F.

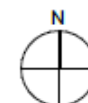
BUILDING RENTABLE AREA
89,915 S.F.

BUILDING USEABLE AREA
81,268 S.F.

BUILDING R/U RATIO
89,915/81,268 = 1.1064

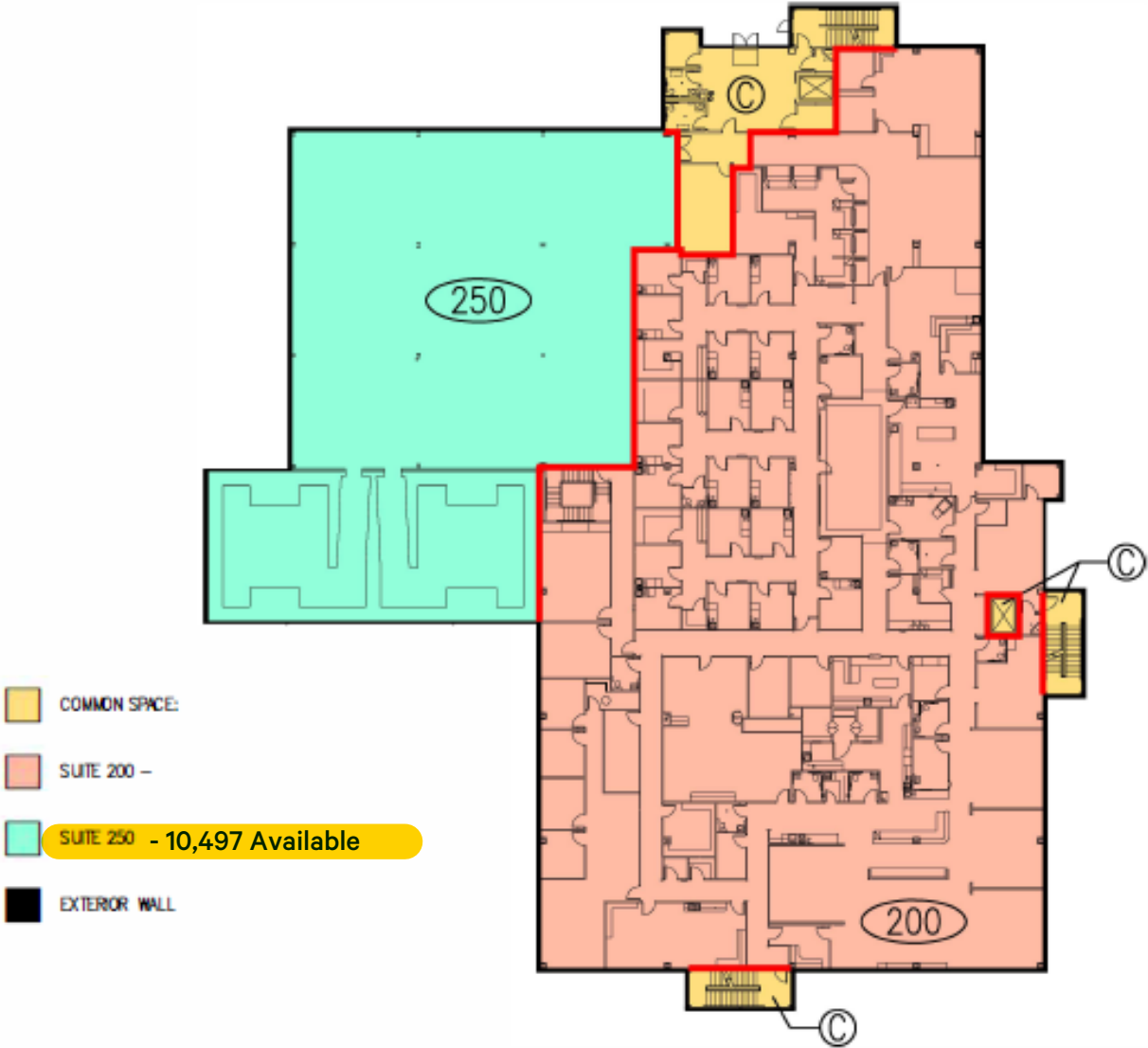


THIRD FLOOR PLAN
TENANT AREAS



Photos - 1415 Old Weisgarber Rd

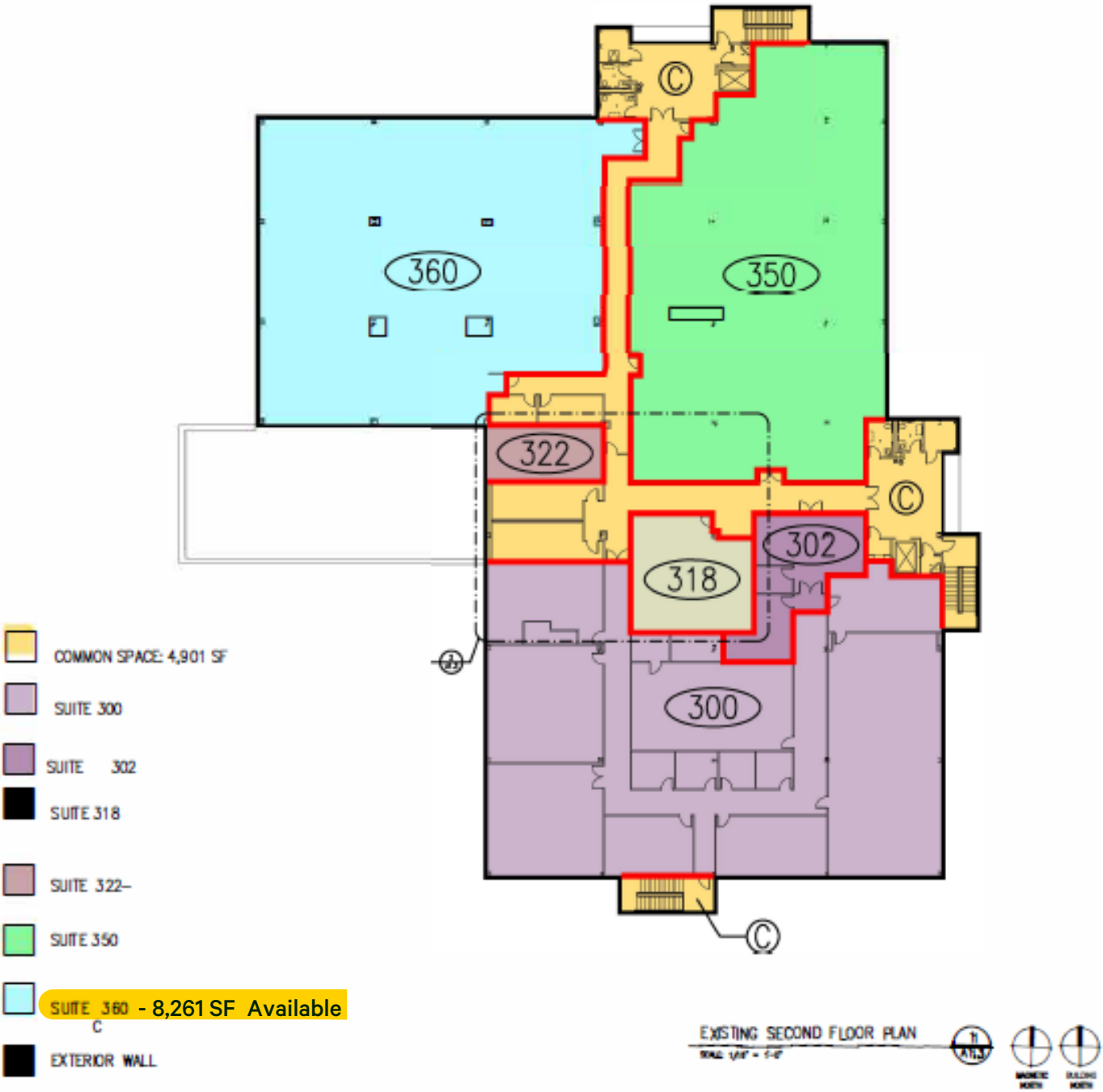




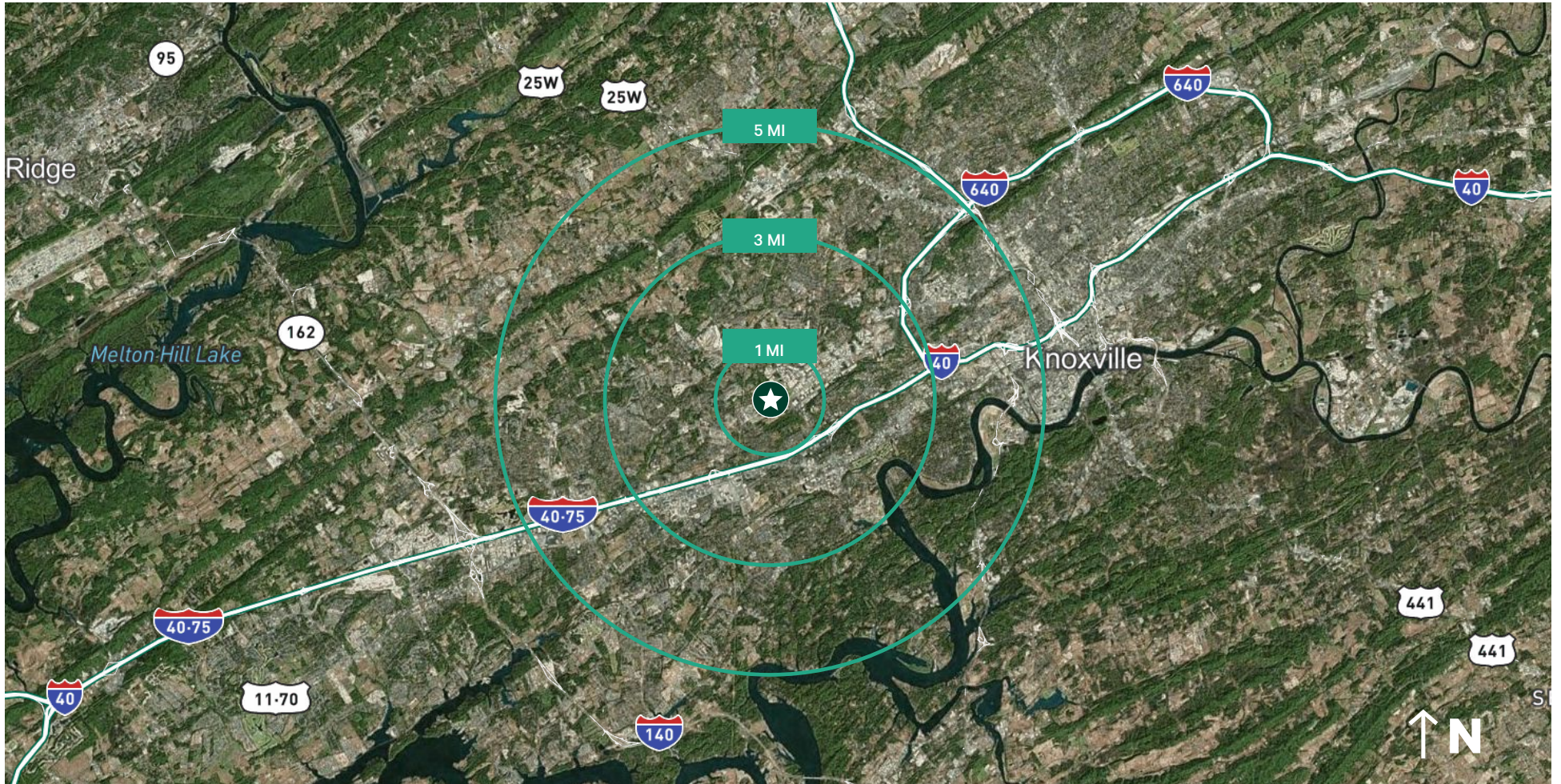
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Site Plan - 1415 Old Weisgarber (Second Floor)



Demographics



	1 mile	3 miles	5 miles
2021 Estimated Population	6,421	39,344	91,285
2026 Estimated Population Projection	7,004	42,178	96,468
2021 Average Household Income	\$77,580	\$81,498	\$83,824
2026 Average Projected Household Income	\$86,328	\$90,098	\$94,133



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