

**125 Broadway Avenue
Oak Ridge, TN
37830**

Inquiries:



865-470-4868



ENTIRE OFFICE BLDG FOR LEASE

**\$13.00 PSF NNN
+\$5.50 PSF OPEX**

**ENTIRE BUILDING AVAILABLE
SEPT. 2026**

37,502 SF

PROPERTY HIGHLIGHTS

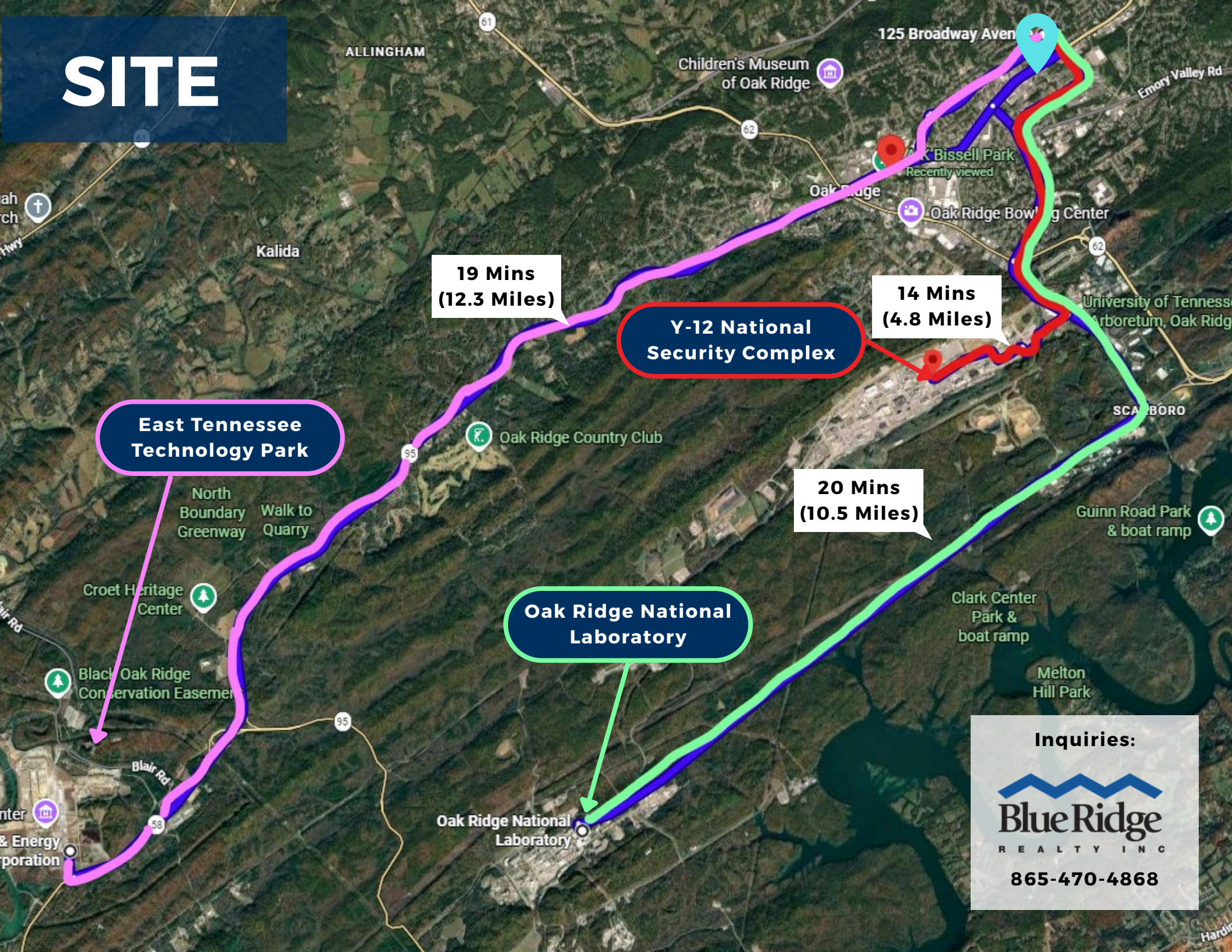
- **Strategic Location** – Along Oak Ridge’s Broadway corridor in the heart of Old Town, adjacent to Big Ed's Pizza, with access to a variety of local eateries.
- **Flexible Office Configuration** – Two-story, move-in ready layout featuring 45 private offices, multiple conference rooms, open workspace areas, and breakrooms.
- **Secure Operations Capability** – Dedicated secure work bays and controlled-access areas to accommodate sensitive operations, government contractors, or specialized teams.
- **Operational Feasibility** – Loading platform and secure rear access to support light distribution.
- **On-Site Parking** – Approximately 173 total parking spaces, including a gated rear lot and front parking
- **Local Economic Drivers** – Supported by proximity to Oak Ridge National Laboratory (ORNL), Y-12 National Security Complex, and East Tennessee Technology Park

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SITE



**19 Mins
(12.3 Miles)**

**Y-12 National
Security Complex**

**14 Mins
(4.8 Miles)**

**East Tennessee
Technology Park**

**20 Mins
(10.5 Miles)**

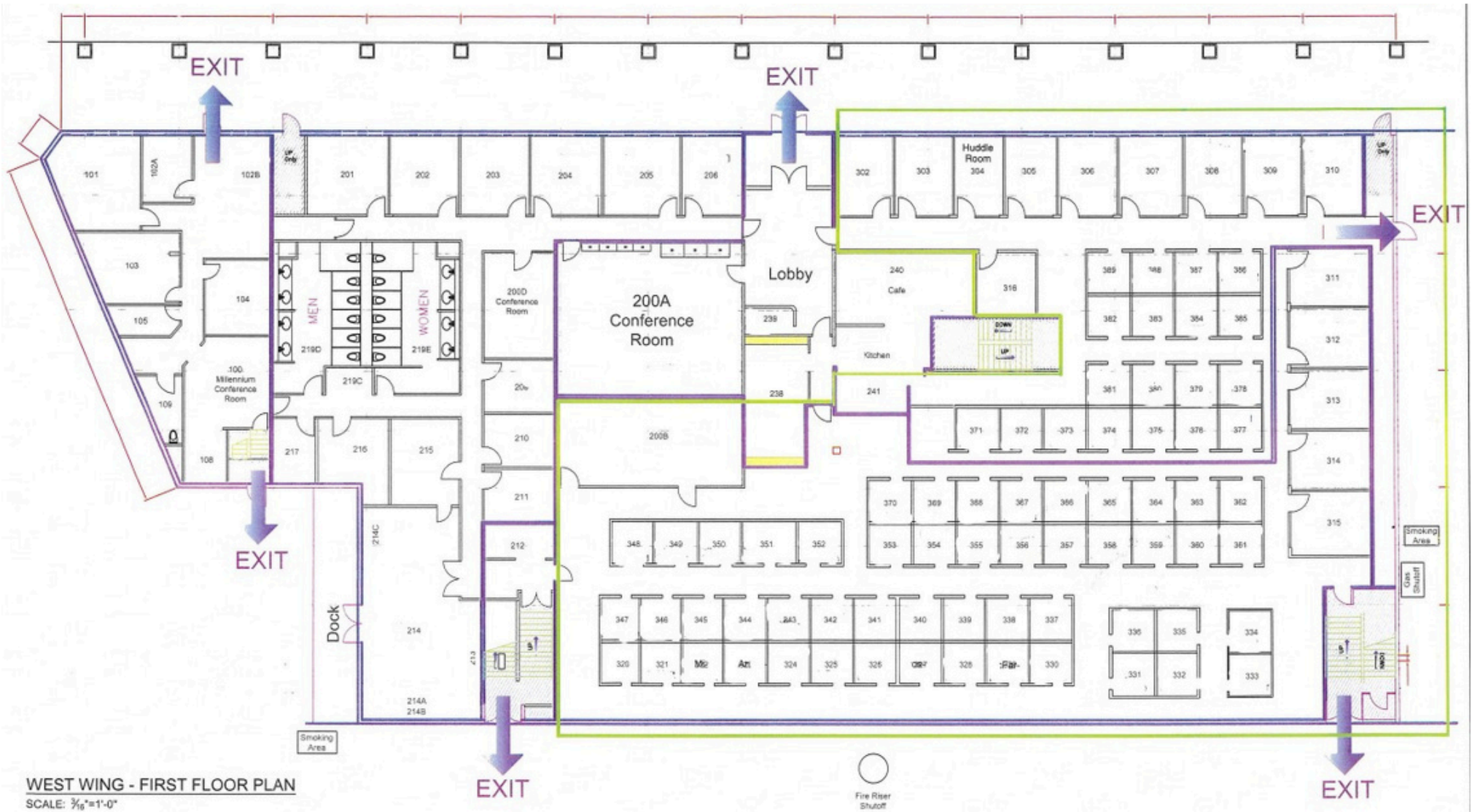
**Oak Ridge National
Laboratory**

Inquiries:



Blue Ridge
REALTY INC

865-470-4868



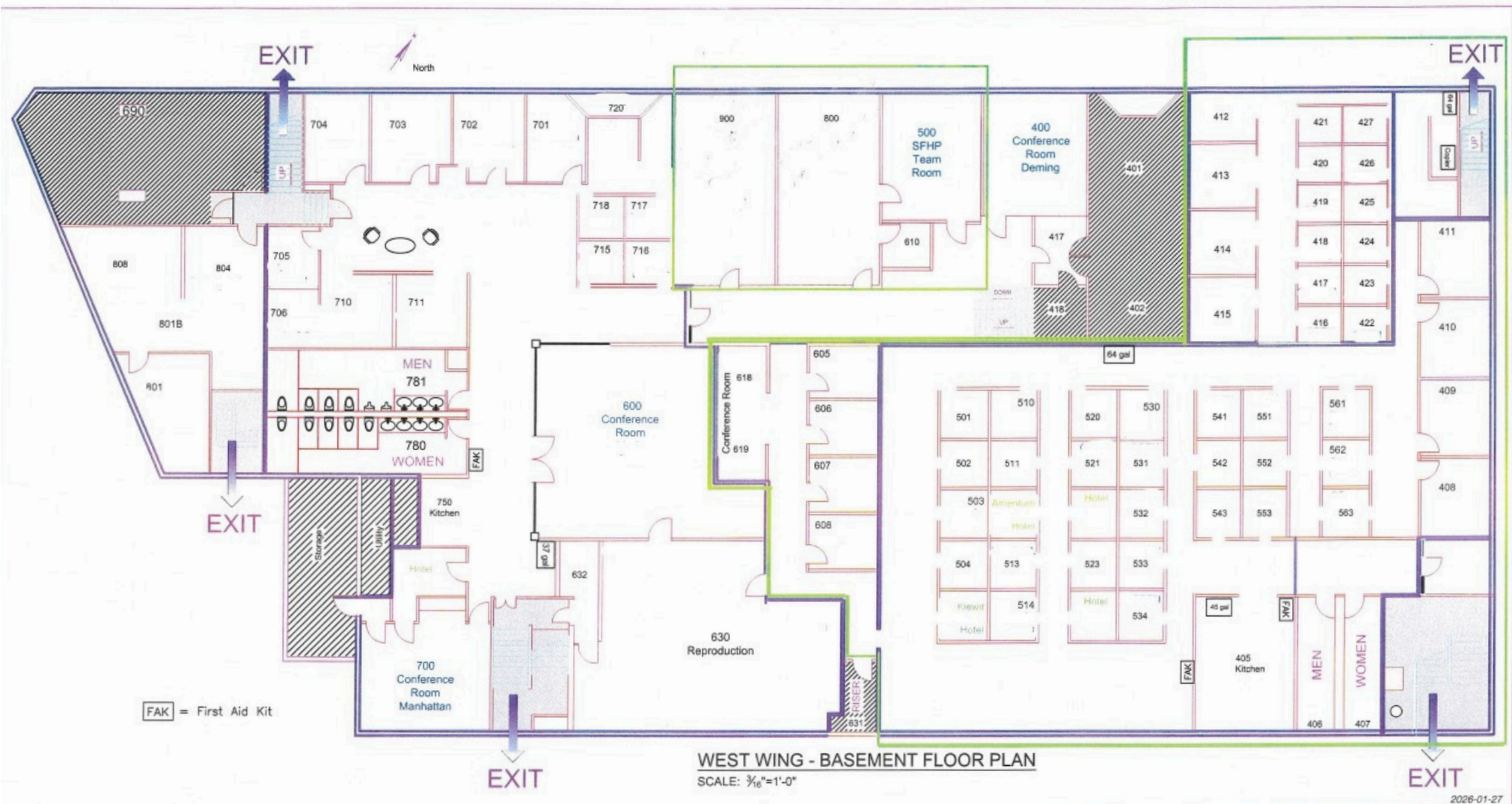
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- Reception
- 28 Private Offices
- 46 Open Work Stations
- Large Breakroom
- 3 Conference Rooms
- 2 Restrooms (Men's and Women's)

FIRST FLOOR



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- 17 Private Offices
- 49 Open Workstations
- 2 Breakrooms
- 5 Conference Rooms (incl. secure workbay)
- 4 Restrooms (2 Men's and 2 Women's)
- Print/copy area

LOWER LEVEL

EXTERIOR



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INTERIOR



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INTERIOR



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ACCESS & VISIBILITY



Addt'l Parking
107 spaces

Gated Parking
66 spaces

W Tennessee Ave ≈
6,486 CPD

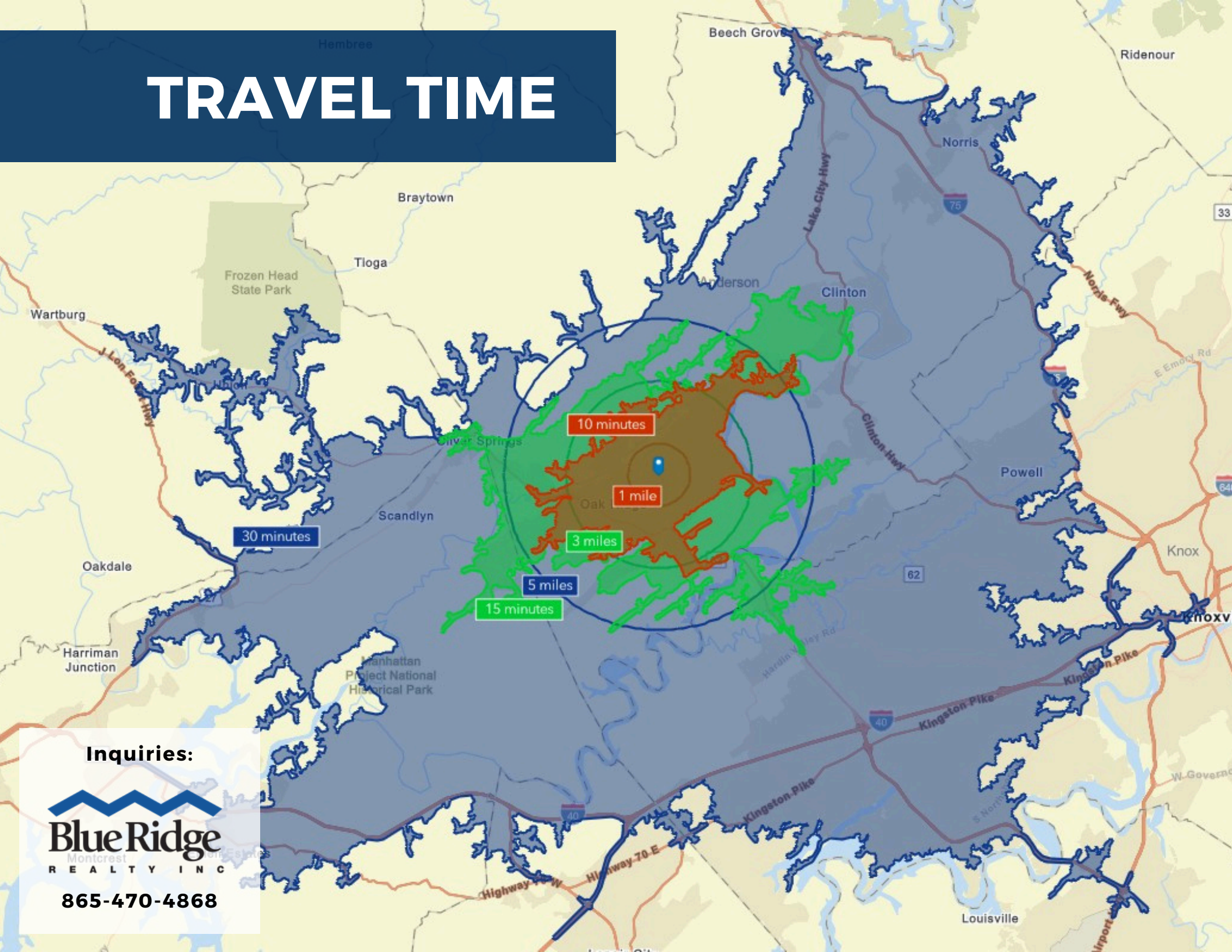
Oak Ridge Turnpike =
24,795 CPD

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TRAVEL TIME



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DEMOGRAPHICS

according to data provided by CoStar



Demographics >>

Population	6,464	25,624
Households	2,791	11,120
Median Age	42.30	40.70
Median HH Income	\$64,208	\$59,757
Daytime Employees	8,389	20,117
Population Growth '24 - '29	↑ 6.61%	↑ 6.56%
Household Growth '24 - '29	↑ 6.77%	↑ 6.74%

TRAVEL TO WORK

