

OFFICE BUILDING FOR LEASE

PROPERTY DESCRIPTION

The distinctive Cedar Ridge sits atop one of Cedar Bluff Road's highest knolls in the heart of West Knoxville's thriving corporate corridor. Easily accessible from McGhee-Tyson Airport, downtown Knoxville, and Oak Ridge, this modern office facility offer the ultimate in convenience in an attractive suburban setting. Various amenities include a spacious conference room for customer use, a striking two-story lobby and mezzanine finished with a combination of travertine and italian marble, 24 hour electronic security access system and video monitoring, exceptional ingress and egress from Cedar Bluff Road, and expansive views of West Knoxville.

PROPERTY HIGHLIGHTS

- Central to Knoxville's Employment Base
- High Quality Corporate Neighbors
- Abundant Natural Light with Banded Windows
- Landlord ready and willing to Build-to-Suit space

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	1,121 - 9,608 SF
Building Size:	90,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,296	26,906	59,077
Total Population	7,074	59,254	136,412
Average HH Income	\$61,355	\$84,212	\$95,326

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,121 - 9,608 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 555	-	7,112 SF	Full Service	\$21.00 SF/yr	7,112 SF space on the 5th floor currently built out with classrooms can be converted to standard office.
Suite 252	Available	1,827 SF	Full Service	\$22.00 SF/yr	1,827 SF general office space in highly occupied quality building. 5 offices, a waiting room and a kitchen along with an open area and an IT closet.
Suite 400	Available	9,608 SF	Full Service	\$22.00 SF/yr	Beautiful corporate space with glass front lobby presence and plenty of natural light. Space is mix of private offices and open space.
Suite 230	Available	1,121 SF	Full Service	\$22.00 SF/yr	1,827 SF general office space in highly occupied quality building. Corner office plus 3 additional window offices and a kitchen

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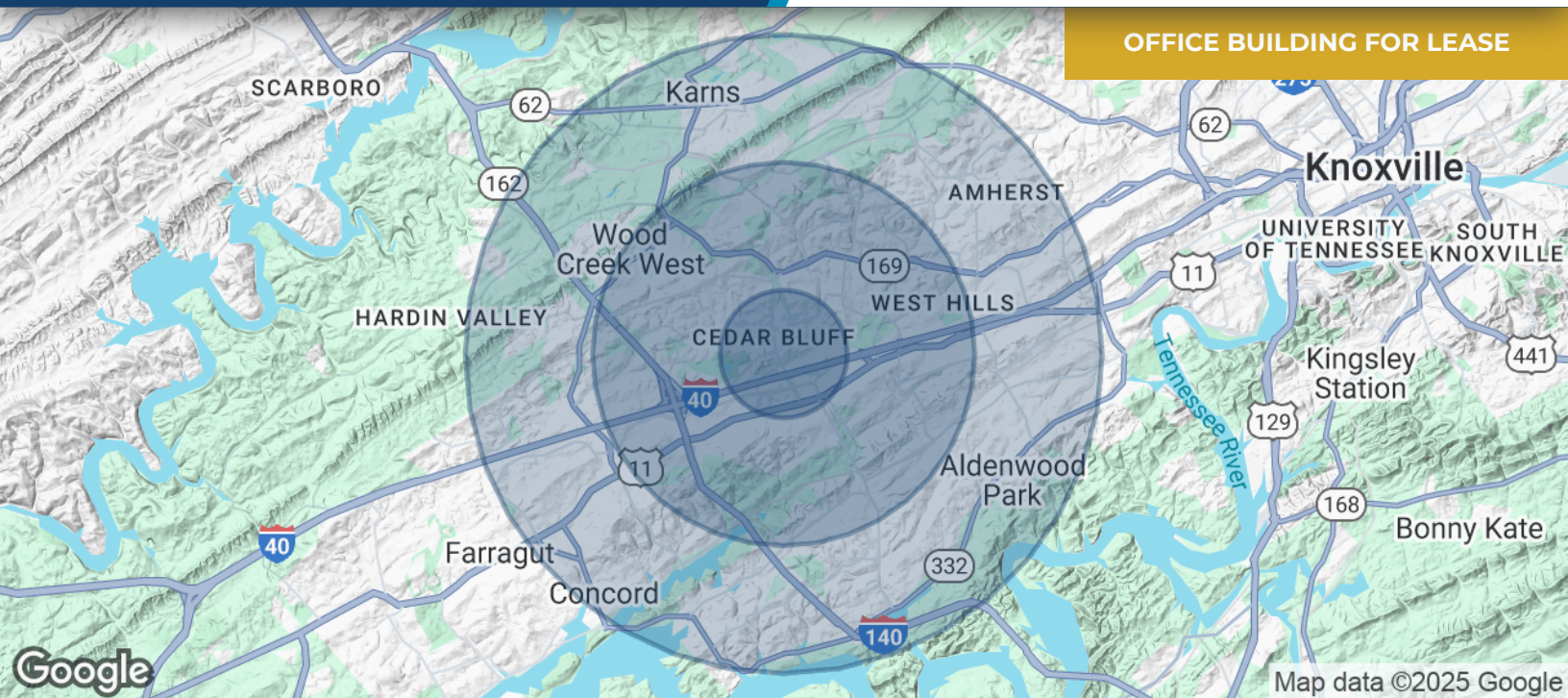


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,074	59,254	136,412
Average Age	32.1	38.3	38.5
Average Age (Male)	31.2	36.9	36.7
Average Age (Female)	34.8	40.3	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,296	26,906	59,077
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$61,355	\$84,212	\$95,326
Average House Value	\$132,457	\$230,073	\$254,654

* Demographic data derived from 2020 ACS - US Census

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