



OFFICE BUILDING FOR LEASE

PROPERTY DESCRIPTION

Quality office property central to Knoxville’s demographics with ease of access and visibility from I-40/75. Onyx Pointe is an upscale development with quality tenants dating back to 2006. Modern amenities such as key card access security system and fiber optic networking to the building. Impress your clients and give higher workplace satisfaction to your employees in this beautiful property.

PROPERTY HIGHLIGHTS

- Ideal Suburban West Knoxville Location
- Bearden Submarket with Easy Access to I-40/75
- Abundant Natural Light Layouts

OFFERING SUMMARY

Lease Rate:	\$20.50 - 25.00 SF/yr (Full Service)
Available SF:	2,439 - 3,178 SF
Building Size:	85,978 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,428	31,899	60,290
Total Population	8,414	68,843	134,686
Average HH Income	\$64,867	\$82,451	\$91,661

JAY COBBLE
865.777.0202
cobble@providenceres.com

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,439 - 3,178 SF	Lease Rate:	\$20.50 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8351 E Walker Springs Lane	Available	3,140 SF	Full Service	\$20.50 SF/yr	-
8351 E Walker Springs Lane	Available	2,439 - 3,178 SF	Full Service	\$20.50 SF/yr	-
Bank Branch	Available	2,495 SF	Full Service	\$25.00 SF/yr	-

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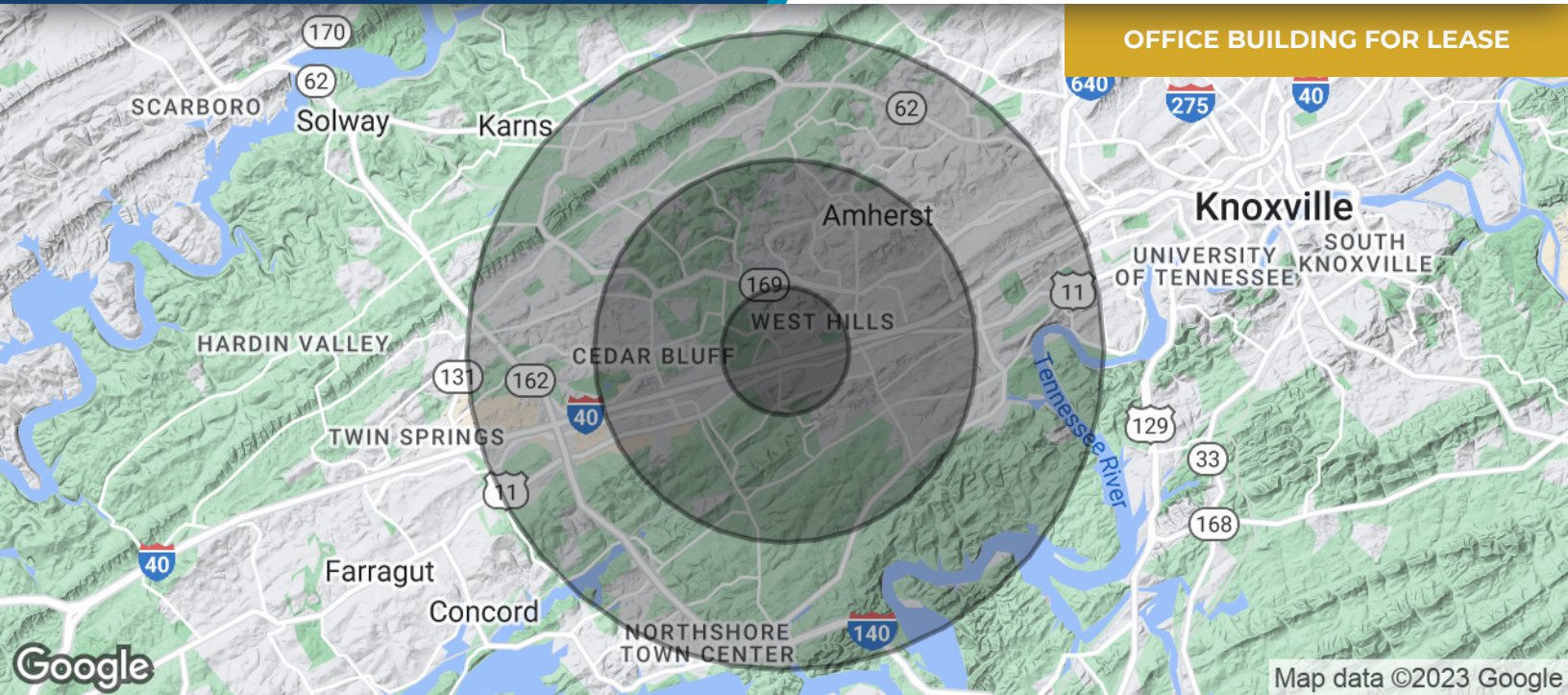


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,414	68,843	134,686
Average Age	36.2	37.4	38.4
Average Age (Male)	34.1	36.0	36.9
Average Age (Female)	38.2	39.4	40.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,428	31,899	60,290
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$64,867	\$82,451	\$91,661
Average House Value	\$223,560	\$236,165	\$246,015

* Demographic data derived from 2020 ACS - US Census

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