



**OFFERING MEMORANDUM**

**Single or Multi-Tenant  
Office | Oak Ridge, TN**

**122-132 JEFFERSON COURT**

Oak Ridge, TN 37830

**PRESENTED BY:**

**TAYLOR DURAND**

O: 865.776.5662

taylor.durand@svn.com

**MATTHEW STROTHER**

O: 865.309.6272

matthew.strother@svn.com

## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

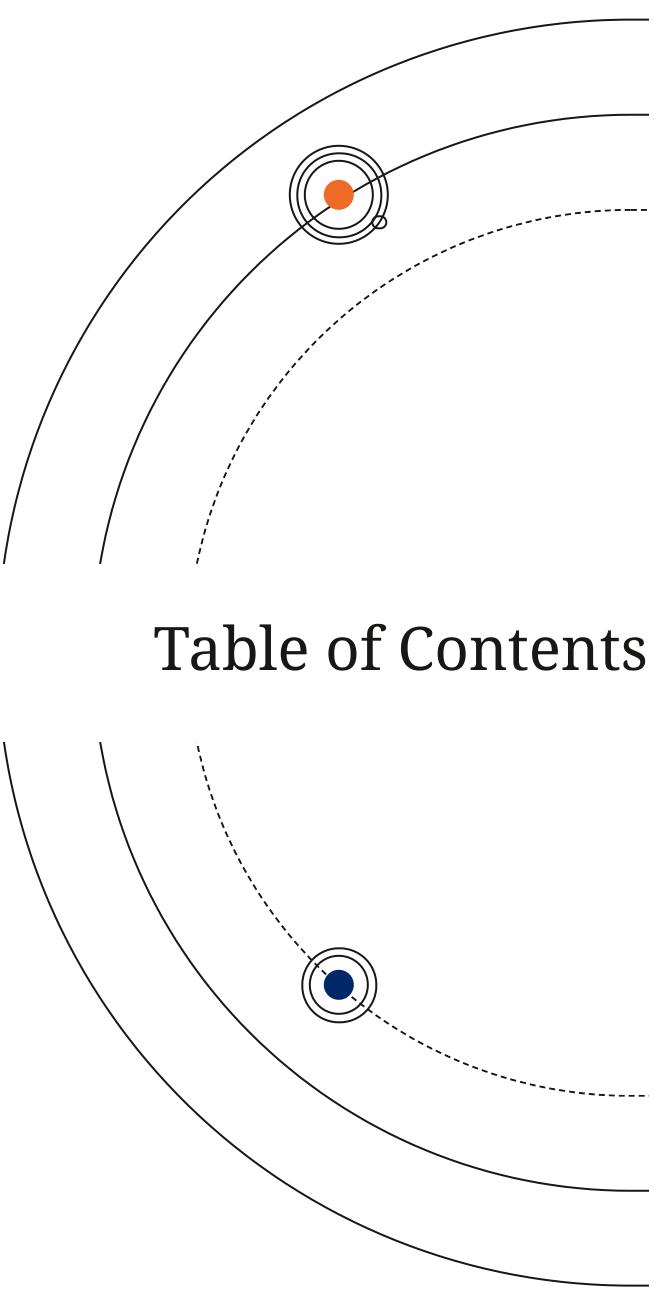
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Table of Contents

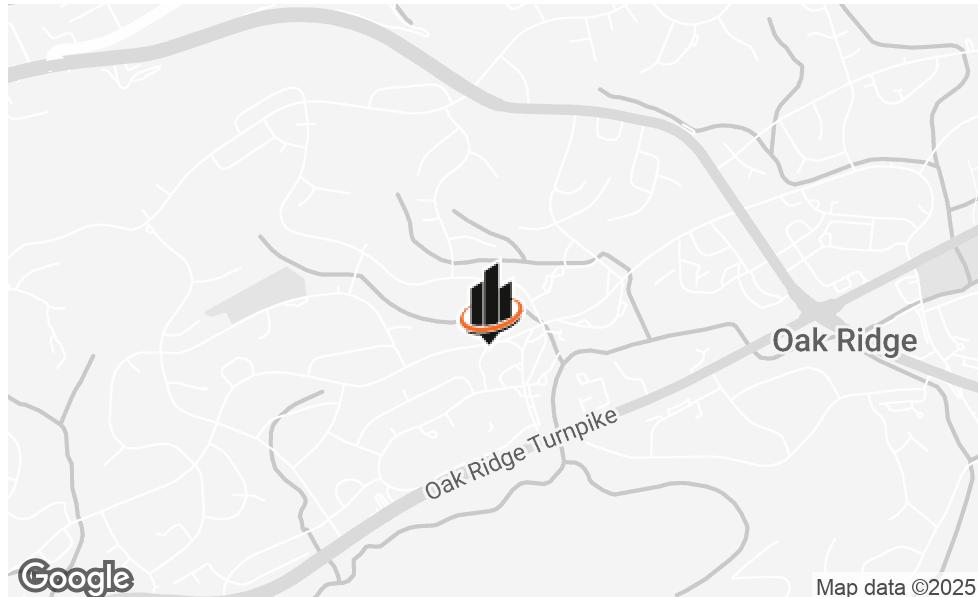
4

## PROPERTY INFORMATION

Property Summary	5
Complete Highlights	6
Additional Photos	7
Location Map	8
Regional Map	9
Demographics Map & Report	10



## PROPERTY SUMMARY



**SALE PRICE**

**\$1,400,000**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	15,541 SF
<b>LOT SIZE:</b>	0.98 Acres
<b>PRICE / SF:</b>	\$90.08
<b>ZONING:</b>	B2
<b>APN:</b>	105A B 001.00

### PROPERTY OVERVIEW

Functional, security-enhanced owner-occupant or investment opportunity located within three miles of the historic Y-12 National Security Complex in Oak Ridge, TN. This 15,541 SF Office building is designed for flexibility, with the capability of up to 5 separate suites, making it ideal for a single-user headquarters or multi-tenant layout. The property includes a mix of 24 private offices, 6 cubicle spaces, 4 large conference rooms, multiple kitchen areas, 8 restrooms, and two large secured storage areas (1,891 SF and 2,063 SF respectively). Ideal for investors, professional offices, government contractors, or any business seeking a secure, tech-ready facility with extensive space, parking, and configuration flexibility.

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

<b>BUILDING NAME</b>	Single or Multi-Tenant Office   Oak Ridge, TN
<b>STREET ADDRESS</b>	122-132 Jefferson Court
<b>CITY, STATE, ZIP</b>	Oak Ridge, TN 37830
<b>COUNTY</b>	Anderson

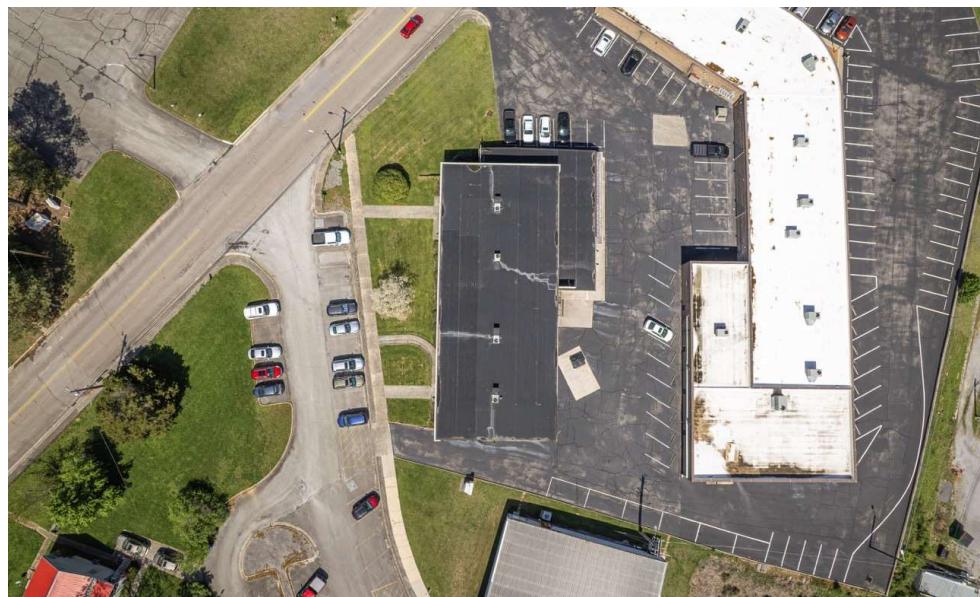
### BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>OCCUPANCY %</b>	0.0%
<b>TENANCY</b>	Single or Multiple
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1943
<b>YEAR LAST RENOVATED</b>	2000

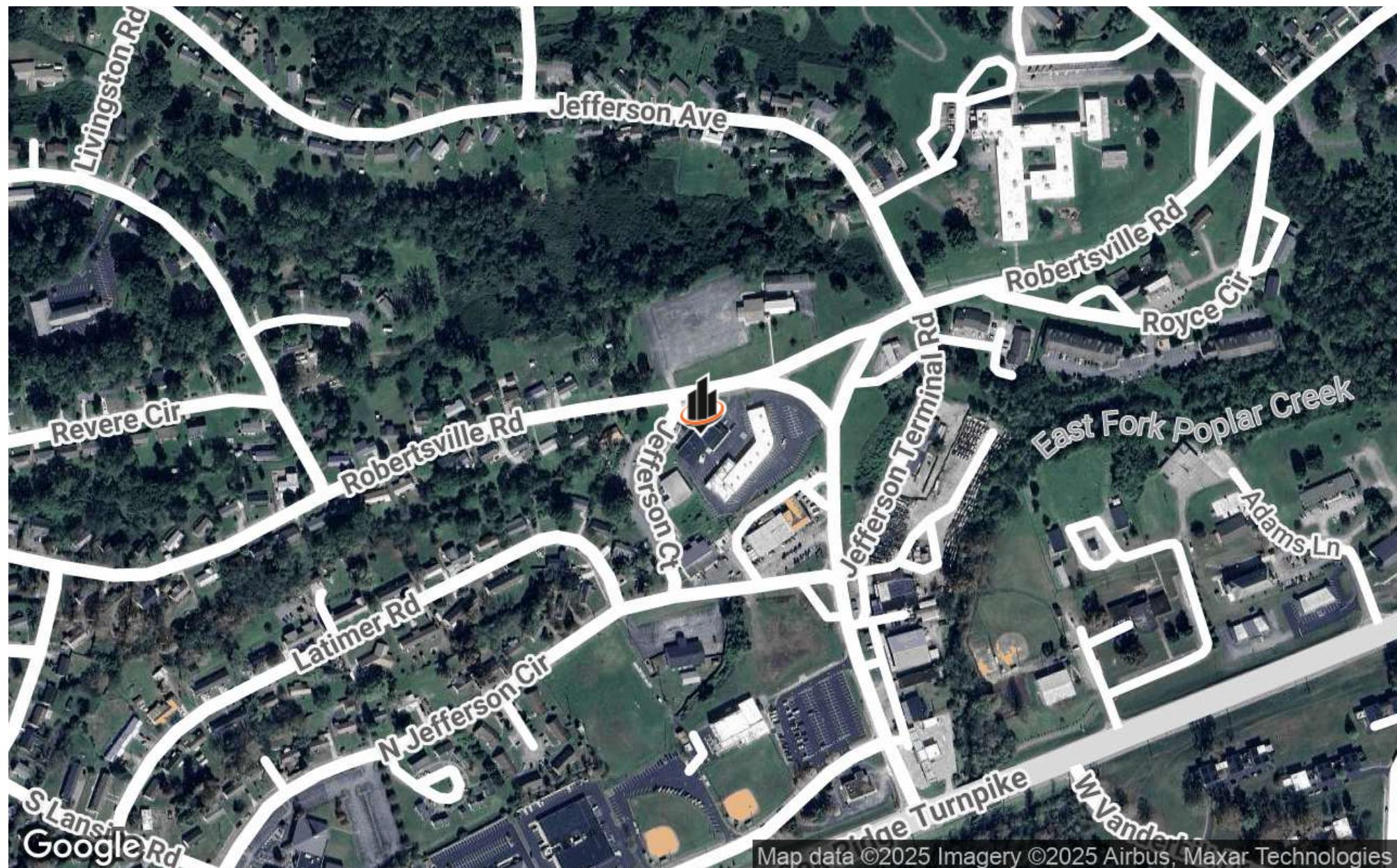
### PROPERTY HIGHLIGHTS

- 15,541 SF Office
- Single or multi-tenant
- 56 parking spaces
- Fully sprinklered building
- Security cameras throughout interior and exterior
- CMMC Level 2 compliant infrastructure
- Main server room capable of supporting entire building IT needs
- Four conference rooms
- 7 entry/exit points for flexible ingress/egress and suite division

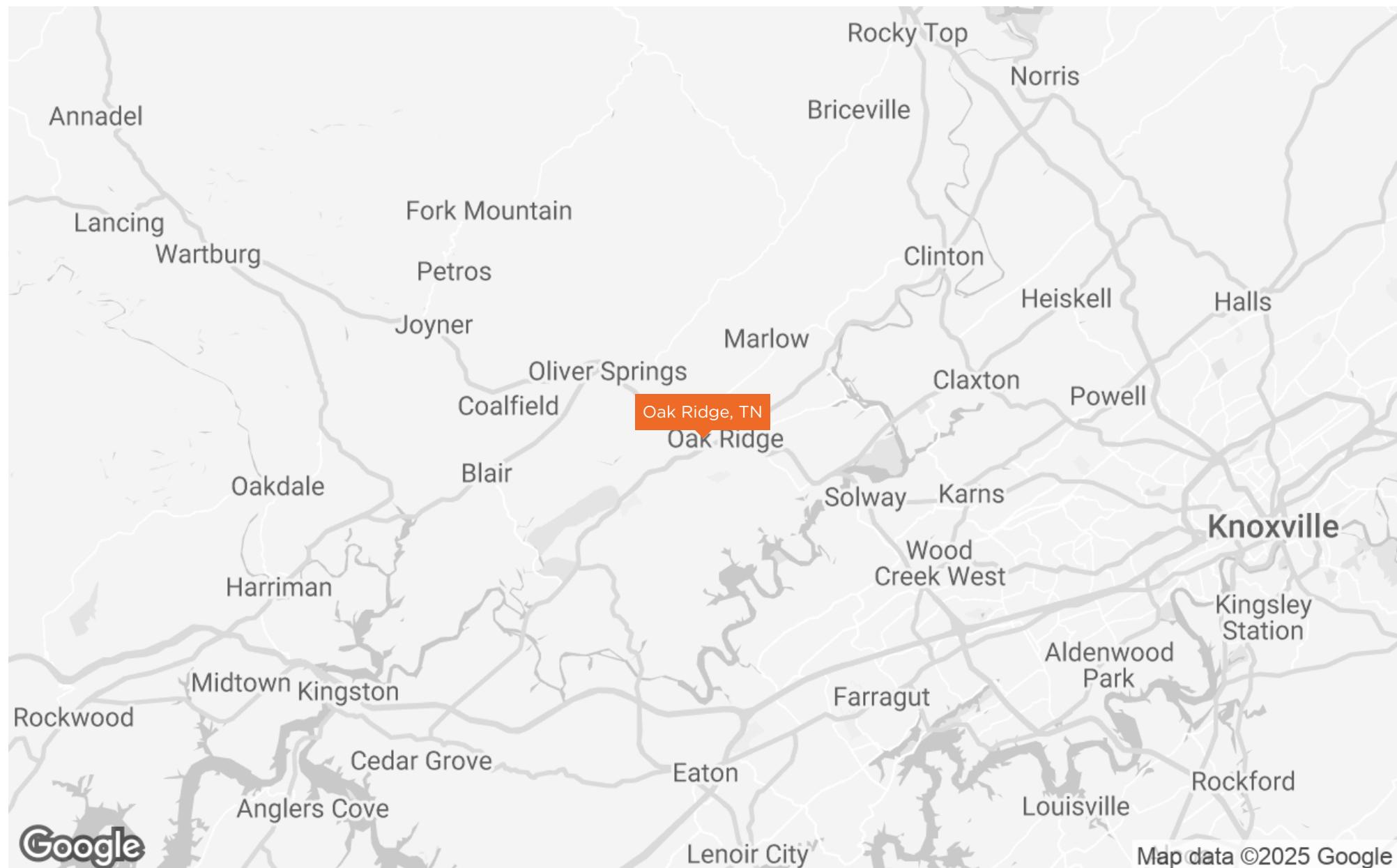
## ADDITIONAL PHOTOS



## LOCATION MAP



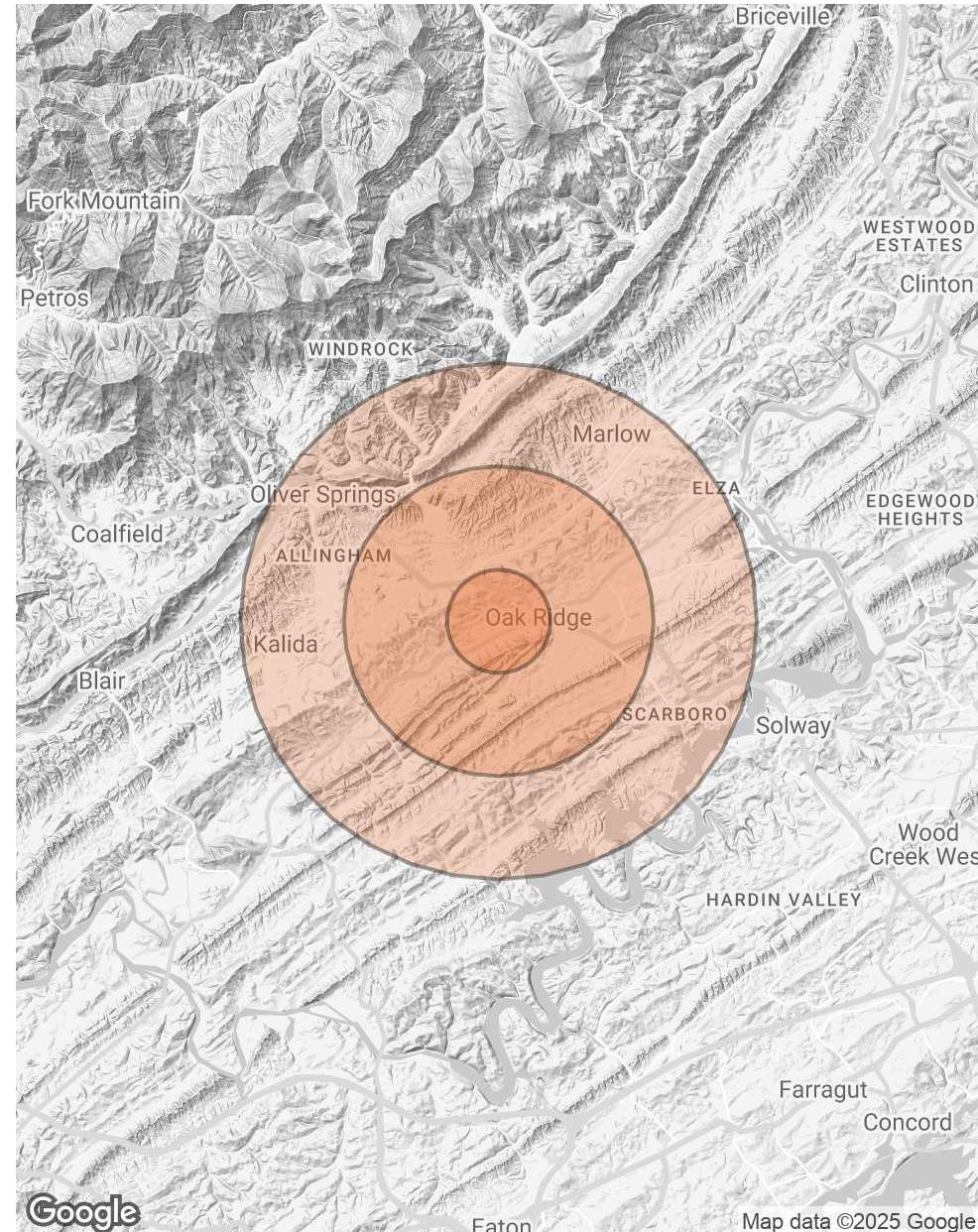
## REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,336	21,984	36,415
<b>AVERAGE AGE</b>	39	42	43
<b>AVERAGE AGE (MALE)</b>	38	40	41
<b>AVERAGE AGE (FEMALE)</b>	41	43	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,332	9,467	15,472
<b># OF PERSONS PER HH</b>	2.3	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$67,844	\$77,530	\$88,628
<b>AVERAGE HOUSE VALUE</b>	\$214,427	\$244,532	\$260,110

Demographics data derived from AlphaMap





**PRESENTED BY:**

**Taylor Durand**

O: 865.776.5662

taylor.durand@svn.com

**Matthew Strother**

O: 865.309.6272

matthew.strother@svn.com

