

For Lease

# Office Building

37,803 SF

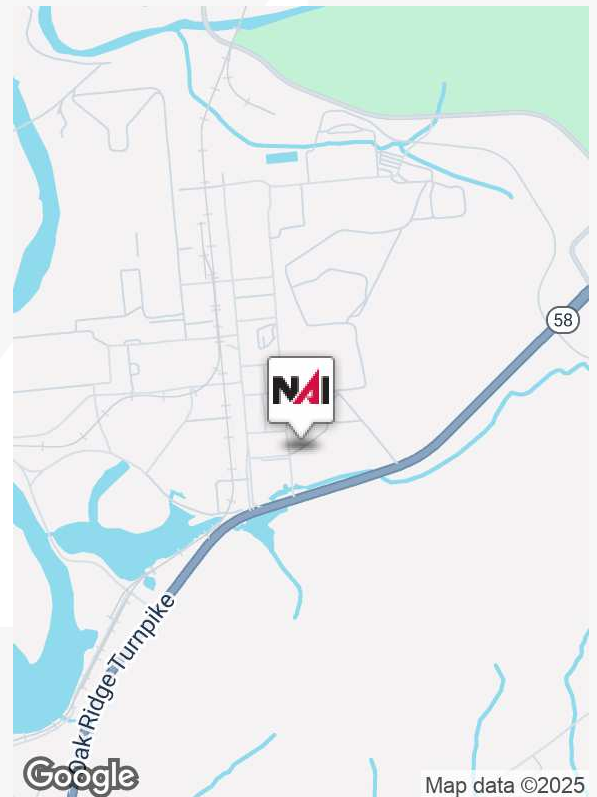


## 150 Americus Avenue

Oak Ridge, Tennessee 37830

### Property Highlights

- 12,601 SF floor plates - 3 levels with elevator access
- All 3 levels now have open floor plans
- Delivery of the space will include floor covering and lighting.
- Chiller system was recently replaced. New air handlers for entire building.
- Ceilings are open to the structure above.
- All windows in the building have been replaced.
- Bathrooms are in the process of being renovated.
- Each level of the building has a vault.
- A circular drive is being developed around the building.
- Orano, USA has announced a multi-billion dollar nuclear project that will be built on a 920 acre tract 3 miles east of the subject property.
- TVA is preparing to build a Small Modular Reactor (1st in the U.S.) on the Clinch River Nuclear site, 3.5 miles S of the subject property.
- \$12.50 per SF NNN or available for purchase \$6,900,000.00



For more information

**Sam Tate, CCIM**

O: 865 777 3035

state@koellamoore.com



255 N Peters Road, Suite 101

Knoxville, TN 37923

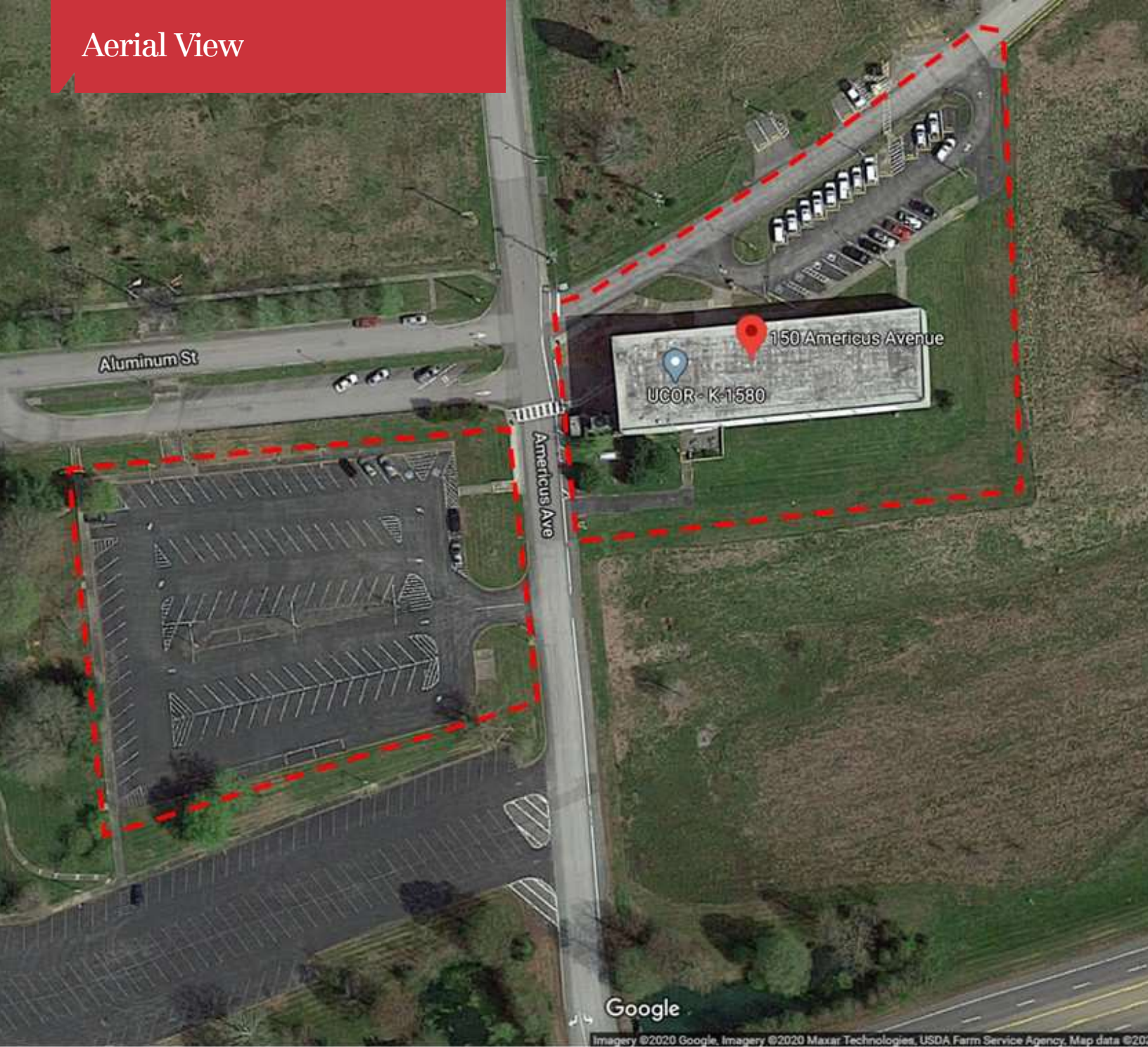
865 531 6400 tel

[koellamoore.com](http://koellamoore.com)



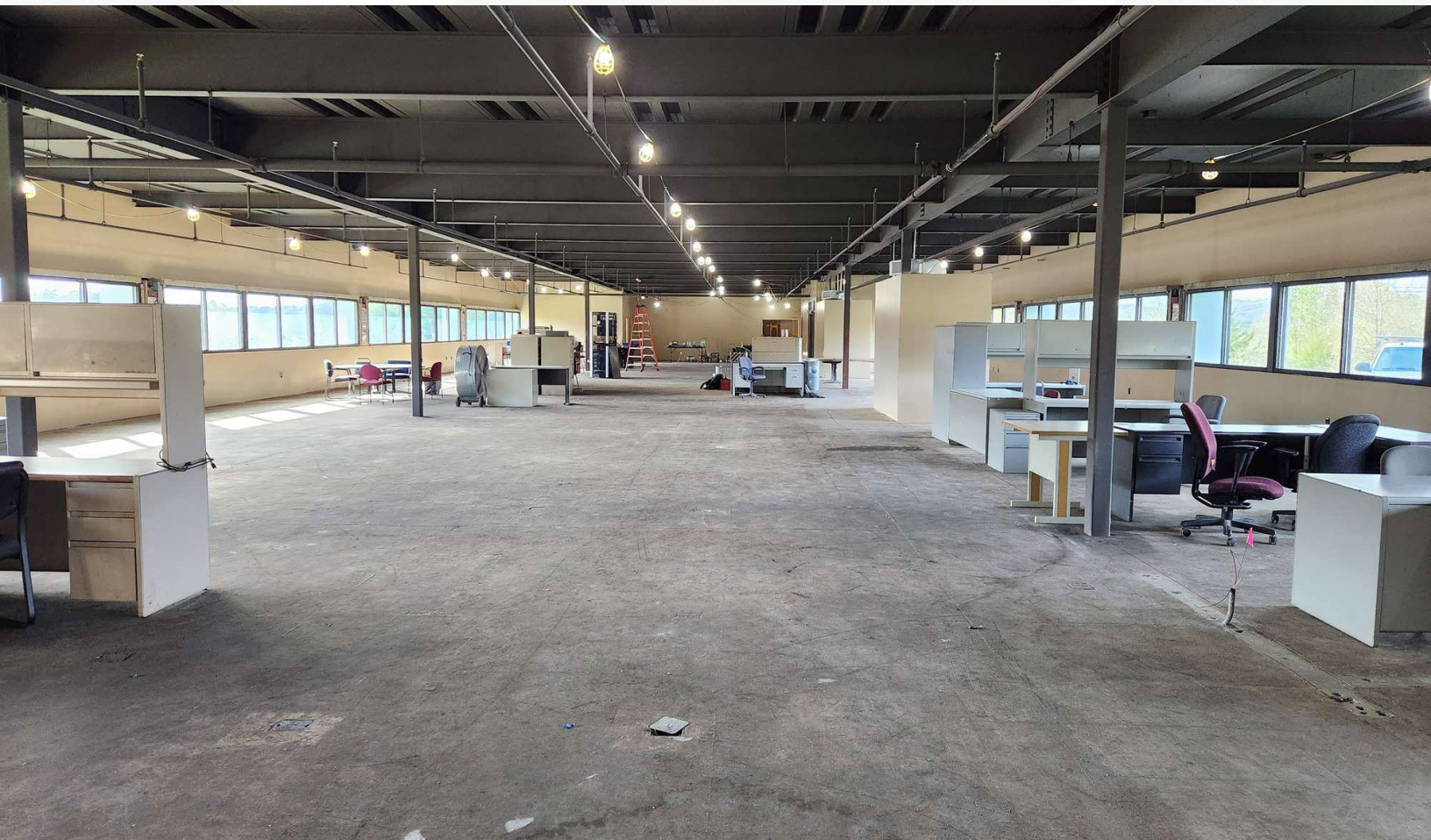


## Aerial View



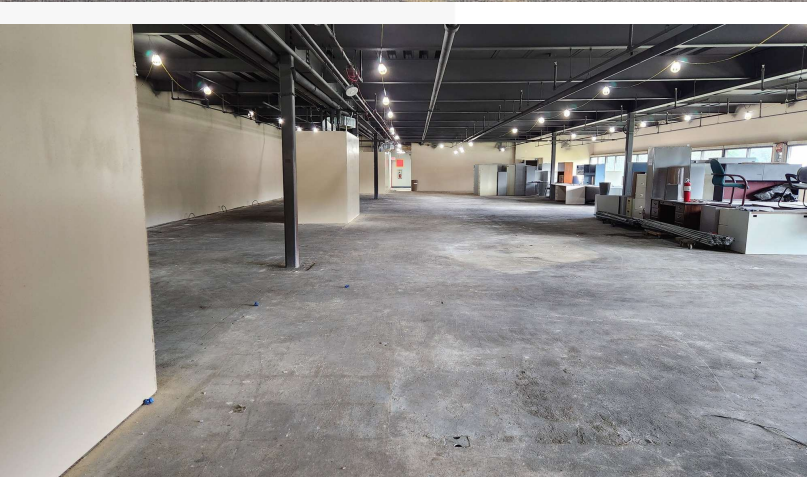


## Additional Photos



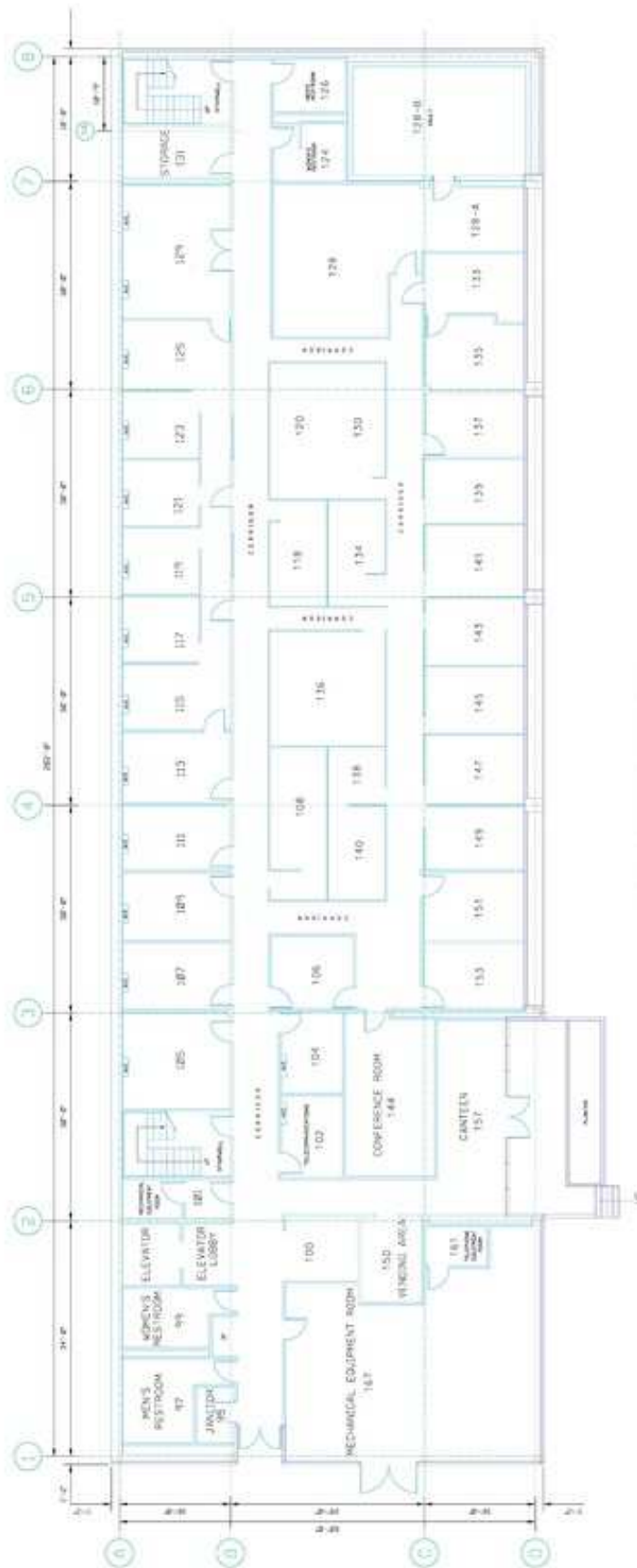


## Additional Photos





# Floorplan - Level 1

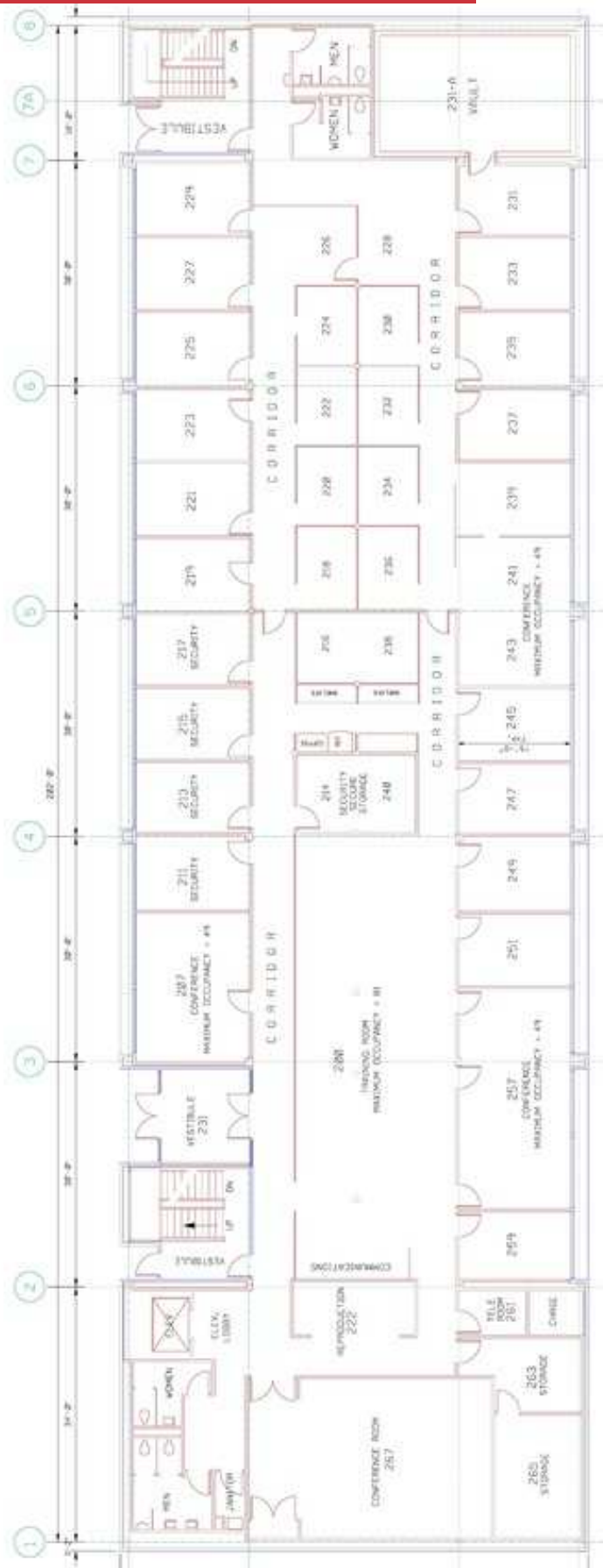


**K-1580 FIRST FLOOR PLAN**  
 TOTAL SQ. FT. = 780,507  
 Total square footage = 37,824.21 sq ft  
 first floor = 12,562.58 sq ft  
 second floor = 12,616.34 sq ft  
 third floor = 12,645.29 sq ft

|  |  |  |  |  |  |     |  |
|--|--|--|--|--|--|-----|--|
| Tetra Tech, Inc.<br>100 N. Peters Road, Suite 101<br>Knoxville, TN 37923<br>TEL: 865.531.6400<br>FAX: 865.531.6401 |  | BECHTEL JACOBS<br>100 N. Peters Road, Suite 101<br>Knoxville, TN 37923<br>TEL: 865.531.6400<br>FAX: 865.531.6401 |  | K-1580 FIRST FLOOR<br>MASTER BUILDING PLAN<br>100 N. Peters Road, Suite 101<br>Knoxville, TN 37923<br>TEL: 865.531.6400<br>FAX: 865.531.6401 |  | 1   |  |
| 1  |  | 2  |  | 3  |  | 4   |  |
| 5  |  | 6  |  | 7  |  | 8   |  |
| 9  |  | 10   |  | 11   |  | 12  |  |
| 13   |  | 14   |  | 15   |  | 16  |  |
| 17   |  | 18   |  | 19   |  | 20  |  |
| 21   |  | 22   |  | 23   |  | 24  |  |
| 25   |  | 26   |  | 27   |  | 28  |  |
| 29   |  | 30   |  | 31   |  | 32  |  |
| 33   |  | 34   |  | 35   |  | 36  |  |
| 37   |  | 38   |  | 39   |  | 40  |  |
| 41   |  | 42   |  | 43   |  | 44  |  |
| 45   |  | 46   |  | 47   |  | 48  |  |
| 49   |  | 50   |  | 51   |  | 52  |  |
| 53   |  | 54   |  | 55   |  | 56  |  |
| 57   |  | 58   |  | 59   |  | 60  |  |
| 61   |  | 62   |  | 63   |  | 64  |  |
| 65   |  | 66   |  | 67   |  | 68  |  |
| 69   |  | 70   |  | 71   |  | 72  |  |
| 73   |  | 74   |  | 75   |  | 76  |  |
| 77   |  | 78   |  | 79   |  | 80  |  |
| 81   |  | 82   |  | 83   |  | 84  |  |
| 85   |  | 86   |  | 87   |  | 88  |  |
| 89   |  | 90   |  | 91   |  | 92  |  |
| 93   |  | 94   |  | 95   |  | 96  |  |
| 97   |  | 98   |  | 99   |  | 100 |  |



# Floorplan - Level 2



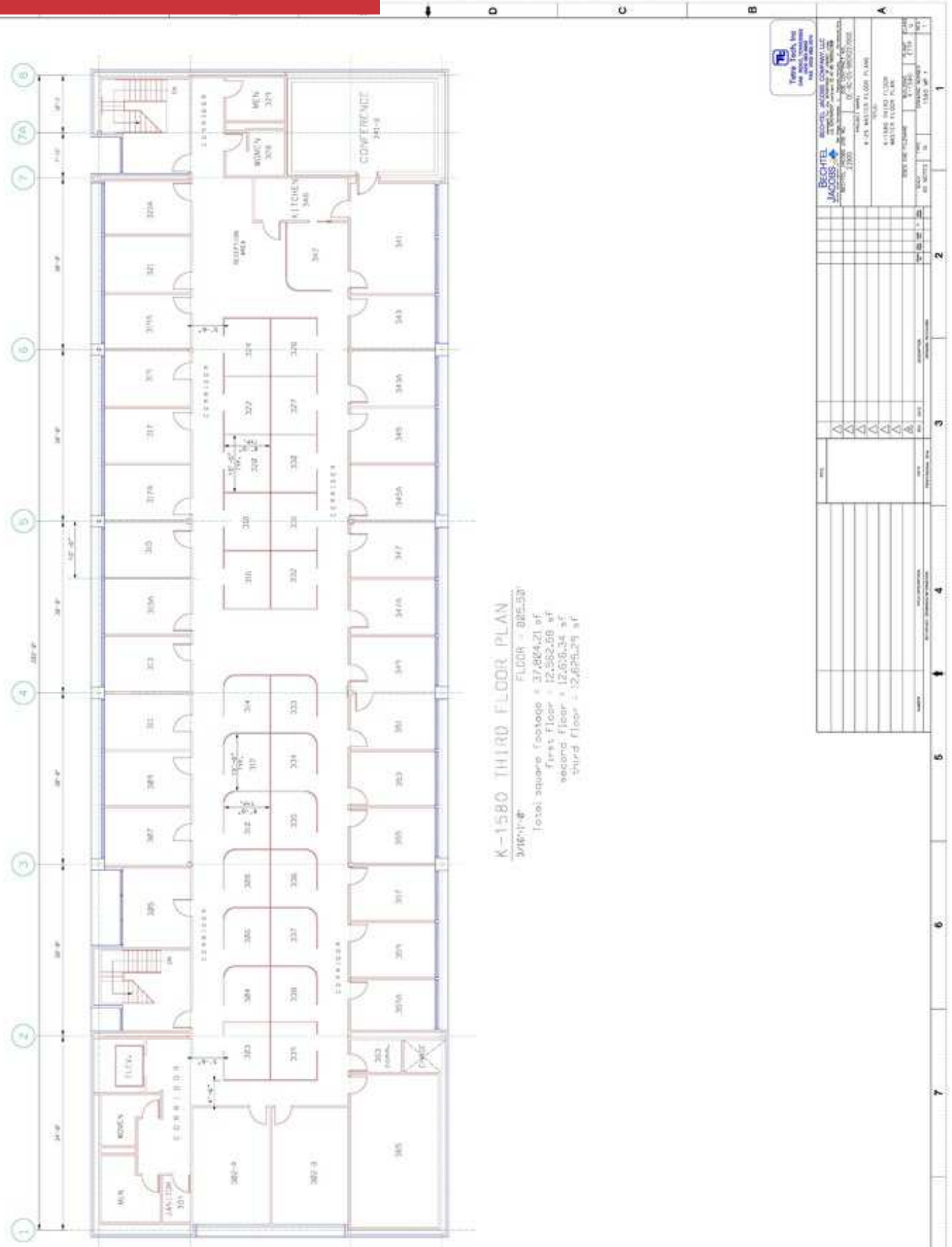
## K-1580 SECOND FLOOR PLAN

3/16/18  
 FLOOR : 793.0'  
 Total square footage : 37,864.21 sf  
 first floor : 12,562.58 sf  
 second floor : 12,616.36 sf  
 third floor : 12,685.25 sf

| NO. | REVISION | DATE | BY | CHKD | APP'D |
|-----|----------|------|----|------|-------|
| 1   |          |      |    |      |       |
| 2   |          |      |    |      |       |
| 3   |          |      |    |      |       |
| 4   |          |      |    |      |       |
| 5   |          |      |    |      |       |
| 6   |          |      |    |      |       |
| 7   |          |      |    |      |       |
| 8   |          |      |    |      |       |
| 9   |          |      |    |      |       |
| 10  |          |      |    |      |       |
| 11  |          |      |    |      |       |
| 12  |          |      |    |      |       |
| 13  |          |      |    |      |       |
| 14  |          |      |    |      |       |
| 15  |          |      |    |      |       |
| 16  |          |      |    |      |       |
| 17  |          |      |    |      |       |
| 18  |          |      |    |      |       |
| 19  |          |      |    |      |       |
| 20  |          |      |    |      |       |
| 21  |          |      |    |      |       |
| 22  |          |      |    |      |       |
| 23  |          |      |    |      |       |
| 24  |          |      |    |      |       |
| 25  |          |      |    |      |       |
| 26  |          |      |    |      |       |
| 27  |          |      |    |      |       |
| 28  |          |      |    |      |       |
| 29  |          |      |    |      |       |
| 30  |          |      |    |      |       |
| 31  |          |      |    |      |       |
| 32  |          |      |    |      |       |
| 33  |          |      |    |      |       |
| 34  |          |      |    |      |       |
| 35  |          |      |    |      |       |
| 36  |          |      |    |      |       |
| 37  |          |      |    |      |       |
| 38  |          |      |    |      |       |
| 39  |          |      |    |      |       |
| 40  |          |      |    |      |       |
| 41  |          |      |    |      |       |
| 42  |          |      |    |      |       |
| 43  |          |      |    |      |       |
| 44  |          |      |    |      |       |
| 45  |          |      |    |      |       |
| 46  |          |      |    |      |       |
| 47  |          |      |    |      |       |
| 48  |          |      |    |      |       |
| 49  |          |      |    |      |       |
| 50  |          |      |    |      |       |
| 51  |          |      |    |      |       |
| 52  |          |      |    |      |       |
| 53  |          |      |    |      |       |
| 54  |          |      |    |      |       |
| 55  |          |      |    |      |       |
| 56  |          |      |    |      |       |
| 57  |          |      |    |      |       |
| 58  |          |      |    |      |       |
| 59  |          |      |    |      |       |
| 60  |          |      |    |      |       |
| 61  |          |      |    |      |       |
| 62  |          |      |    |      |       |
| 63  |          |      |    |      |       |
| 64  |          |      |    |      |       |
| 65  |          |      |    |      |       |
| 66  |          |      |    |      |       |
| 67  |          |      |    |      |       |
| 68  |          |      |    |      |       |
| 69  |          |      |    |      |       |
| 70  |          |      |    |      |       |
| 71  |          |      |    |      |       |
| 72  |          |      |    |      |       |
| 73  |          |      |    |      |       |
| 74  |          |      |    |      |       |
| 75  |          |      |    |      |       |
| 76  |          |      |    |      |       |
| 77  |          |      |    |      |       |
| 78  |          |      |    |      |       |
| 79  |          |      |    |      |       |
| 80  |          |      |    |      |       |
| 81  |          |      |    |      |       |
| 82  |          |      |    |      |       |
| 83  |          |      |    |      |       |
| 84  |          |      |    |      |       |
| 85  |          |      |    |      |       |
| 86  |          |      |    |      |       |
| 87  |          |      |    |      |       |
| 88  |          |      |    |      |       |
| 89  |          |      |    |      |       |
| 90  |          |      |    |      |       |
| 91  |          |      |    |      |       |
| 92  |          |      |    |      |       |
| 93  |          |      |    |      |       |
| 94  |          |      |    |      |       |
| 95  |          |      |    |      |       |
| 96  |          |      |    |      |       |
| 97  |          |      |    |      |       |
| 98  |          |      |    |      |       |
| 99  |          |      |    |      |       |
| 100 |          |      |    |      |       |

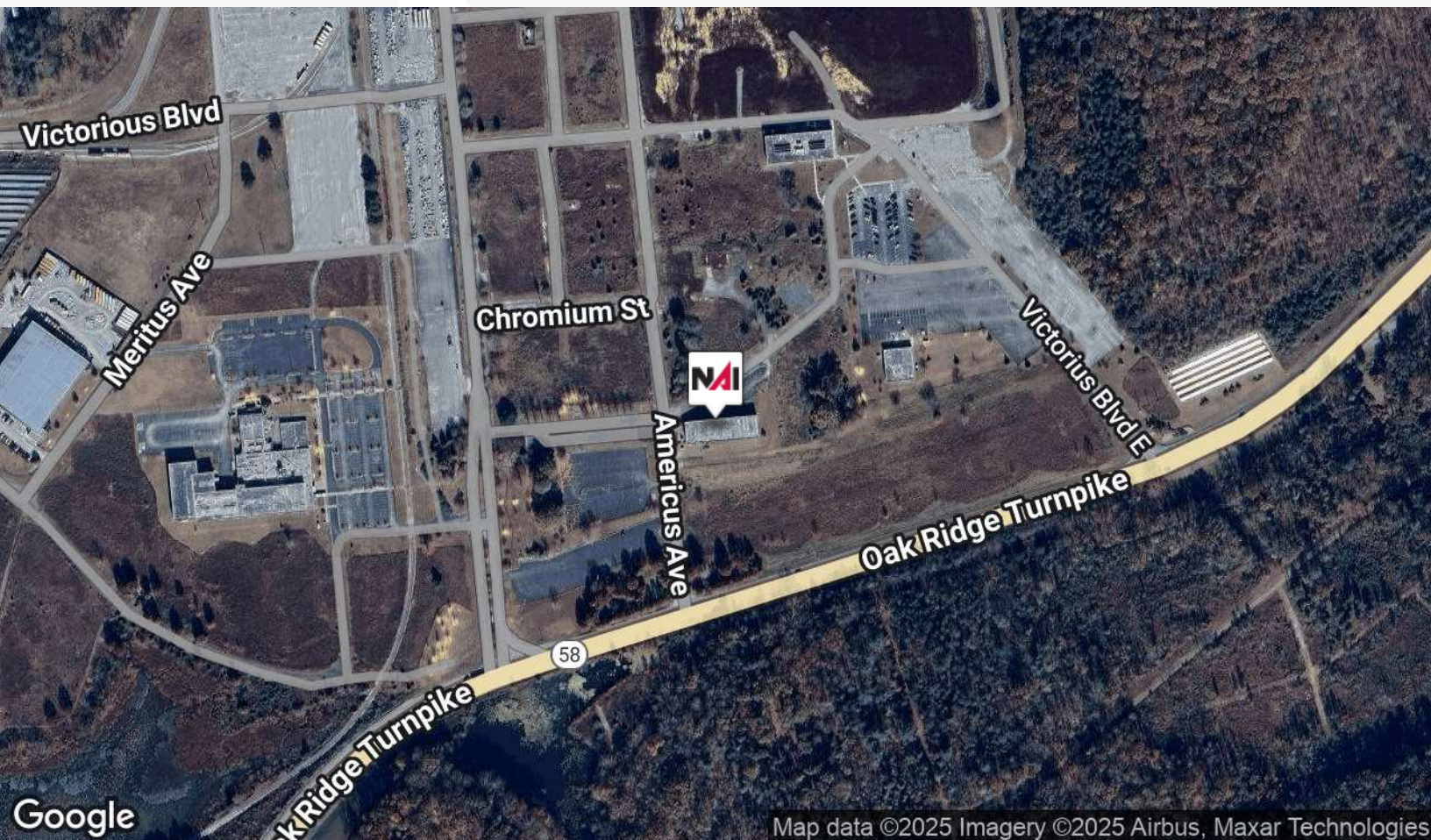
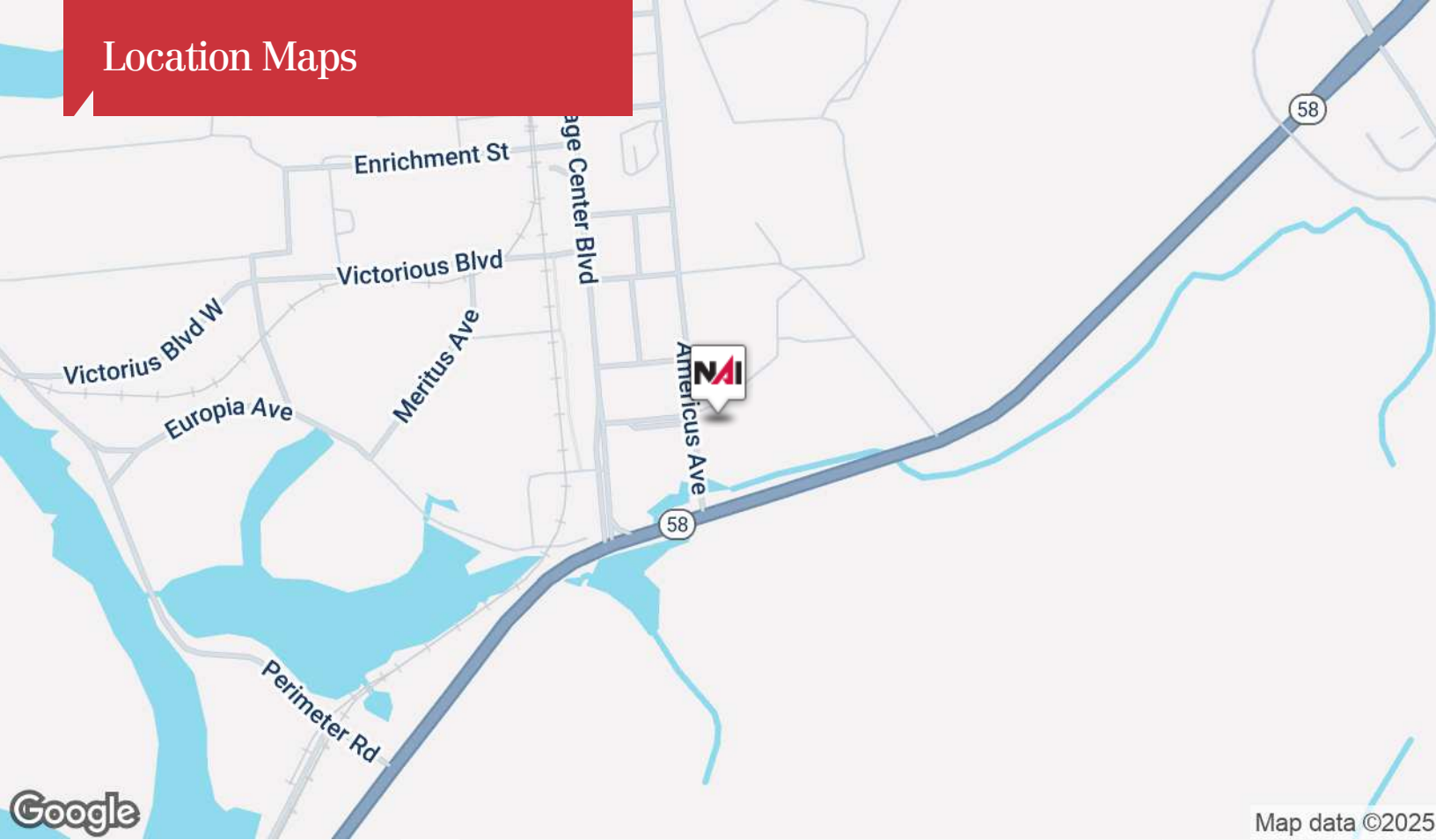


# Floorplan - Level 3



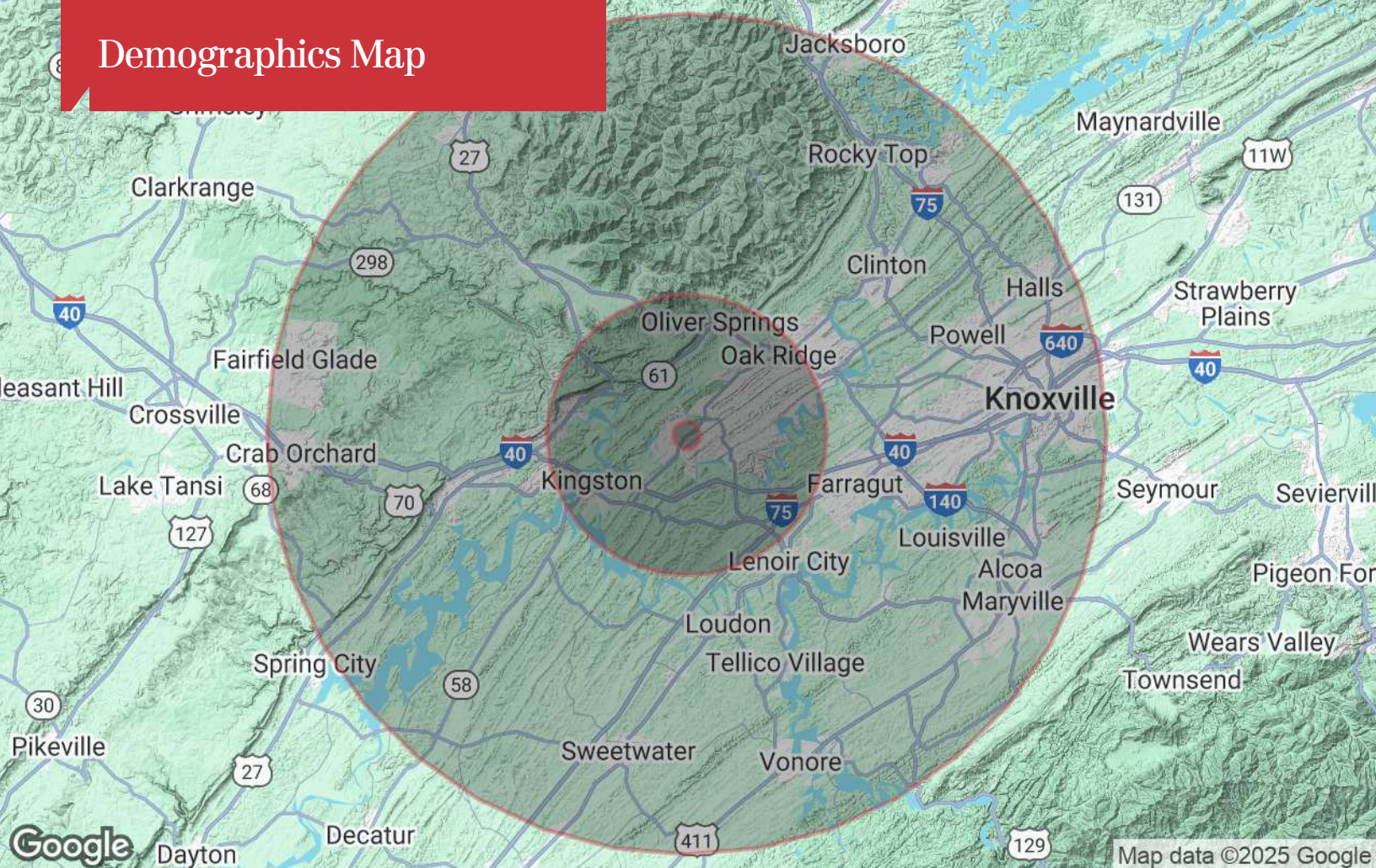


# Location Maps





# Demographics Map



## Population

|                     | 1 Mile | 10 Miles | 30 Miles |
|---------------------|--------|----------|----------|
| TOTAL POPULATION    | 0      | 51,280   | 620,776  |
| MEDIAN AGE          |        | 42.3     | 39.7     |
| MEDIAN AGE (MALE)   |        | 40.4     | 38.8     |
| MEDIAN AGE (FEMALE) |        | 45.2     | 40.9     |

## Households & Income

|                     | 1 Mile | 10 Miles  | 30 Miles  |
|---------------------|--------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 0      | 21,514    | 254,122   |
| # OF PERSONS PER HH |        | 2.4       | 2.4       |
| AVERAGE HH INCOME   |        | \$59,203  | \$66,817  |
| AVERAGE HOUSE VALUE |        | \$171,659 | \$207,365 |

## Race

|            | 1 Mile                      | 10 Miles | 30 Miles |
|------------|-----------------------------|----------|----------|
| % WHITE    | LIQUID ERROR: DIVIDED BY 0% | 94.0%    | 93.1%    |
| % BLACK    | LIQUID ERROR: DIVIDED BY 0% | 4.9%     | 4.3%     |
| % ASIAN    | LIQUID ERROR: DIVIDED BY 0% | 0.7%     | 1.6%     |
| % HAWAIIAN | LIQUID ERROR: DIVIDED BY 0% | 0.0%     | 0.0%     |
| % INDIAN   | LIQUID ERROR: DIVIDED BY 0% | 0.2%     | 0.3%     |
| % OTHER    | LIQUID ERROR: DIVIDED BY 0% | 0.2%     | 0.7%     |

## Ethnicity

|            | 1 Mile | 10 Miles | 30 Miles |
|------------|--------|----------|----------|
| % HISPANIC | -      | 2.0%     | 3.2%     |

\* Demographic data derived from 2020 ACS - US Census