



For Lease

Office Building

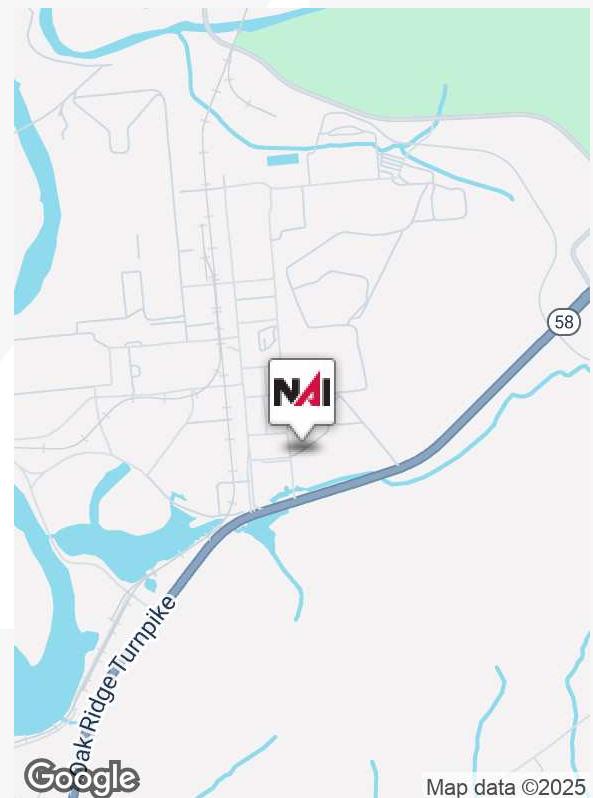
37,803 SF

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

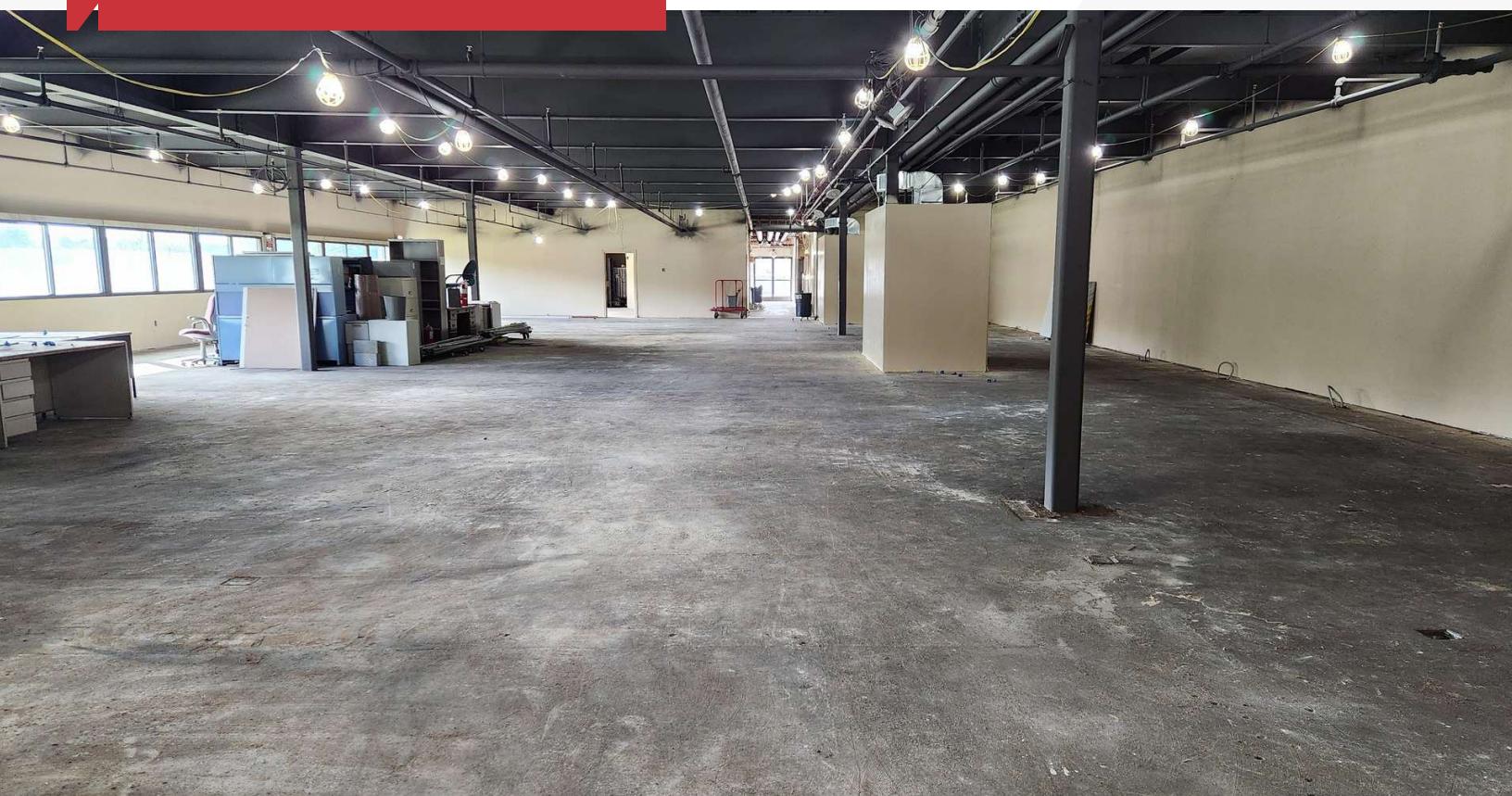
Sam Tate, CCIM

O: 865 777 3035
state@koellamoore.com

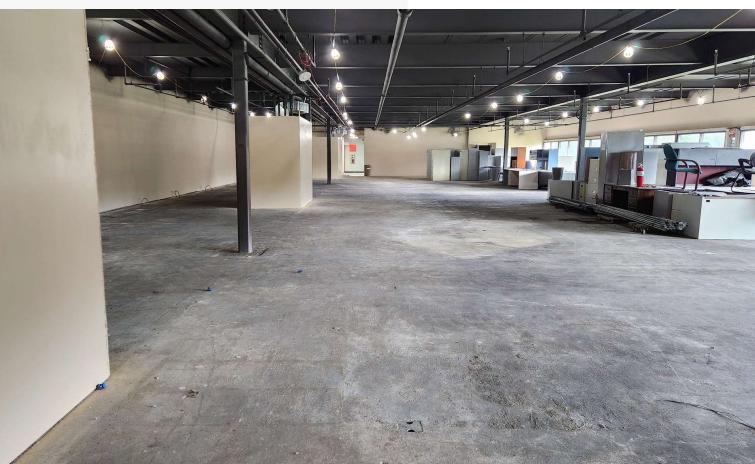
Aerial View



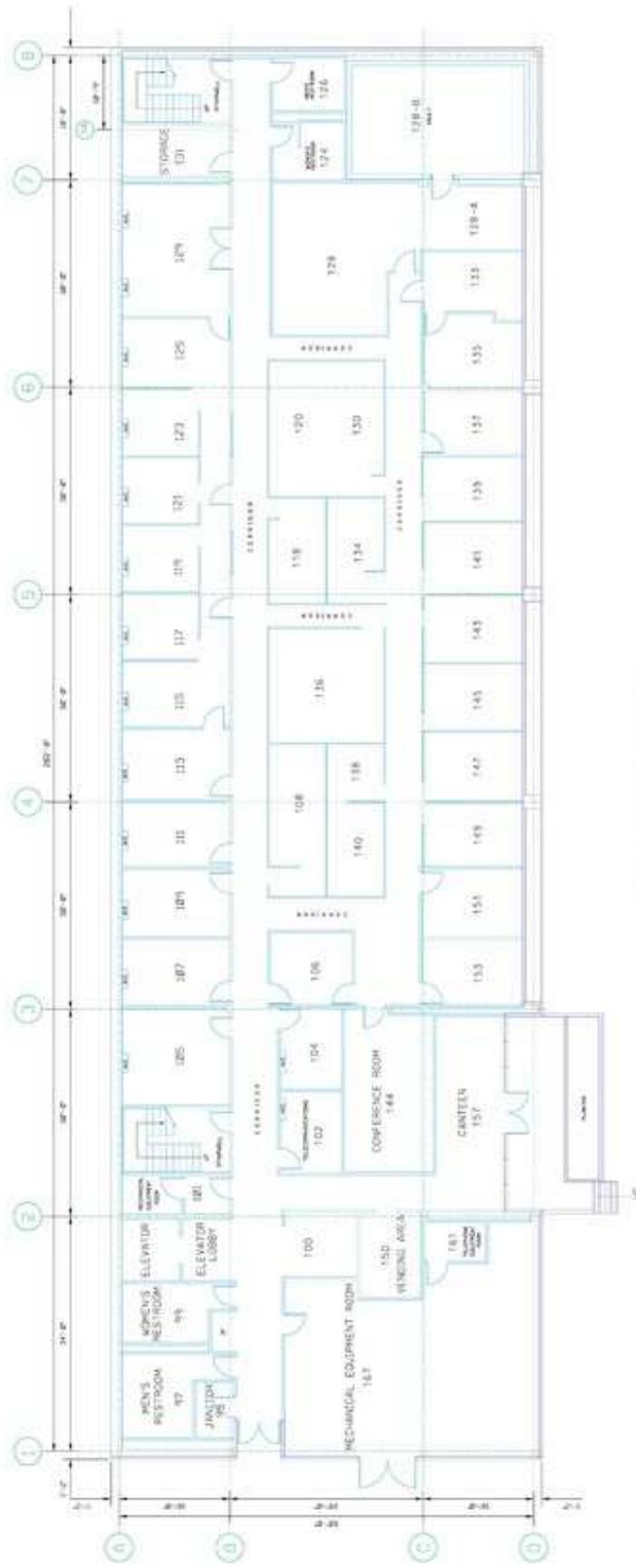
Additional Photos



Additional Photos



Floorplan - Level 1

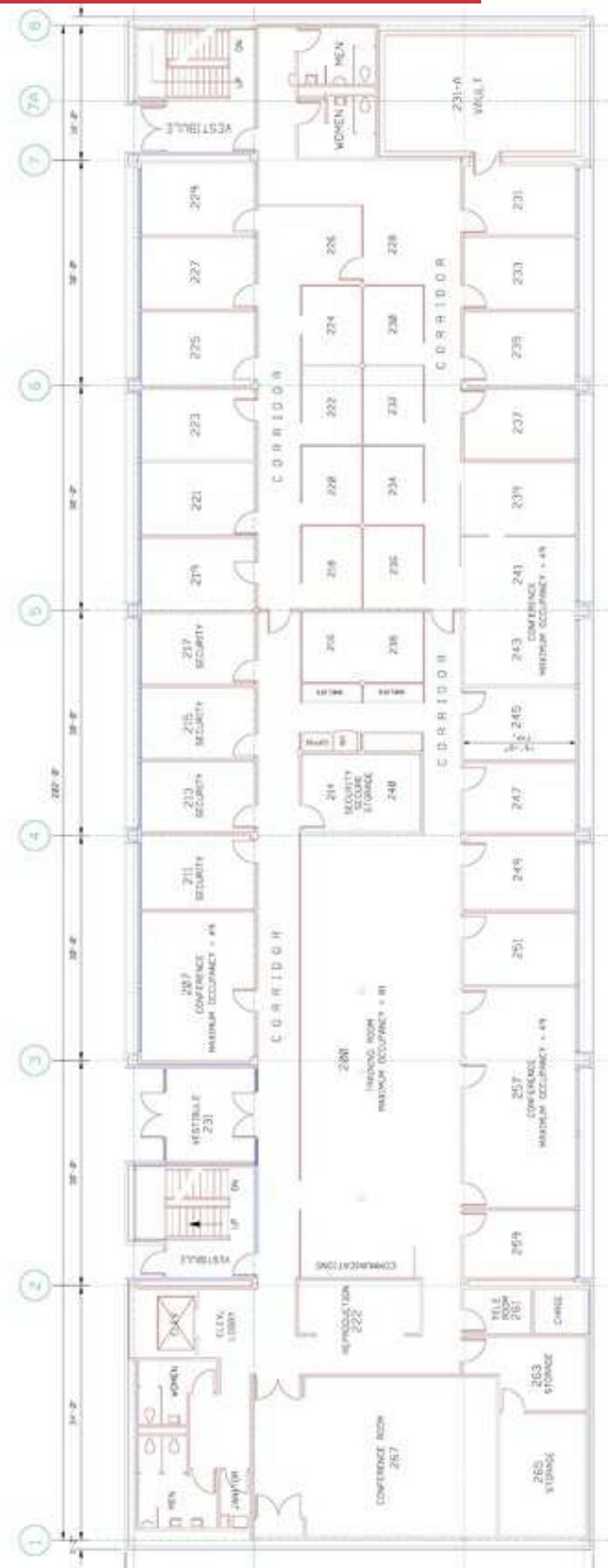


K-1580 FIRST FLOOR PLAN

255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
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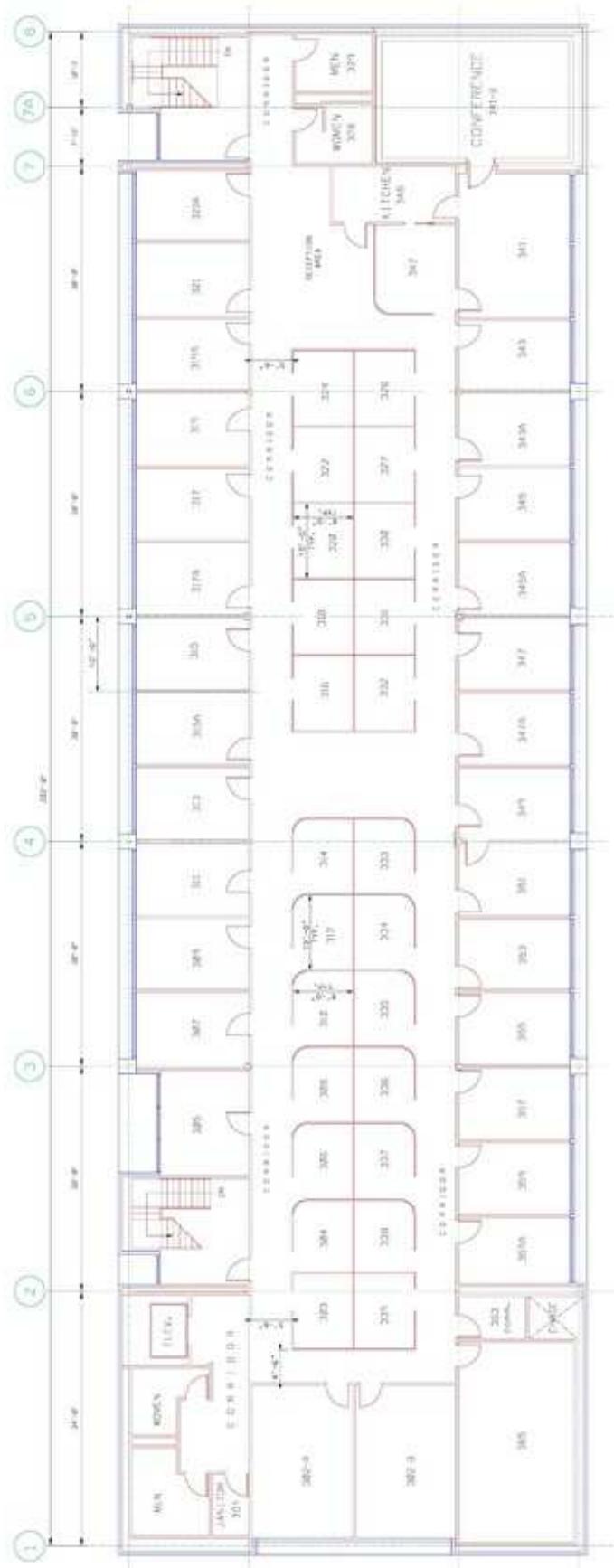
Floorplan - Level 2



K-1580 SECOND FLOOR PLAN

11-8 Total square footage 3,744.21 sq ft
First floor 12,612.59 sq ft
Second floor 12,616.34 sq ft
Third floor 12,612.59 sq ft

Floorplan - Level 3



K-1580 THIRD FLOOR PLAN

FLOOR = 000.00
square footage = 17,804.21 of
First Floor = 12,582.56 sq
Second Floor = 12,616.34 sq
Third Floor = 12,256.34 sq

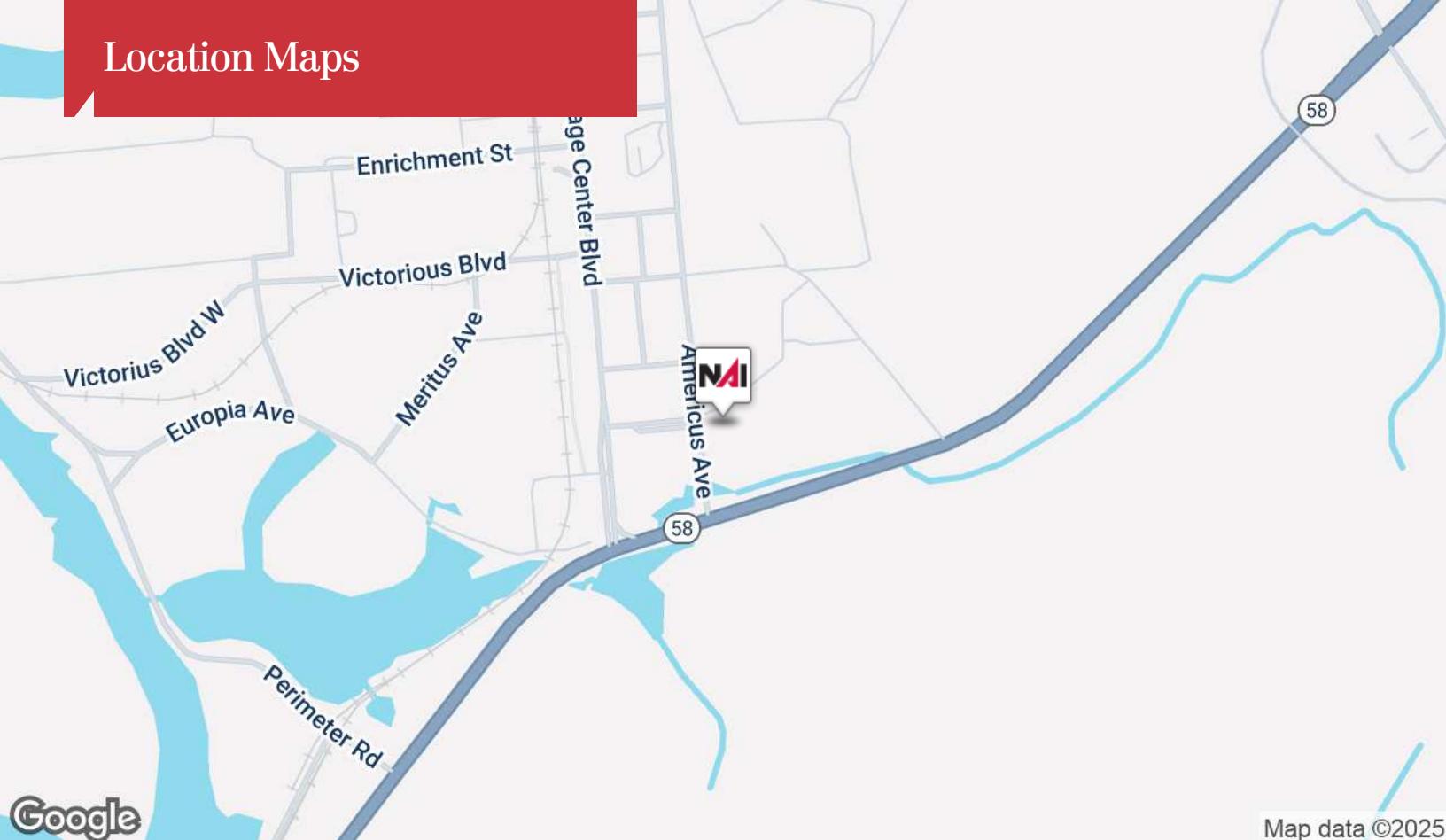
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NAI Koella
RM Moore

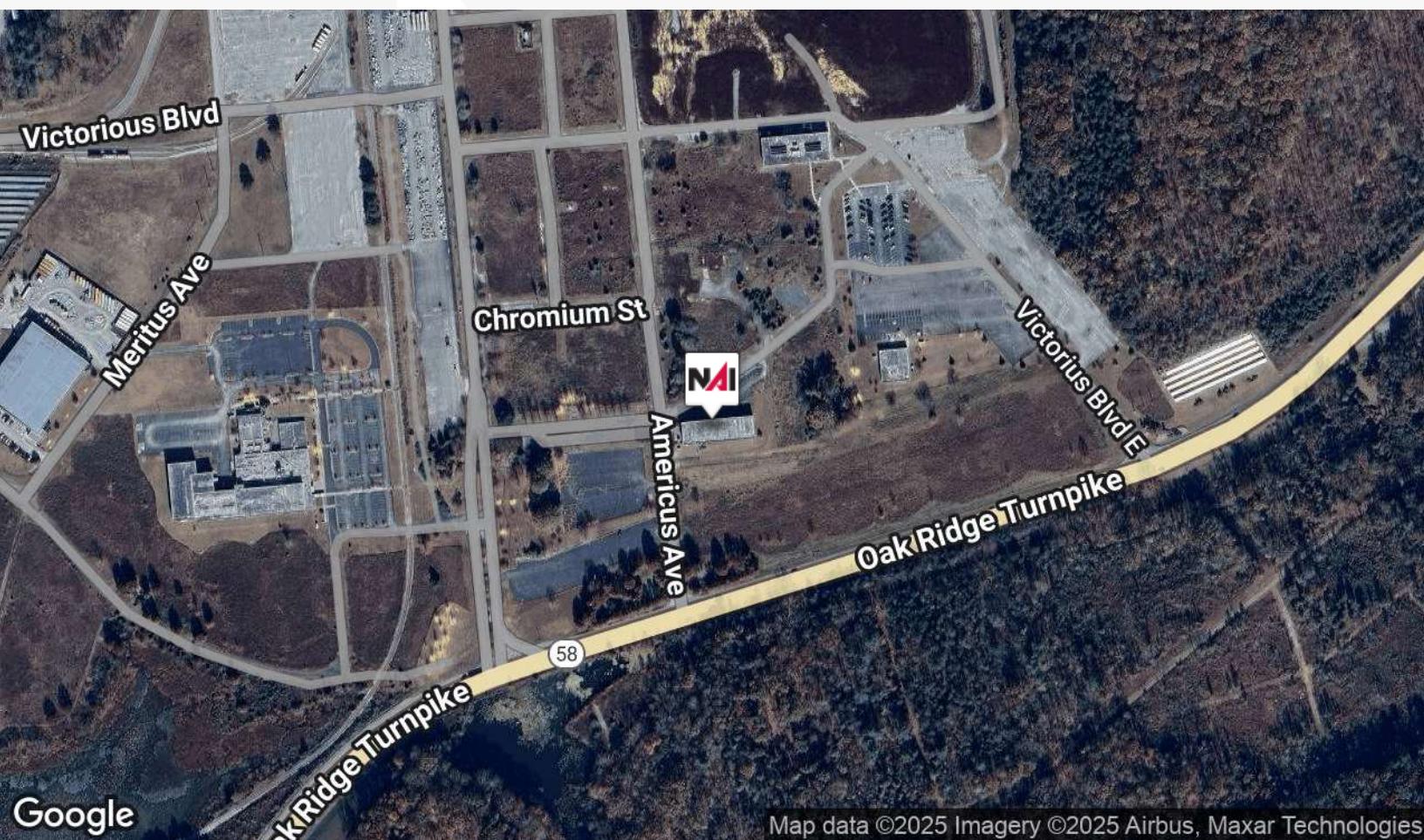
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Location Maps

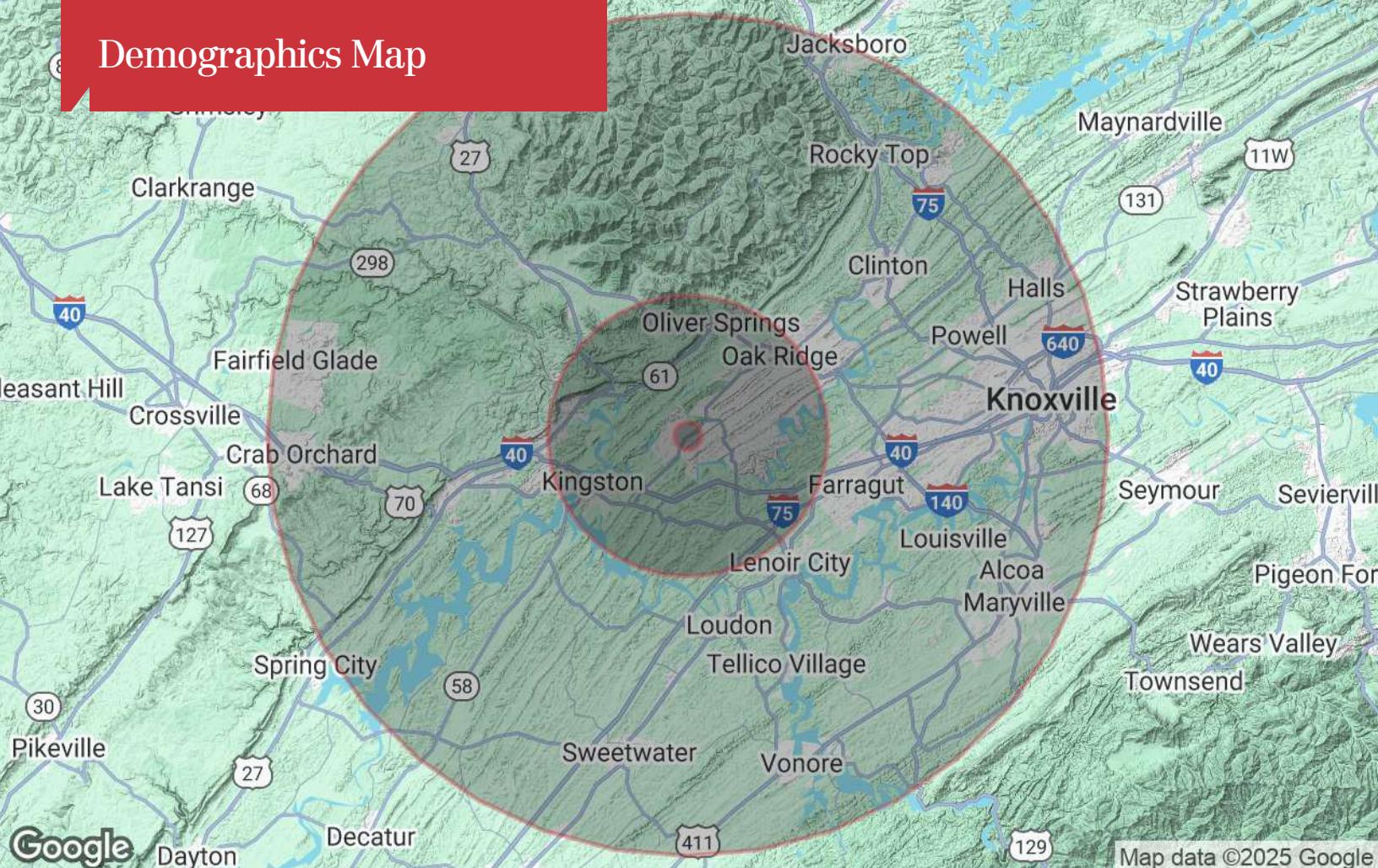


Map data ©2025



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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