

# WATERBROOKE OFFICE SPACE

2320 Knob Creek Road  
Johnson City, TN 37604

## Location

Knob Creek Road in North Johnson City  
Minutes from I-26  
Conveniently located near Med Tech Park

## Space For Sale

3,850 SF shell space  
\$606,375

## Current Residents

Low T Center  
DaVita Dialysis  
Johnson City Urological Clinic, PC  
Colon and Rectal Surgery Consultants  
Tri-Cities Pediatric Cardiology  
Results Physiotherapy  
TrueLight Eye Care  
Ear Nose & Throat Associates  
Watauga Hearing  
Path Lab Group  
Reeves Eye Institute  
Knob Creek Oral Clinic

## Demographics

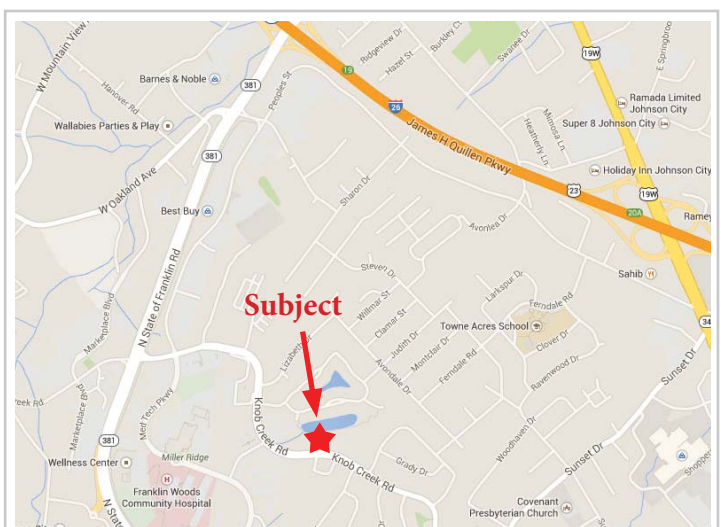
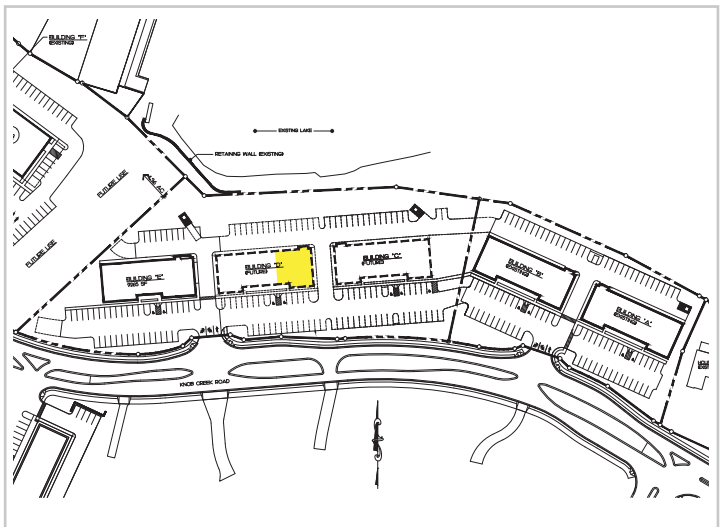
(2023 Est.)	3 mile	5 mile	10 mile
Population	40,243	82,726	162,830
Median HH Income	\$53,669	\$53,931	\$57,131
Median Age	43.3	39.8	42.2

## Contact

**John Speropulos, CCIM, SIOR**  
john@mitchcox.com

**Marc Murphy, CCIM**  
mmurphy@mitchcox.com

☎ 423-282-6582 | ☎ 423-282-5903  
www.mitchcox.com



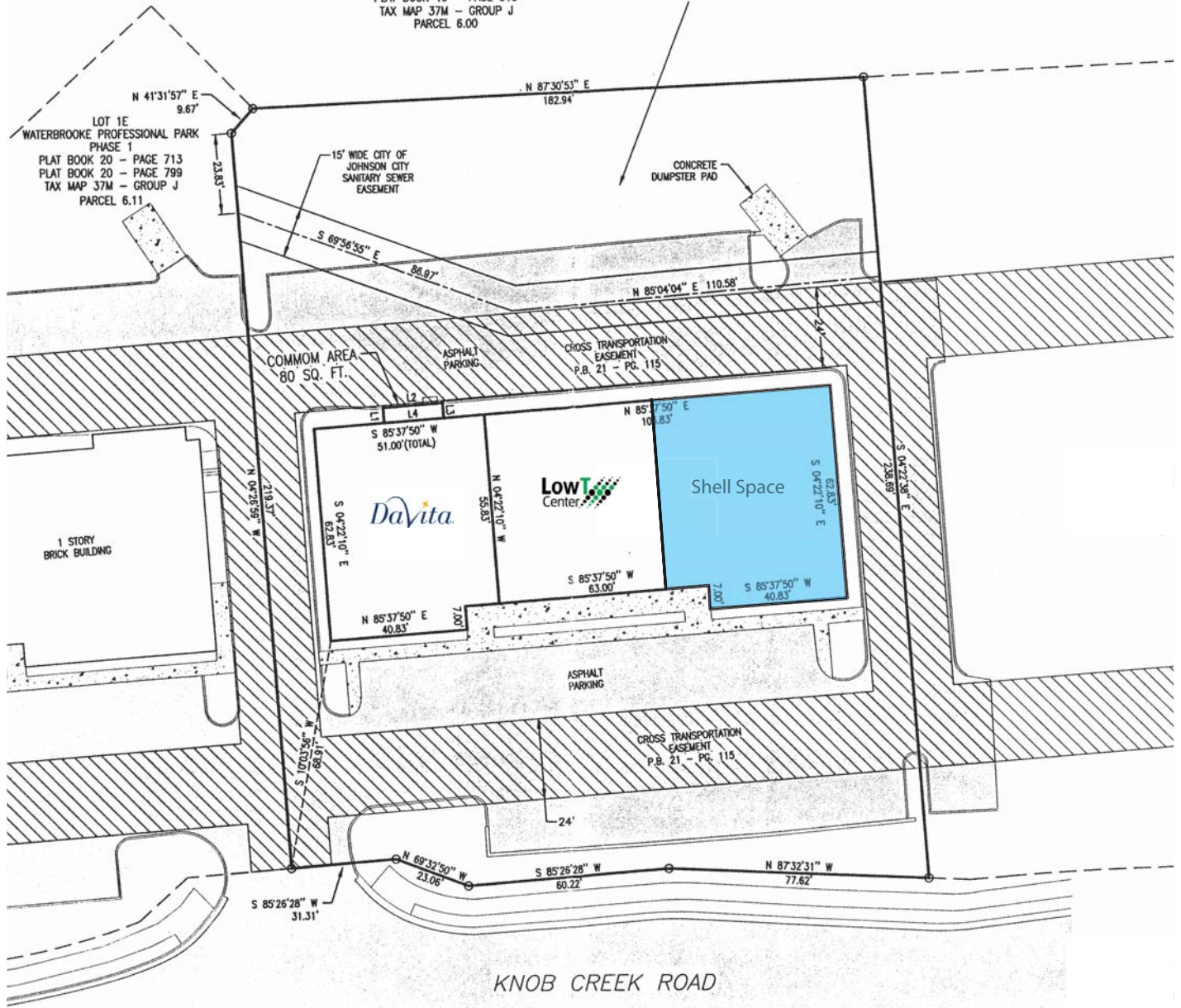
LOT 1F  
 SECOND REPLAT OF LOT 1C OF THE  
 WATERBROOKE PROFESSIONAL PARK  
 PLAT BOOK 21 - PG. 115

CDP6  
 ROLL 877 - IMAGE 2604

1.01 ACRE

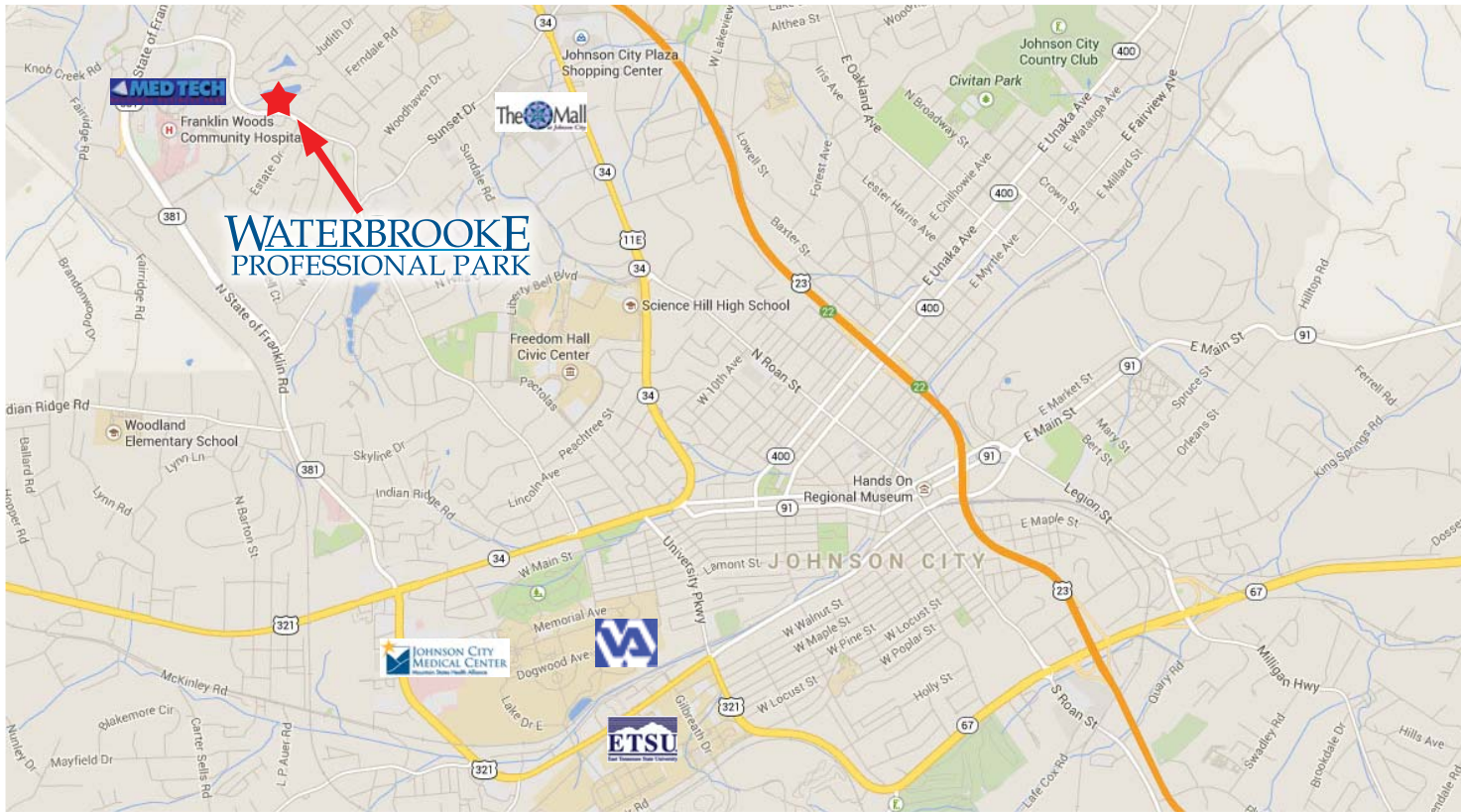
NUMBER	DIRECTION	DISTANCE
L1	N 04°22'10" W	4.50'
L2	N 85°37'50" E	17.83'
L3	S 04°22'10" E	4.50'
L4	S 85°37'50" W	17.83'

LOT 2  
 HUNTER'S LAKE II, L.L.C. PROPERTY  
 PLAT BOOK 19 - PAGE 513  
 TAX MAP 37M - GROUP J  
 PARCEL 6.00

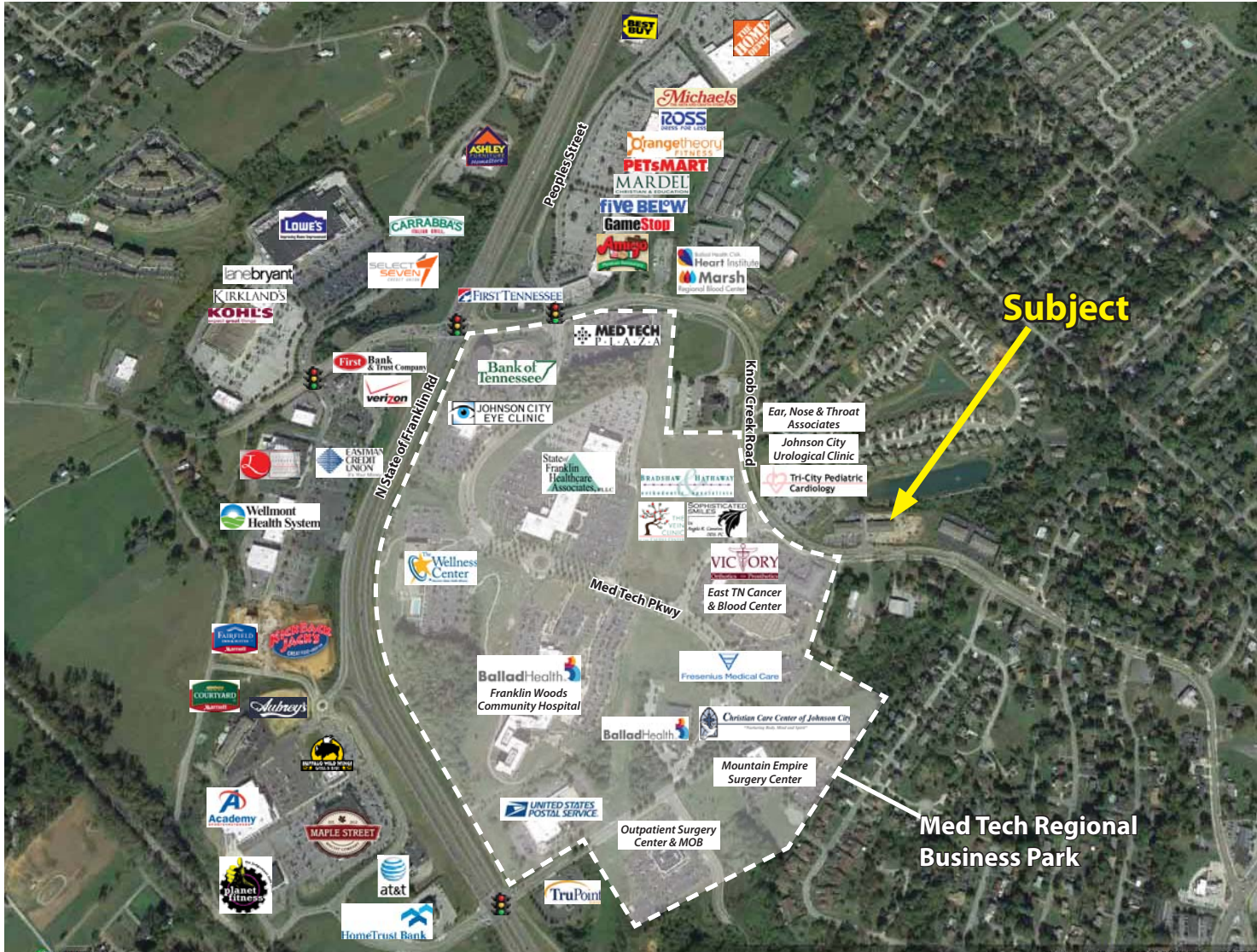


Subject





**WATERBROOKE  
PROFESSIONAL PARK**



**Subject**

**Med Tech Regional  
Business Park**

N State of Franklin Rd

Peoples Street

Knob Creek Road

Med Tech Pkwy

Outpatient Surgery Center & MOB

Ear, Nose & Throat Associates  
Johnson City Urological Clinic  
Tri-City Pediatric Cardiology

VICTORY  
East TN Cancer & Blood Center

BalladHealth  
Franklin Woods Community Hospital

BalladHealth  
Christian Care Center of Johnson City

Mountain Empire Surgery Center

Frederick Medical Care

BalladHealth  
Presbyterian Medical Center

BalladHealth  
Outpatient Surgery Center & MOB

BalladHealth  
United States Postal Service

BalladHealth  
TruPoint

BalladHealth  
HomeTrust Bank

BalladHealth  
at&t

BalladHealth  
Planet Fitness

BalladHealth  
Academy

BalladHealth  
Maple Street

BalladHealth  
Courtney

BalladHealth  
Fairfield

BalladHealth  
Wellmont Health System

BalladHealth  
E-Union Credit Union

BalladHealth  
First Bank & Trust Company

BalladHealth  
Kirkland's

BalladHealth  
Kohl's

BalladHealth  
energiant

BalladHealth  
Lowes

BalladHealth  
Carrabba's

BalladHealth  
Select Seven

BalladHealth  
First Tennessee

BalladHealth  
Bank of Tennessee

BalladHealth  
Johnson City Eye Clinic

BalladHealth  
State of Tennessee Healthcare Associates

BalladHealth  
Med Tech Plaza

BalladHealth  
Marsh

BalladHealth  
Heart Institute

BalladHealth  
Five Below

BalladHealth  
GameStop

BalladHealth  
Amp

BalladHealth  
Mardel

BalladHealth  
PetSmart

BalladHealth  
Orangetheory Fitness

BalladHealth  
Ross Dress For Less

BalladHealth  
Michaels

BalladHealth  
B&B

BalladHealth  
New Home

BalladHealth  
Ashley Furniture

BalladHealth  
The Home Depot

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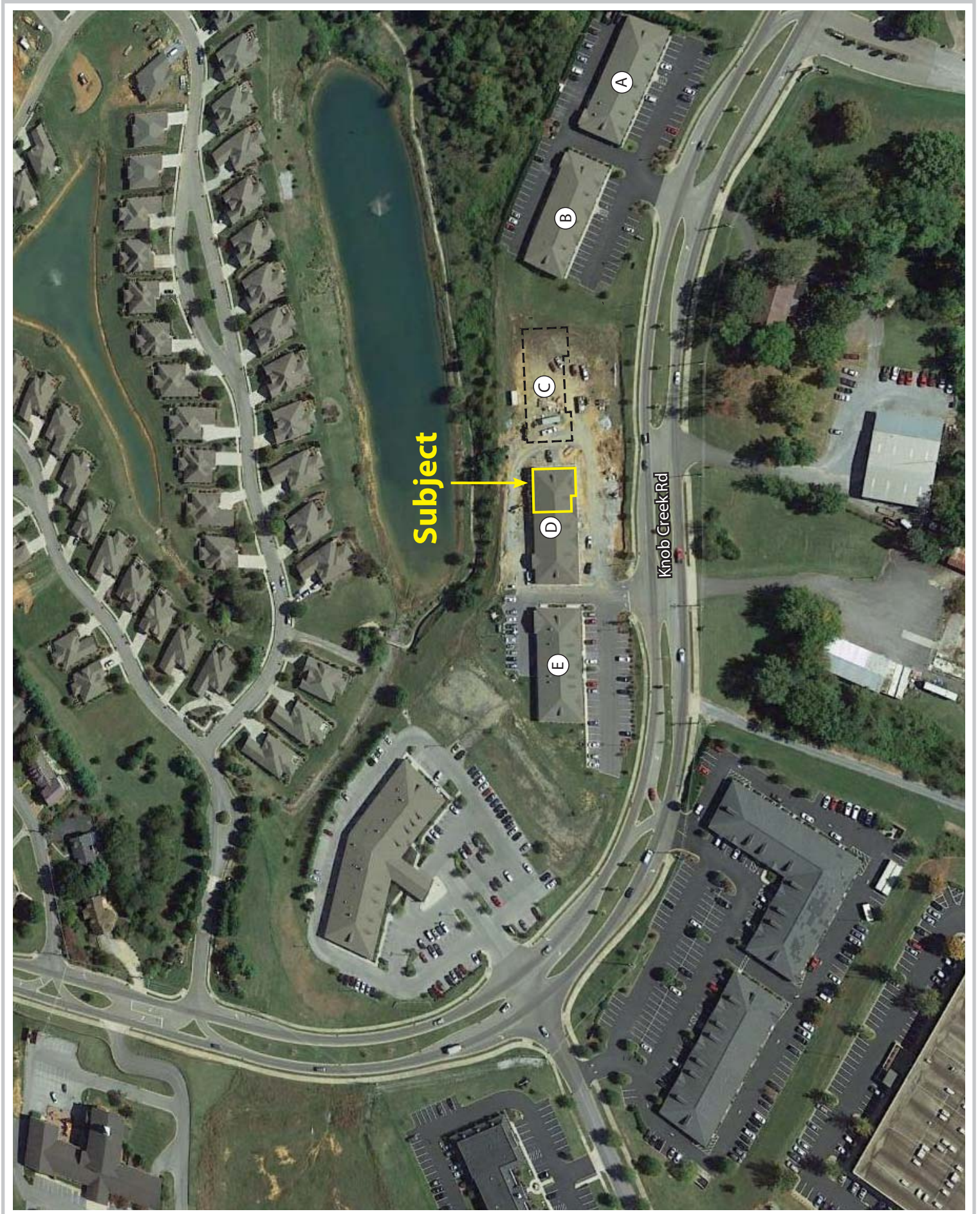
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**MITCH COX**  
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601  
423-282-6582 (o) 423-282-5903 (f) [www.mitchcox.com](http://www.mitchcox.com)