

Office building for lease

Two Centre Square - Knoxville's Theater District
625 S. Gay Street 625
Knoxville, TN 37902



Office building for lease

Property Description

The Heart of Knoxville still lies on Gay Street. Set in Knoxville's vibrant Theater District, Two Centre Square is one of Knoxville's newest and most attractive downtown buildings. With views overlooking the Tennessee River, Two Centre Square has garnered a reputation as the height of professionalism in downtown. Convenient to the City / County Building and the Howard Baker Federal Building, Two Centre Square continues to set the standard for office buildings in East Tennessee.

Get more information

Justin Cazana, SIOR, CCIM

Principal

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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,063 - 3,918 SF	Lease Rate:	\$19.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
270	Available	2,063 SF	Full Service	\$19.50 SF/yr	-
140	Available	2,525 SF	Full Service	\$19.50 SF/yr	Cafe space off of Gay Street in one of downtown's finest office buildings.
100	Available	3,918 SF	Full Service	\$19.50 SF/yr	Former bank space with all finishes still in place. Teller lines, vault, private offices and break room. Provides great visibility and access. Suite comes with monument signage at the corner of Gay St. and State St.



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Location Description

Located in the heart of downtown Knoxville's Theater District, Two Centre Square holds a prominent location as the premier site for office buildings in the CBD. In this space you will be in walking distance of parking, hotels, restaurants, and much more; allowing business to be conducted seamlessly.

Location Details

Market	Knoxville
Sub Market	CBD
County	Knox
Street Parking	Yes
Signal Intersection	Yes
Market Type	Medium
Nearest Highway	I-40/75
Nearest Airport	TYS

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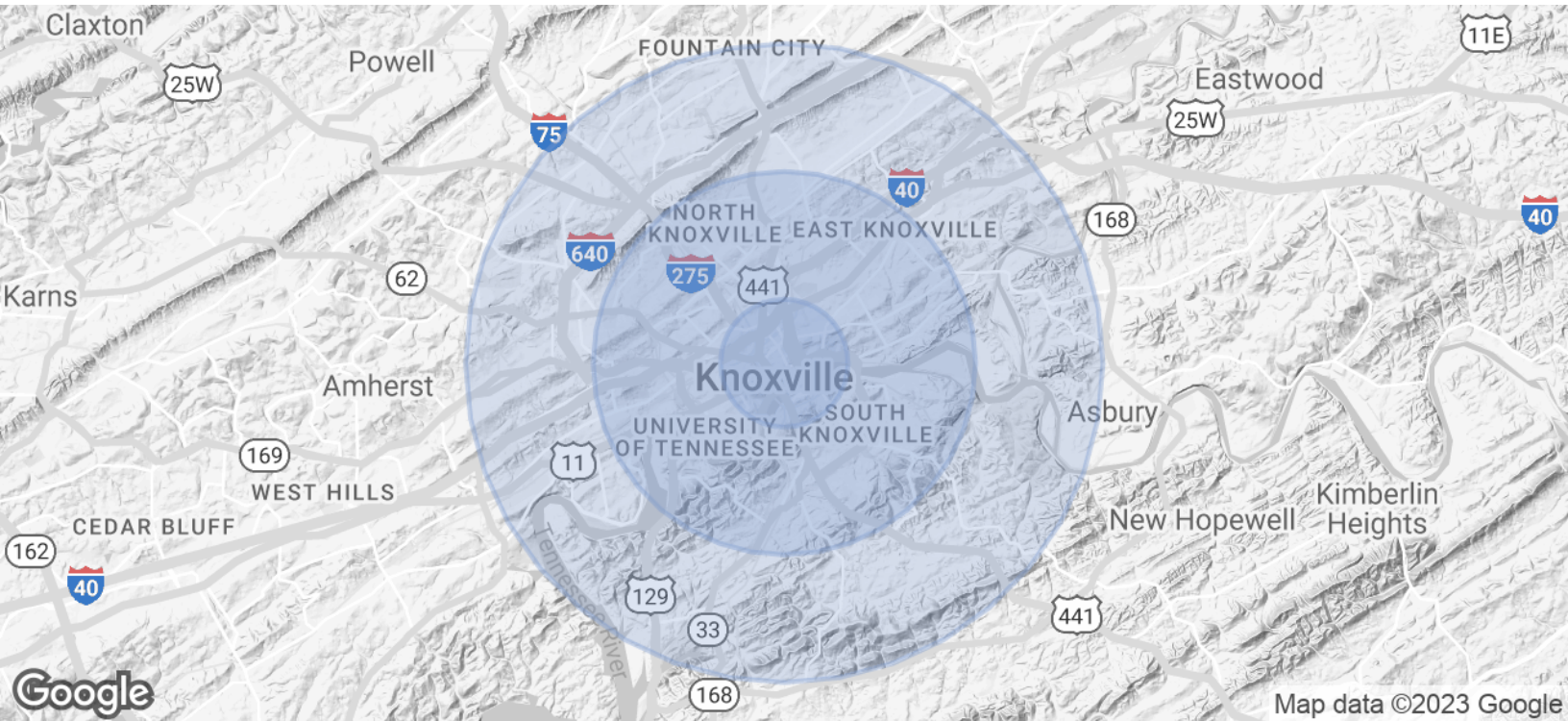
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,745	72,417	142,469
Average Age	26.3	31.7	34.6
Average Age (Male)	26.1	30.7	33.2
Average Age (Female)	26.8	33.1	36.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,975	31,512	64,867
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$26,522	\$31,343	\$39,336
Average House Value		\$111,472	\$129,458

* Demographic data derived from 2020 ACS - US Census



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