

**OFFICE BUILDING FOR LEASE**



**PROPERTY DESCRIPTION**

Jefferson Medical Commons is a high quality Medical Office Building attached to Jefferson Memorial Hospital with second generation space available. The centrally located hospital serves the Jefferson City and Lakeway communities within an easy drive from Knoxville. Several suites are available previously occupied by various medical uses so they are ready for immediate use or minor upgrades.

**PROPERTY HIGHLIGHTS**

- Class A Medical Office Building
- Attached physically to Jefferson Memorial Hospital
- Second Generation suites ready to occupy
- Comprised of a synergistic mix of specialties, the Jefferson Medical Commons provides potential tenants the opportunity to participate in dynamic referral patterns.

**OFFERING SUMMARY**

|                       |                     |
|-----------------------|---------------------|
| <b>Lease Rate:</b>    | \$20.50 SF/yr (NNN) |
| <b>Available SF:</b>  | 1,582 - 7,707 SF    |
| <b>Building Size:</b> | 51,072 SF           |

| <b>DEMOGRAPHICS</b>      | <b>5 MILES</b> | <b>10 MILES</b> | <b>15 MILES</b> |
|--------------------------|----------------|-----------------|-----------------|
| <b>Total Households</b>  | 7,452          | 25,278          | 60,264          |
| <b>Total Population</b>  | 18,351         | 59,776          | 136,907         |
| <b>Average HH Income</b> | \$56,341       | \$58,930        | \$56,311        |

**JAY COBBLE**

865.777.0202

cobble@providenceres.com



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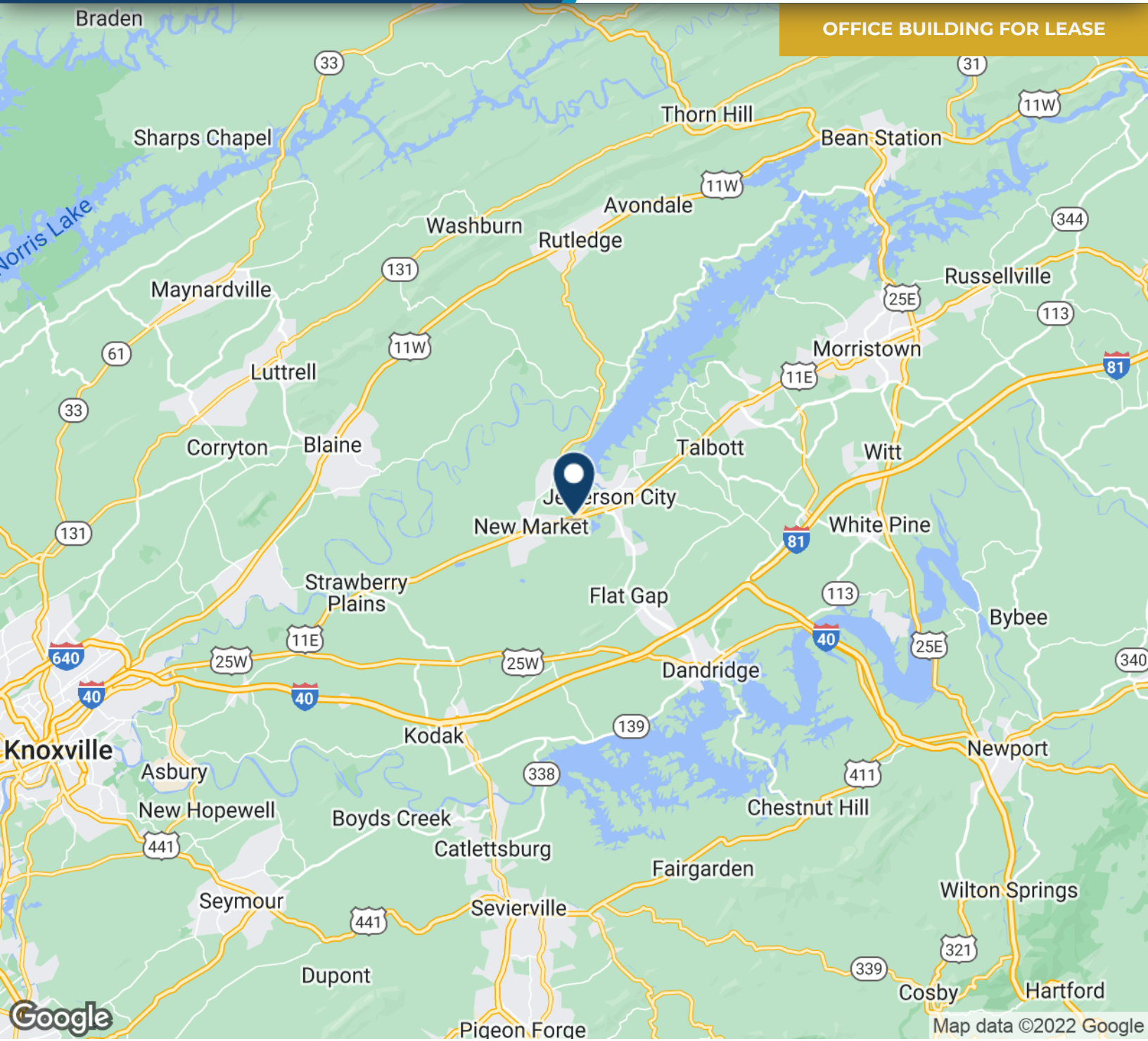


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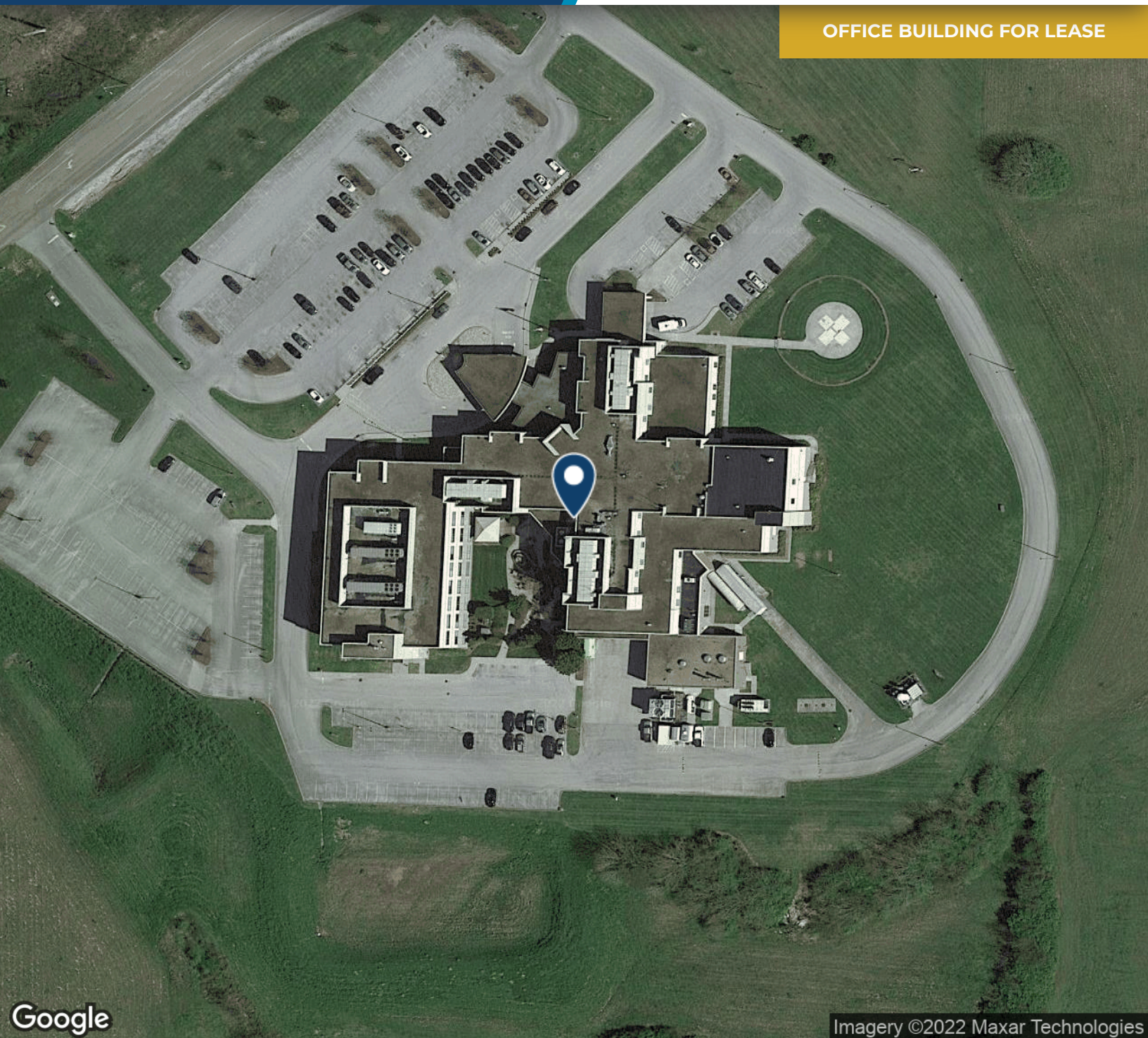
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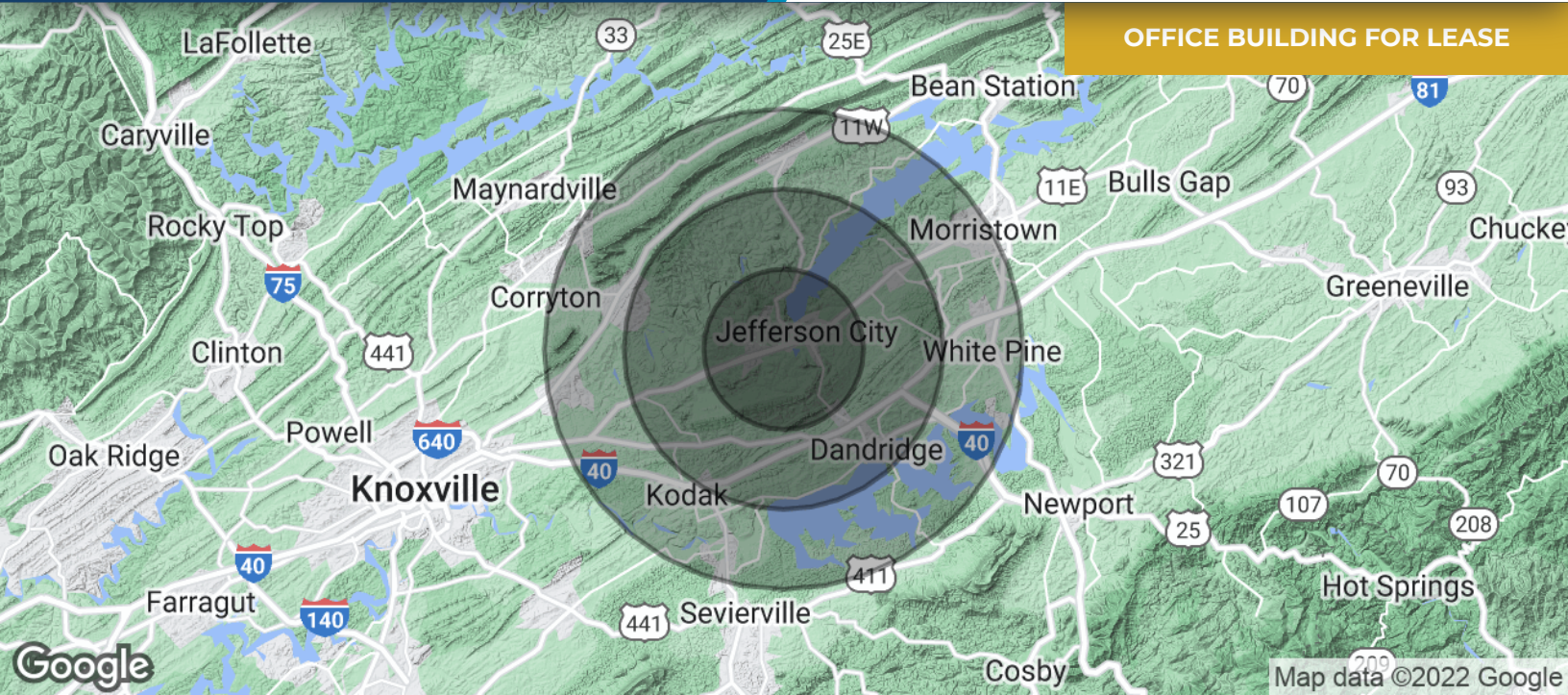
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**POPULATION**

**5 MILES**

**10 MILES**

**15 MILES**

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 18,351 | 59,776 | 136,907 |
| Average Age          | 39.3   | 43.2   | 43.1    |
| Average Age (Male)   | 37.7   | 41.9   | 42.0    |
| Average Age (Female) | 41.1   | 43.7   | 43.8    |

**HOUSEHOLDS & INCOME**

**5 MILES**

**10 MILES**

**15 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,452     | 25,278    | 60,264    |
| # of Persons per HH | 2.5       | 2.4       | 2.3       |
| Average HH Income   | \$56,341  | \$58,930  | \$56,311  |
| Average House Value | \$159,013 | \$166,667 | \$167,924 |

\* Demographic data derived from 2020 ACS - US Census

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