



# OFFICE BUILDING FOR LEASE

101 INDIAN CENTER CT, KINGSPORT, TN 37660



## PROPERTY DESCRIPTION

Discover a prime opportunity at 101 Indian Center Ct, Kingsport, TN. This impressive property offers a professional environment perfect for businesses seeking a modern office space. Boasting state-of-the-art facilities and customizable floor plans, the property provides a seamless blend of comfort and functionality. With ample parking and easy access to major transportation routes, this location is ideal for attracting both clients and employees. From its stylish lobby to its thoughtfully designed workspaces, the property offers a prestigious image that aligns with the high standards of your business. Elevate your company's presence with the impressive offerings of this sought-after property.

## PROPERTY HIGHLIGHTS

- Ample parking for employees and clients
- Convenient access to major transportation routes

## MAURICE (MO) WHITTEN

Retail Consultant

423.968.5971

[mow@ira-realty.com](mailto:mow@ira-realty.com)

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	1,600 - 2,160 SF
Lot Size:	0.65 Acres
Building Size:	8,927 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,955	15,913	29,143
Total Population	4,447	35,822	66,843
Average HH Income	\$69,680	\$73,000	\$74,365





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Building Name	Indian Center Court
Property Type	Office
Property Subtype	Office Building
APN	0471 A 01430
Building Size	8,927 SF
Lot Size	0.65 Acres
Building Class	C
Year Built	1986
Number of Floors	1
Number of Buildings	1

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- Ample parking for employees and clients
- Convenient access to major transportation routes
- Stylish lobby and welcoming entrance
- Thoughtfully designed workspaces for optimal productivity
- Attractive and well-maintained exterior
- Professional and responsive property management
- High-speed internet and modern technology infrastructure
- Flexible lease terms to meet your business needs

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 2,160 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101-B Indian Center Court	Psychiatric Associates	3,200 SF	NNN	Leased	Psychiatric Associates
101-C Indian Center Court	Available	2,160 SF	NNN	Negotiable	-
101-D Indian Center Court	Available	1,600 SF	NNN	Negotiable	-
101-A Indian Center Court	Zion Marine	1,400 SF	NNN	Leased	Zion Marine - Underwater Everything

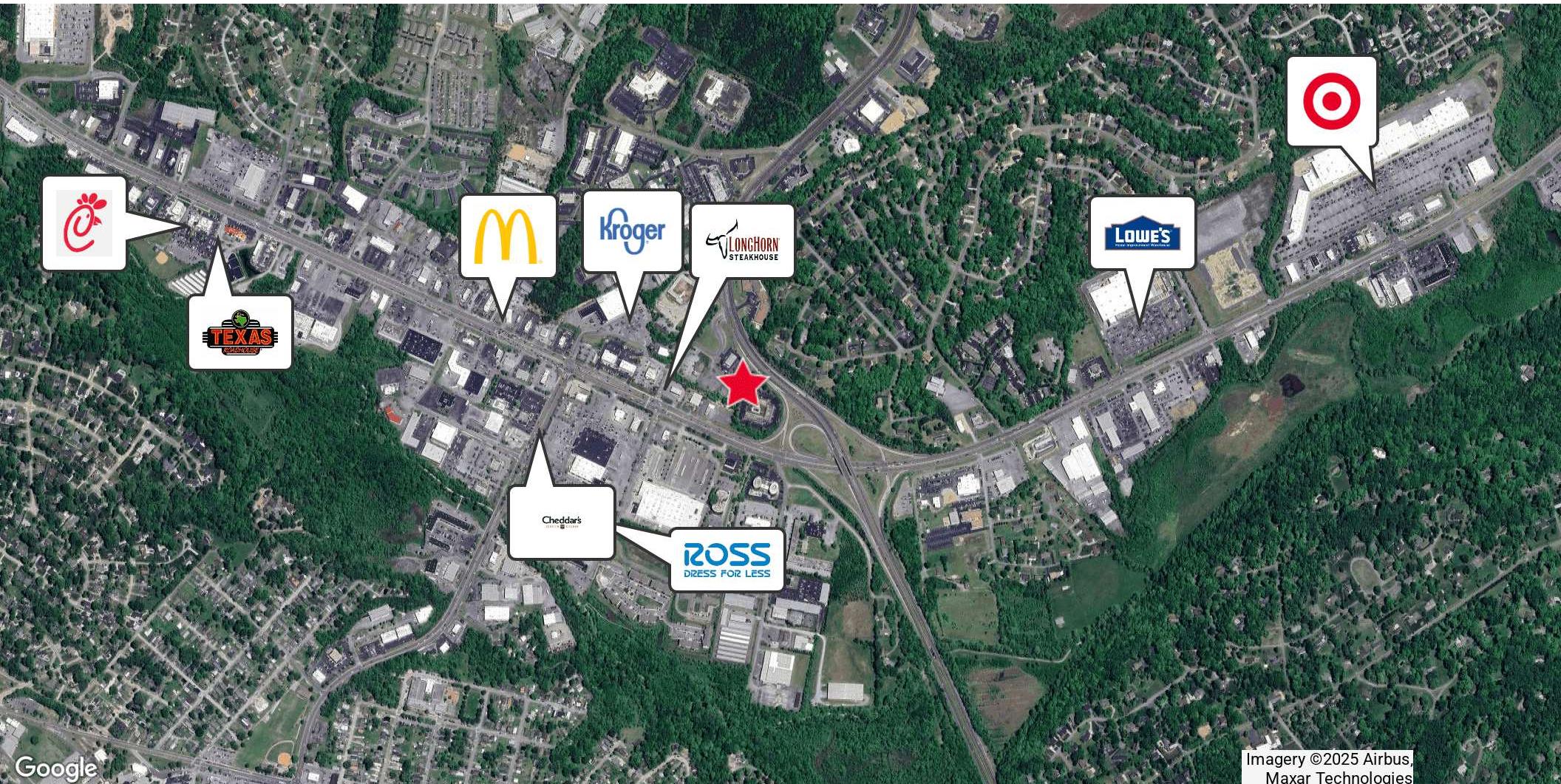
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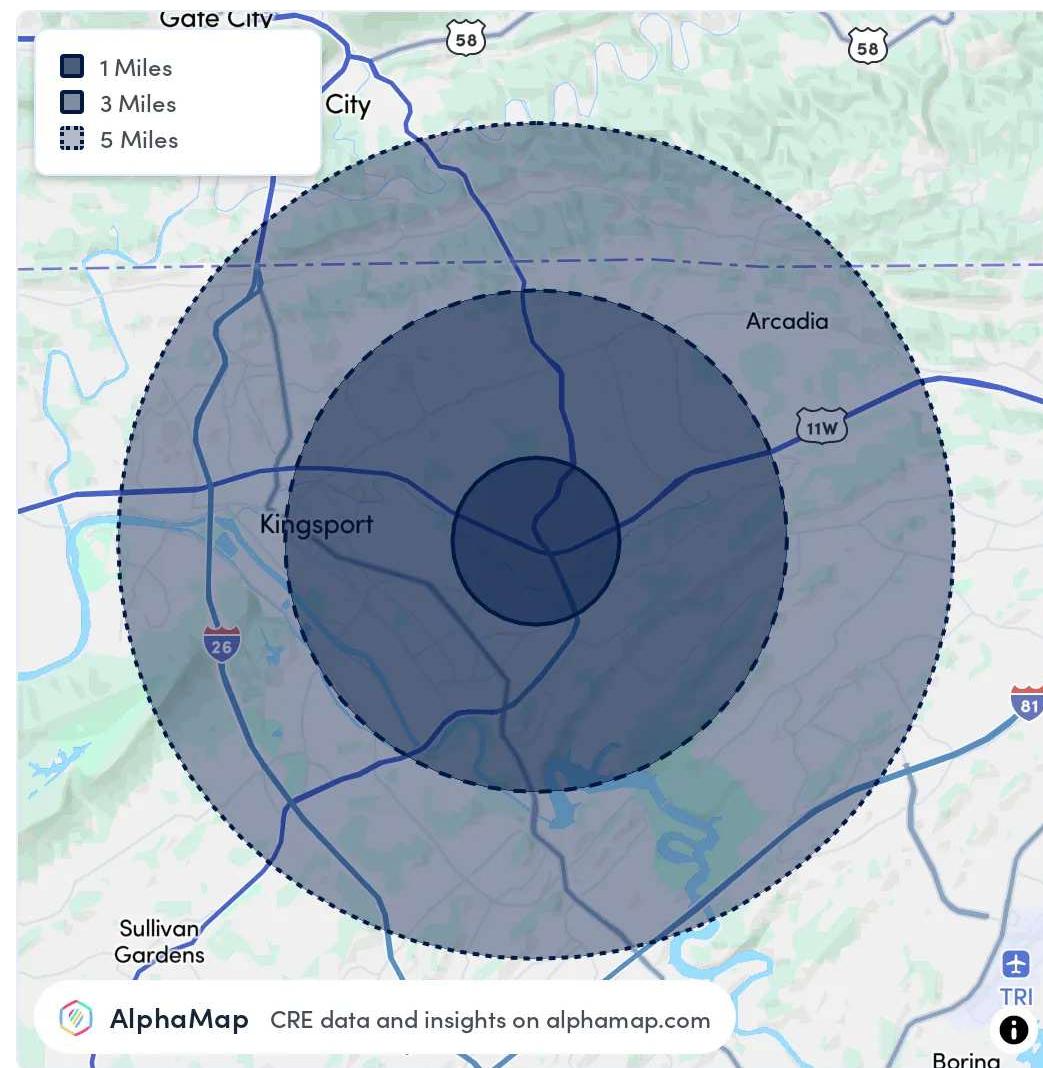


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,447	35,822	66,843
Average Age	47	45	44
Average Age (Male)	45	43	43
Average Age (Female)	49	46	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,955	15,913	29,143
Persons per HH	2.3	2.3	2.3
Average HH Income	\$69,680	\$73,000	\$74,365
Average House Value	\$259,939	\$242,366	\$238,902
Per Capita Income	\$30,295	\$31,739	\$32,332

Map and demographics data derived from AlphaMap



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Kingsport, TN



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## LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at 101 Indian Center Ct, Kingsport, TN. Located in the heart of Kingsport, this dynamic area offers a mix of modern conveniences and historic charm. Nearby, you'll find popular dining options such as The Chop House and Longhorn Steakhouse, as well as shopping destinations like Kingsport Town Center. Take a break from the workday and explore Bays Mountain Park or visit the Kingsport Carousel. With easy access to N John B Dennis Highway, the property provides a desirable location for businesses looking to thrive in this bustling city.

## LOCATION DETAILS

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County

Sullivan

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