

For Lease

# Medical Office

1,053 - 2,145 SF | \$16 SF/yr



## Lambuth Division Complex

400 Laboratory Rd  
Oak Ridge, TN

For more information

**Sam Tate, CCIM**

O: 865 777 3035 | C: 865 806 6517  
state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 567 0232 | C: 865 567 0232  
rmcelveen@koellamoore.com

### Property Highlights

- 3 units available for lease
- Available for immediate move-in
- Each space is former dentist office
- Lots of parking with green space and garden
- Reception, waiting, exam, private office, kitchen

### Available Spaces

Suite 105	\$16.00 SF/yr	1,053
Suite 101	\$16.00 SF/yr	1,928
Suite 106 + 107	\$16.00 SF/yr	2,145

### OFFERING SUMMARY

<b>Available SF</b>	1,053 - 2,145 SF
<b>Lease Rate</b>	\$16.00 SF/yr (NNN)
<b>Lot Size</b>	2.03 Acres
<b>Building Size</b>	10,139 SF
<b>Year Built</b>	1972
<b>Zoning</b>	OF - Office

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>2 Miles</b>	17,266	\$65,628
<b>5 Miles</b>	36,691	\$72,499
<b>10 Miles</b>	130,871	\$85,657
<b>Knox Metro</b>	1,045,111	\$77,766

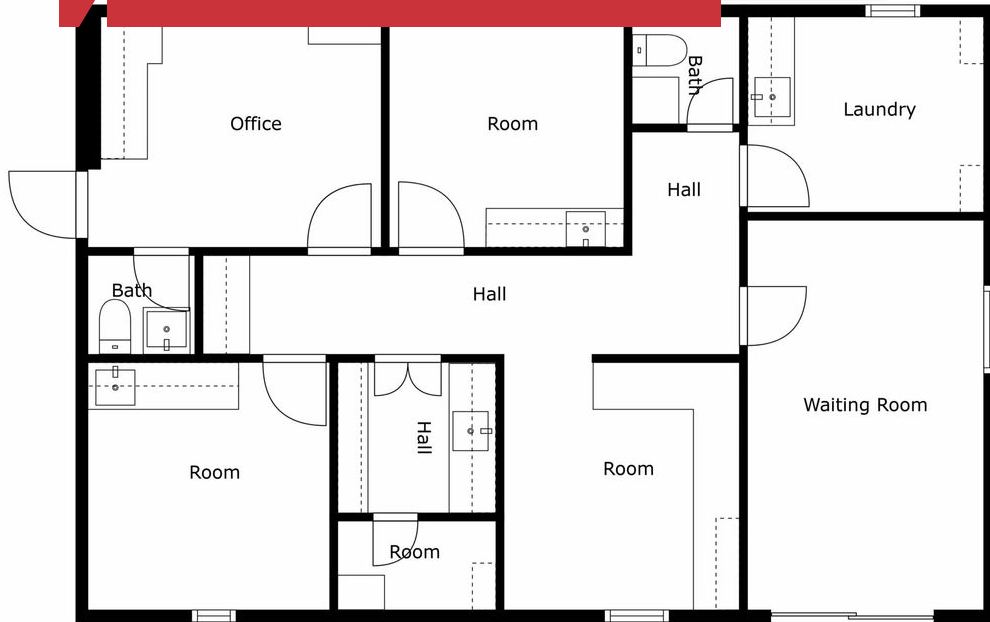
For Lease

# Medical Office

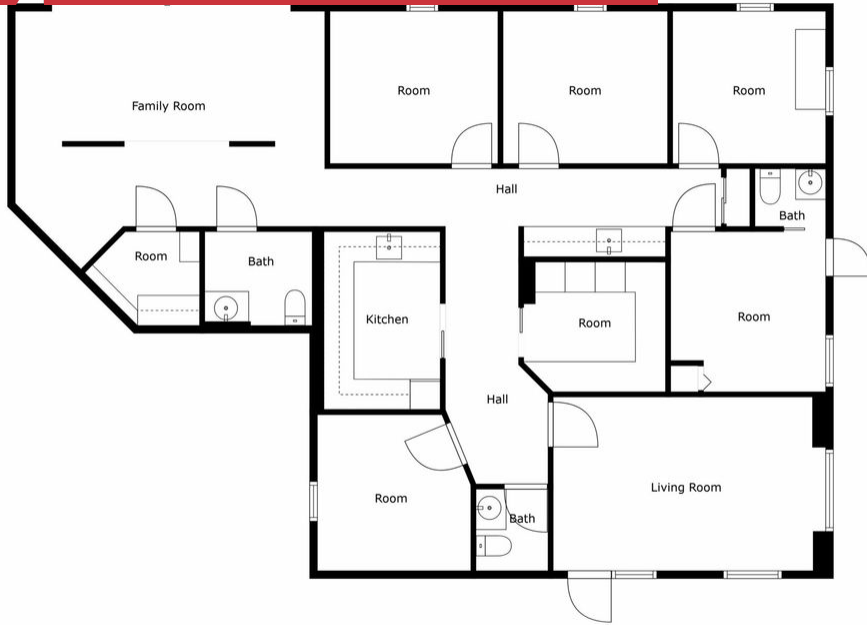
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# Suite 105 - 1,053 SF



# Suite 101 - 1,928 SF



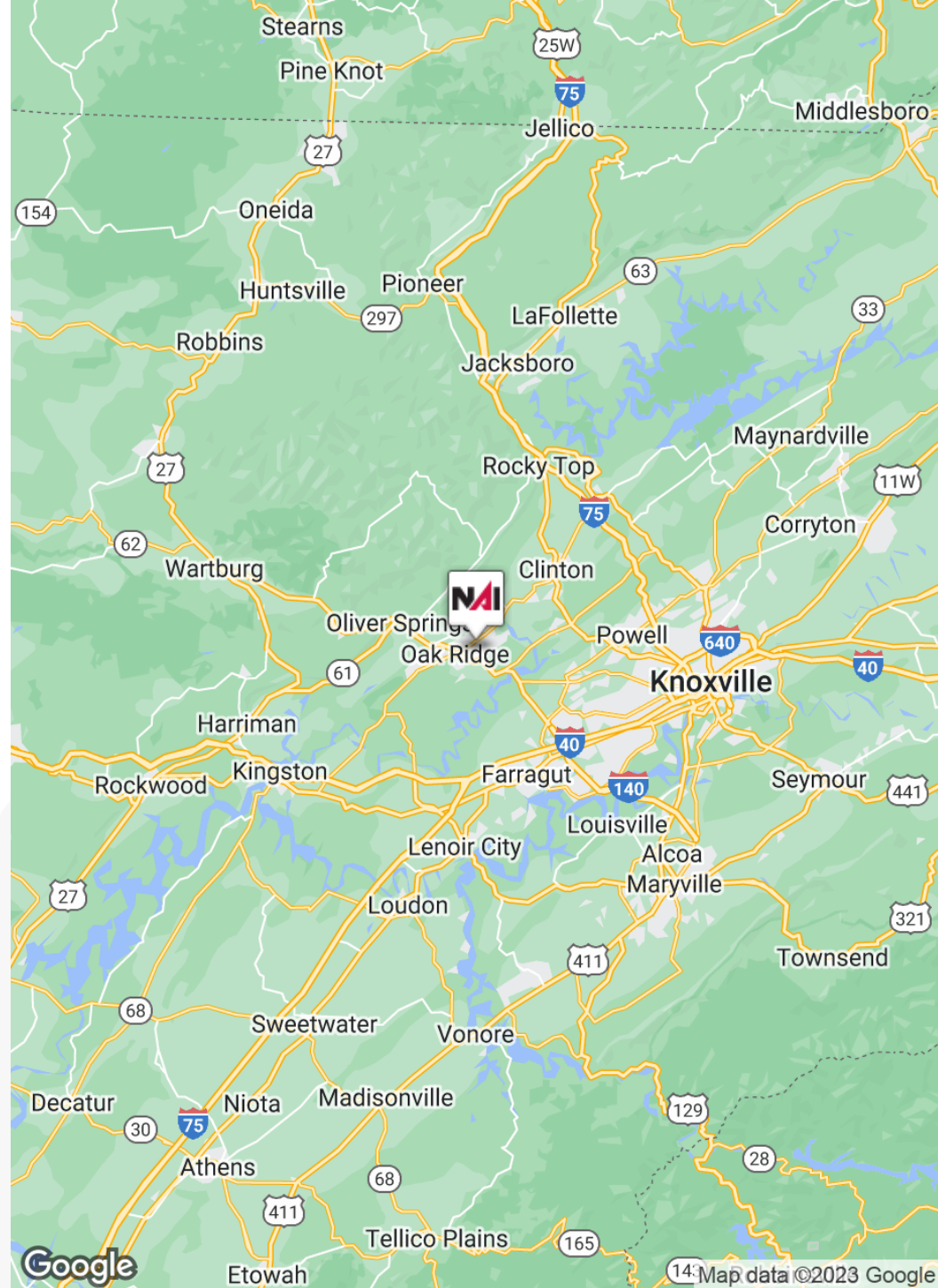
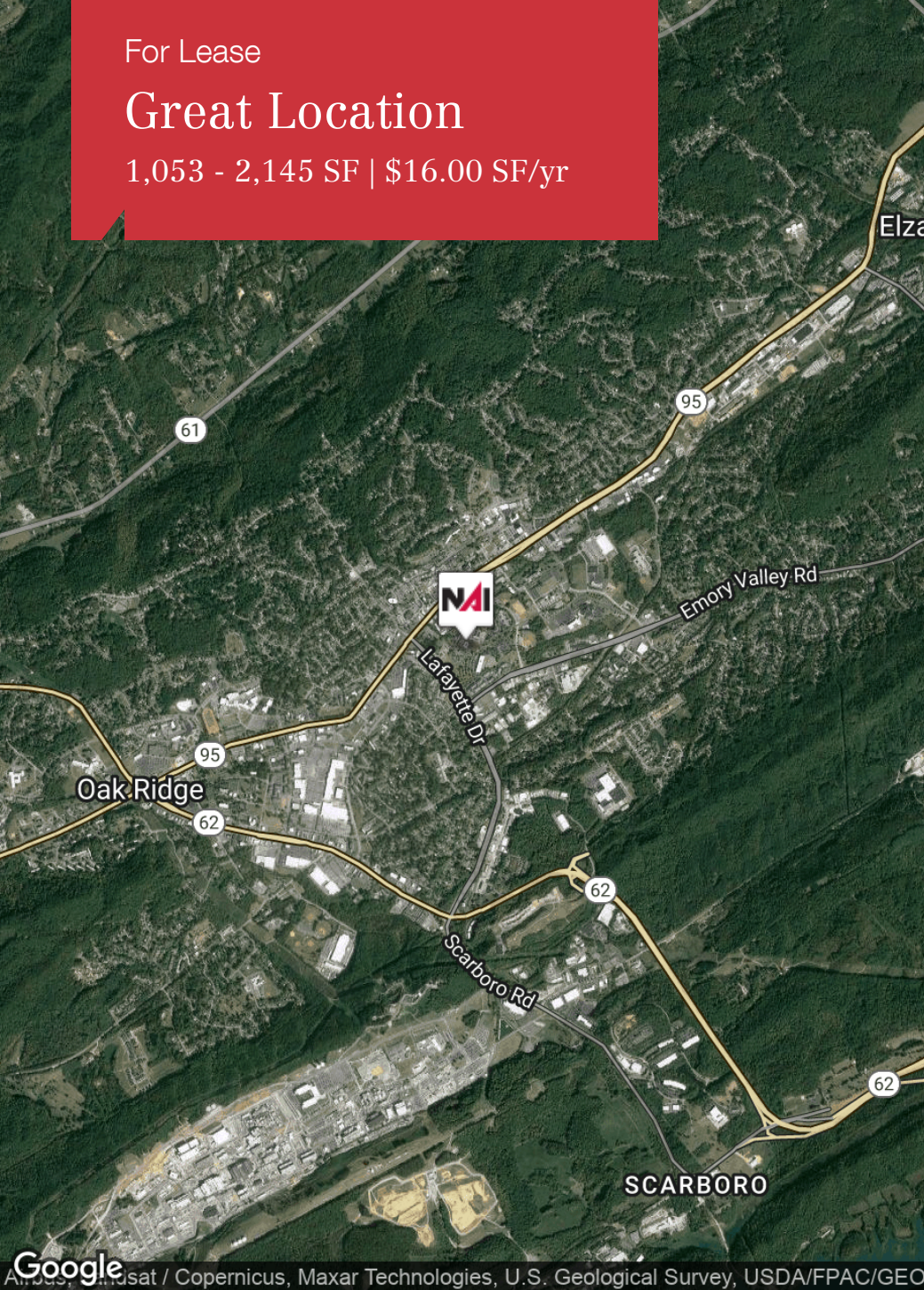
# Suite 106 + 107 - 2,145 SF



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# Great Location

1,053 - 2,145 SF | \$16.00 SF/yr



Google Earth / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)



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# Medical Office Space

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## SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

## PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of the East Tennessee CCIM Board of Directors.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Freightliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

## EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981  
CCIM Institute, Certified Commercial Investment Member

### NAI Koella | RM Moore

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865.531.6400

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## RYAN MCELVEEN, MBA

Advisor

rmcelveen@koellamoore.com

Direct: 865.567.0232 | Cell: 865.567.0232

## PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

## EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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