

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Creative office space at the mixed use Cornerstone Building at Northshore Town Center. Modern space ideal to attract top level employees and impress clients all in a easily accessible location with exceptional walkable amenities. Grab Chic-Fil-A for the office on the way into work, take the elevator to Cazzy's for lunch and knock out the shopping list at Target before heading home all within Northshore Town Center.

PROPERTY HIGHLIGHTS

- 2,945 - 10,741 SF Modern Office
- Mix of Private Offices and Workstations
- Exceptional Walkable Amenities
- Mixed Use Building with Cazzy's Corner Grill on 1st Floor
- Outstanding location at Northshore/Pellissippi

OFFERING SUMMARY

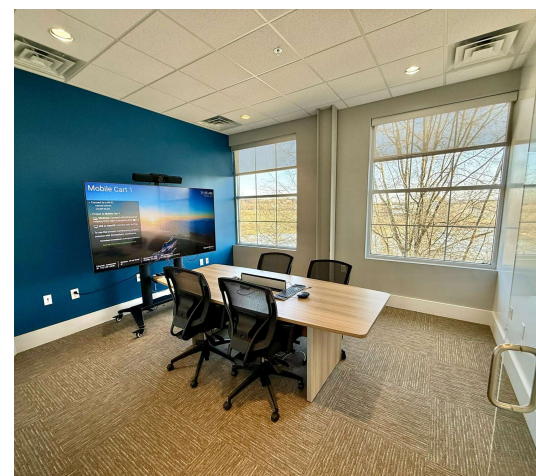
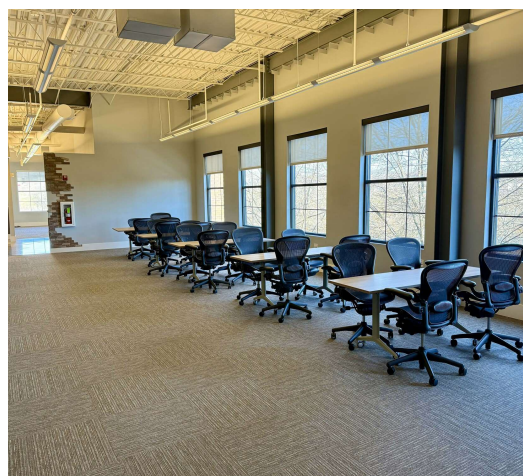
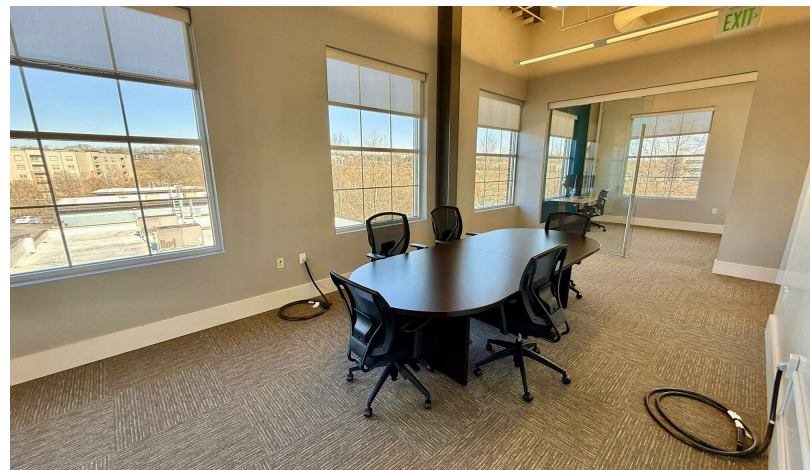
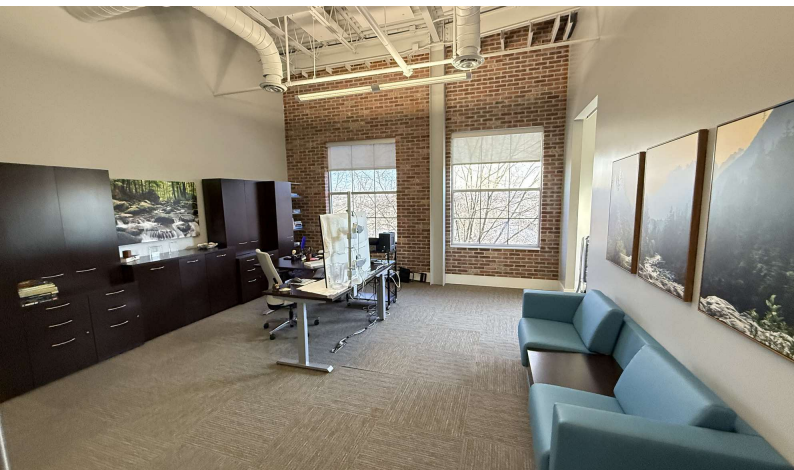
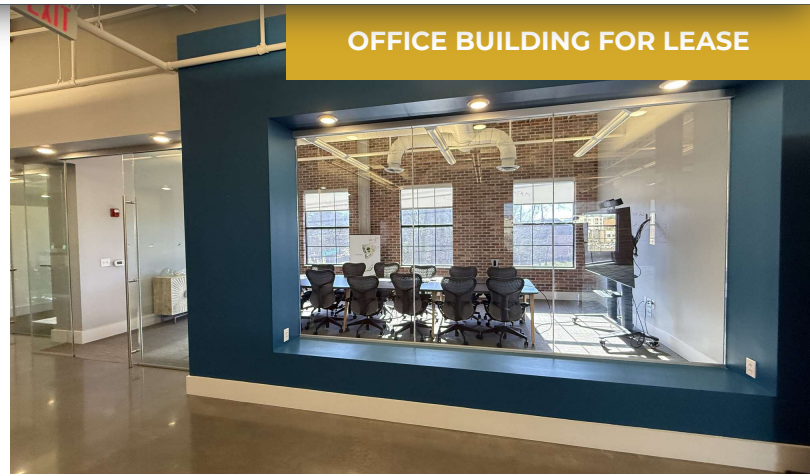
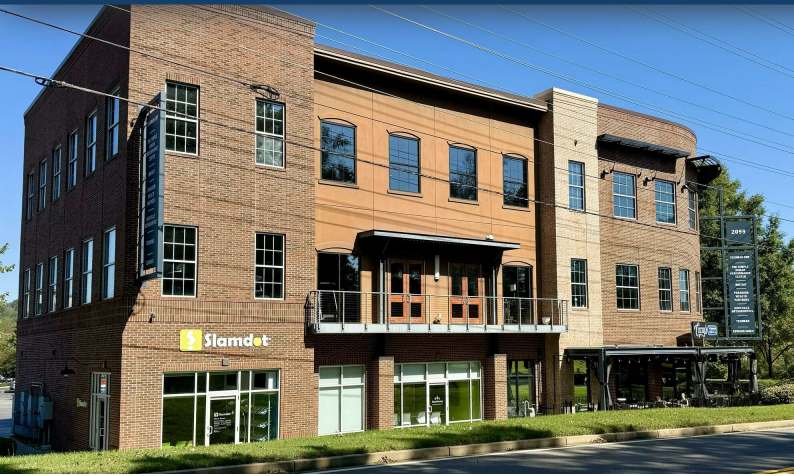
Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	2,945 - 10,741 SF
Building Size:	34,648 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,795	12,251	33,031
Total Population	4,758	31,967	81,024
Average HH Income	\$167,207	\$159,076	\$137,168

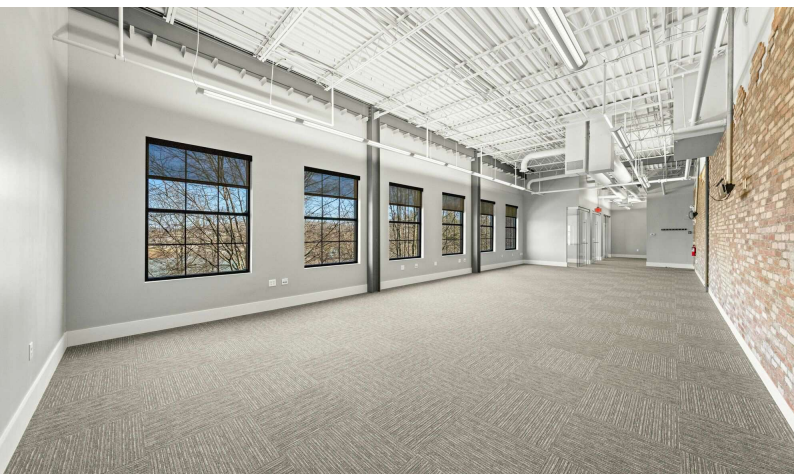
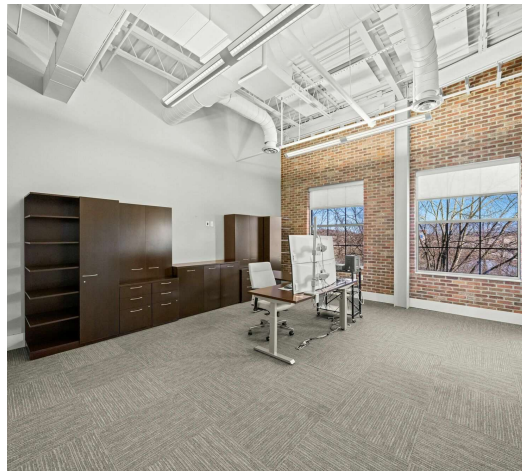
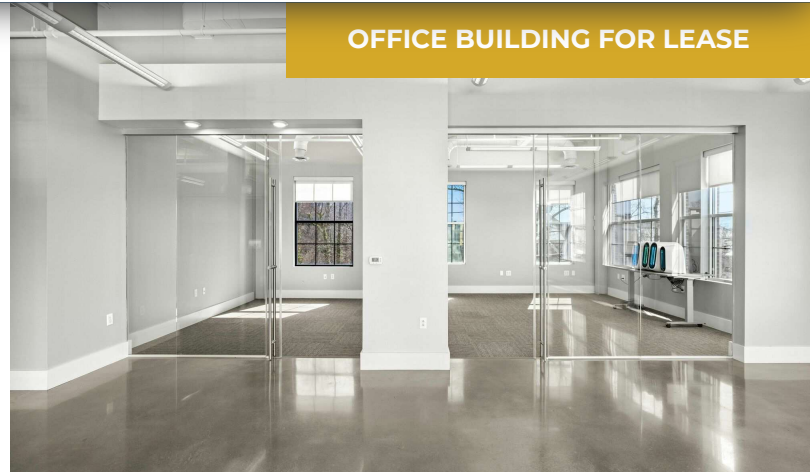
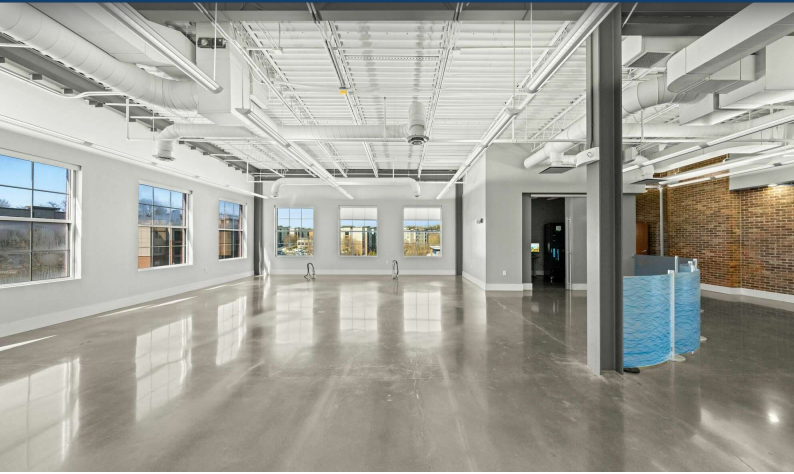
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,945 - 10,741 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	Available	2,945 SF	NNN	\$35.00 SF/yr	Creative space with modern features to attract quality employees and impress clients. 6 private offices, several workstations, open kitchen and beautiful glass conference room
Suite 301	Available	4,435 - 10,741 SF	NNN	\$35.00 SF/yr	Gorgeous space rivaling the best office in Knoxville. Creative space with modern features to attract quality employees and impress clients. Square Footage according to Association Documents.
Suite 302	Available	6,306 - 10,741 SF	NNN	\$35.00 SF/yr	Gorgeous space rivaling the best office in Knoxville. Creative space with modern features to attract quality employees and impress clients. Square Footage according to Association Documents.
Suite 104	-	1,732 - 3,083 SF	NNN	\$35.00 SF/yr	Previous use was bio-lab for this suite. Original intention was ground floor retail. Accessible from Cornerstone Lobby and West parking lot.

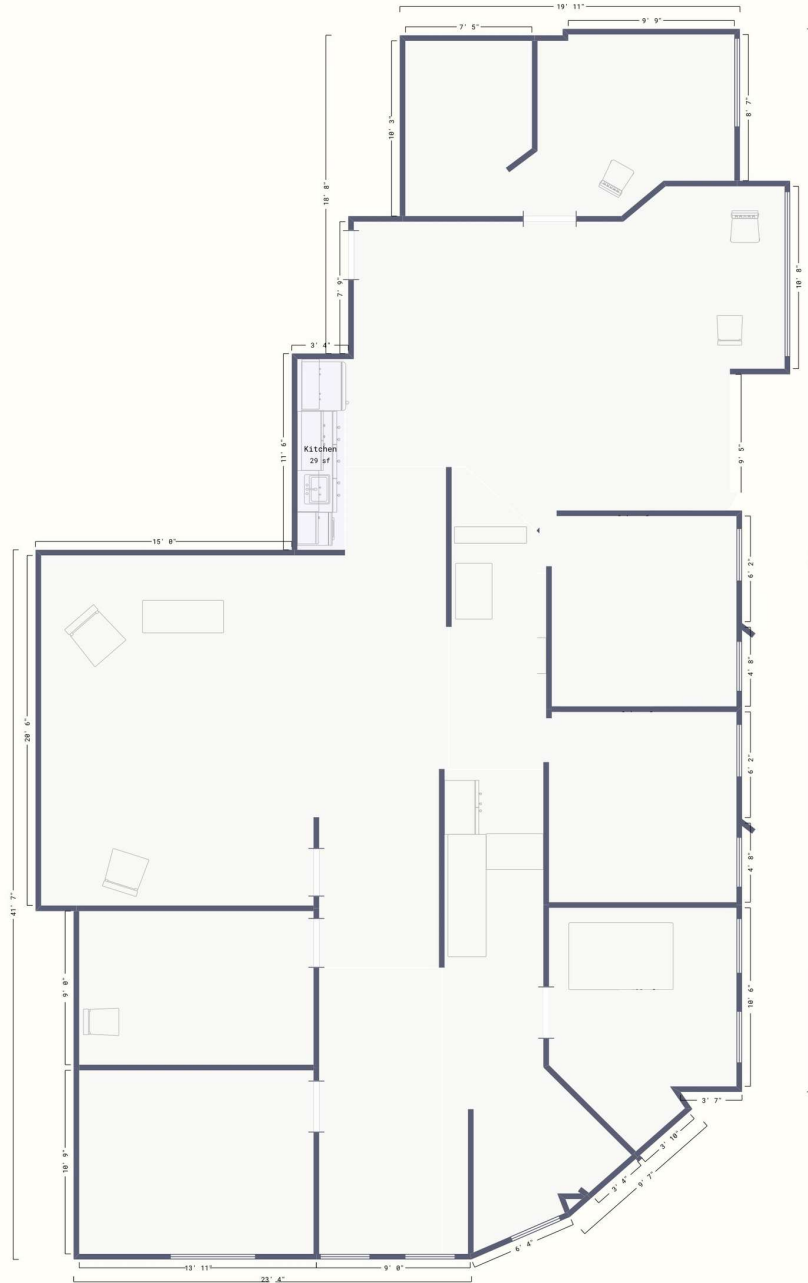
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Floorplan
2099 Thunderhead Rd, Knoxville, TN

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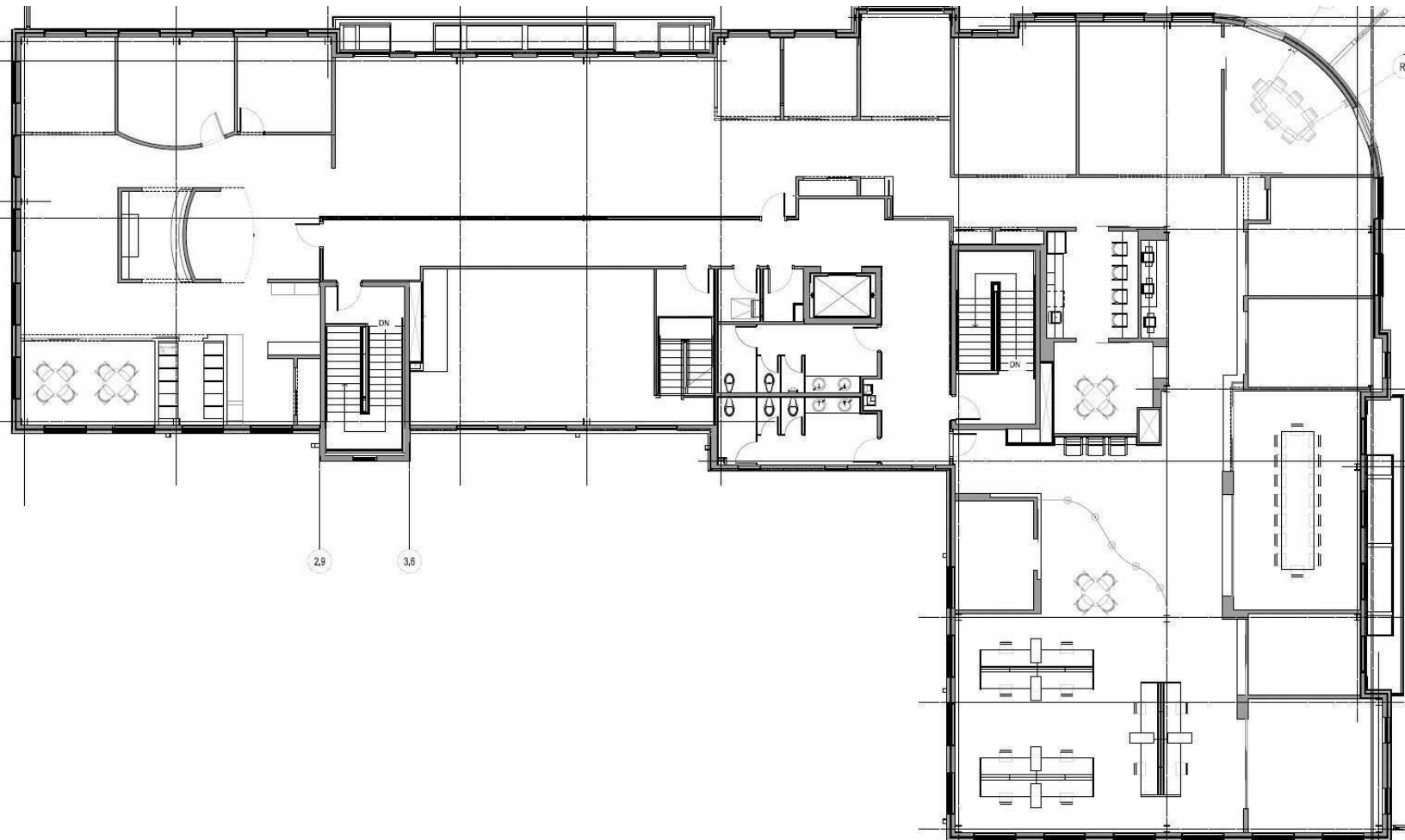
Suite 204

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Suite 301 and 302

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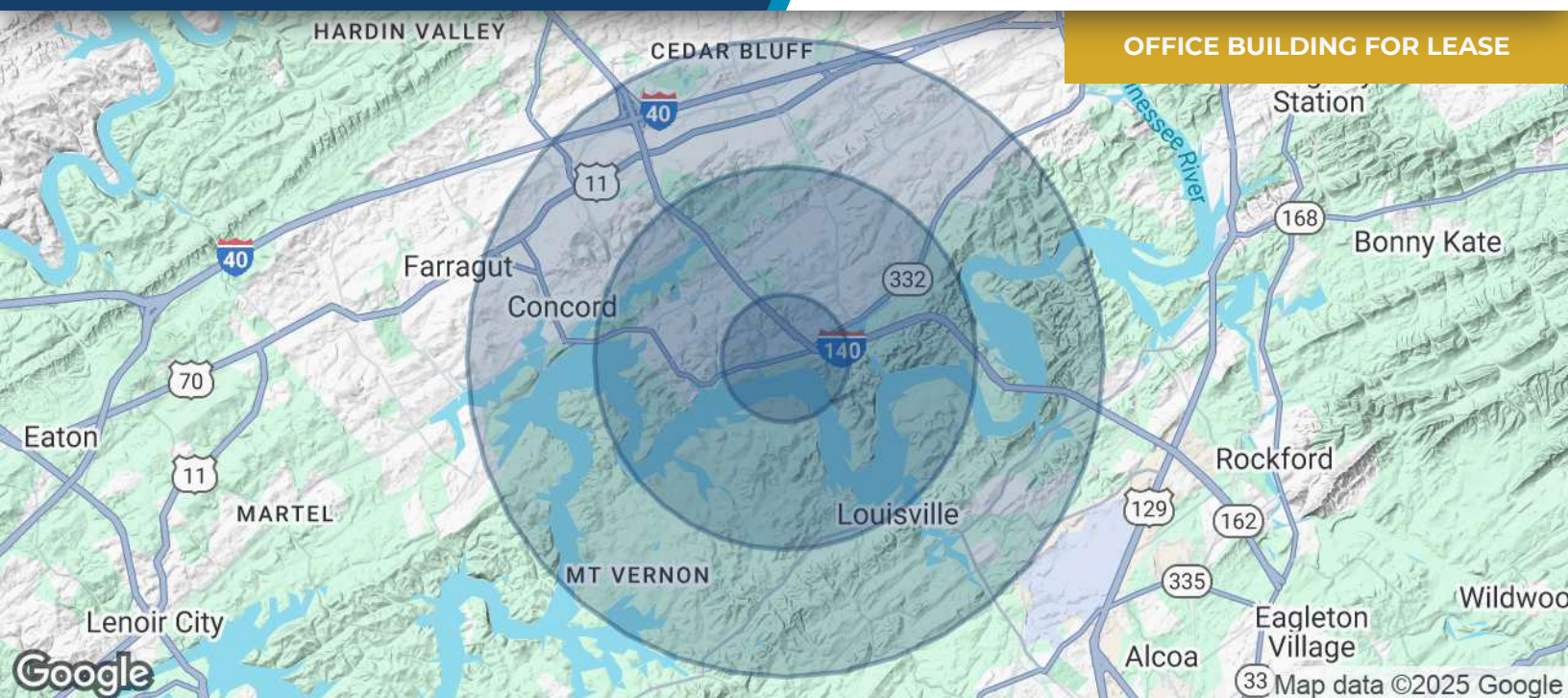


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,758	31,967	81,024
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,795	12,251	33,031
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$167,207	\$159,076	\$137,168
Average House Value	\$517,697	\$586,735	\$514,413

Demographics data derived from AlphaMap

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