

OFFICE SPACE FOR SALE

Victory Centre

575 Oak Ridge Turnpike, Oak Ridge, TN
37830

37,978 SF | \$6,990,000





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OFFERING MEMORANDUM

575 Oak Ridge Turnpike, Oak Ridge, TN 37830

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EXECUTIVE SUMMARY

NAI Koella
RM Moore

Offering Procedure

The subject of this offering is an approximately 37,978 square foot multi-tenant office building, situated on approximately 1.84 Acres of land. The current asking price is \$6,990,000.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI may, in its sole discretion, amend or update (provided that NAI has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:



Heidi Adams

O: 865 862 6412

hadams@koellamoore.com

Distribution of Offering Materials and Review Period:

All due diligence materials that will be provided will be made available through the Revere CRE website (www.reverecre.com).

Tour Dates:

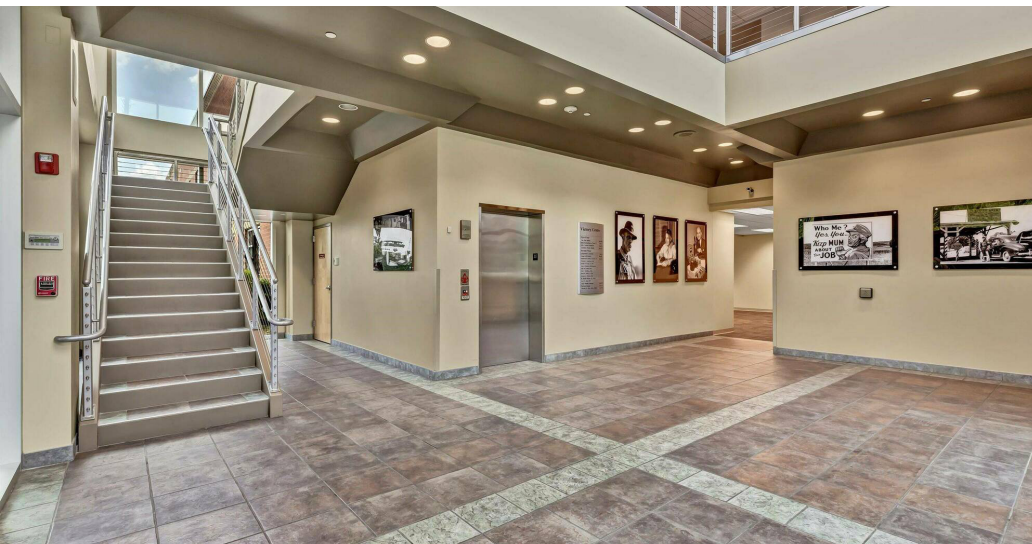
Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience by sending an email to Heidi Adams (hadams@koellamoore.com).

Offers Due:

Offers will be considered by the Seller as submitted. NAI encourages all prospective purchasers to review the contents of the deal room thoroughly before making an offer to acquire the property.

Offers should include, at a minimum, the following:

1. Purchase Price
2. Earnest Money
3. Inspection Period
4. Financing or Cash Offer
5. Contingencies.
6. Proof of Funds
7. If this is a 1031
8. Buyer Bio and Current Portfolio Information



Property Highlights

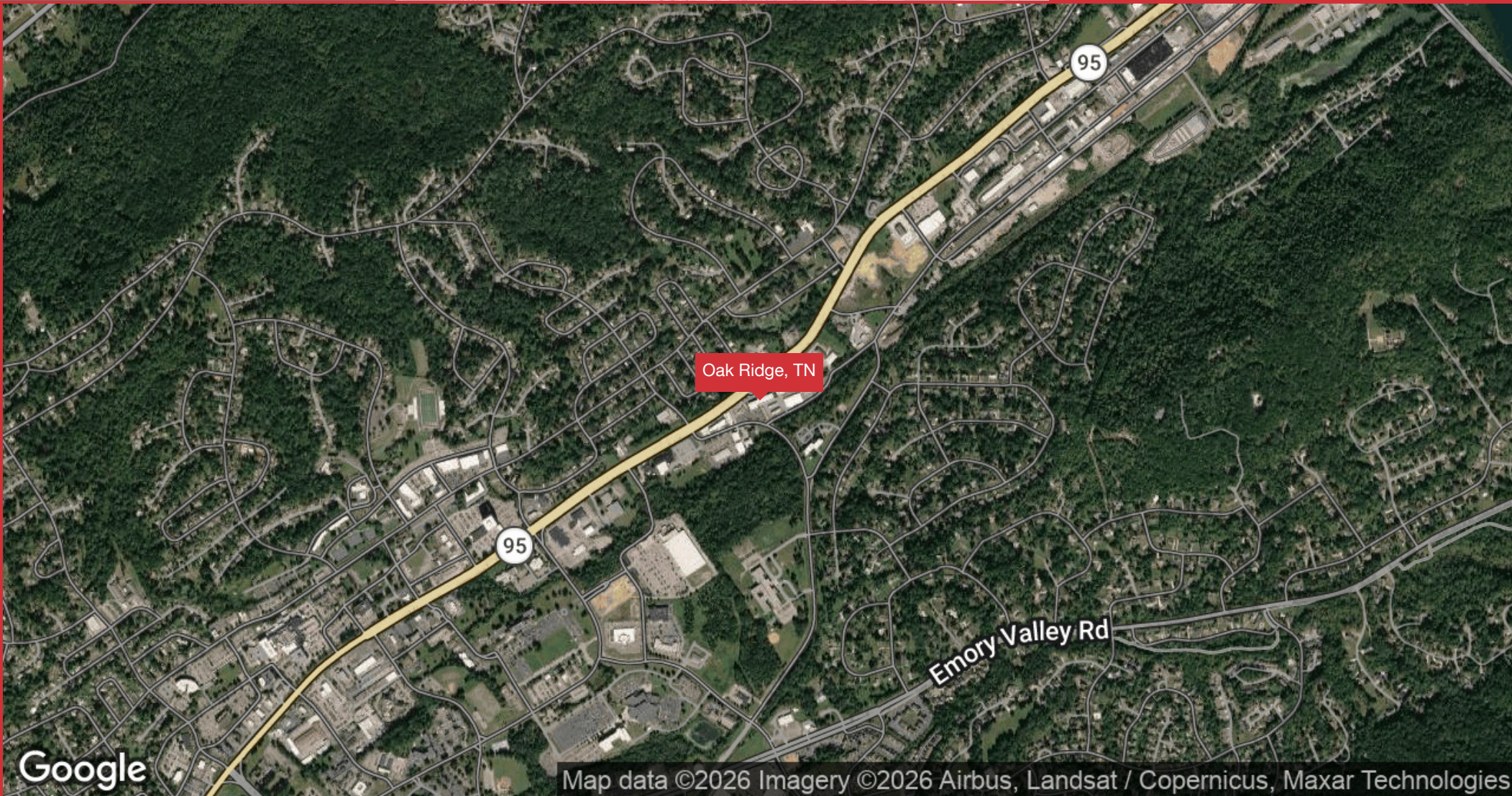
- 100% leased, multi-tenant office building with immediate in-place cash flow
- Diversified tenant mix of professional and service-oriented users
- Stable occupancy history with reduced rollover risk
- Located on Oak Ridge Turnpike, the city's main commercial corridor
- Strong visibility and easy access to major thoroughfares and surrounding areas
- Close proximity to major employers, including Oak Ridge National Laboratory and other Department of Energy facilities
- Surrounded by retail, dining, and service amenities that support tenant retention
- Established office/medical corridor with consistent demand drivers
- Minimal near-term capital needs for a new owner
- Straightforward, income-producing investment in a stable and growing submarket
- Recent capital expenditures include a new TPO roof (December 2025), replacement of 6 HVAC units, extensive plumbing work, a new glass auto-open front-entry door system, new paint/carpet in hallways, and a significant buildout for CNS Cares.

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Office Space



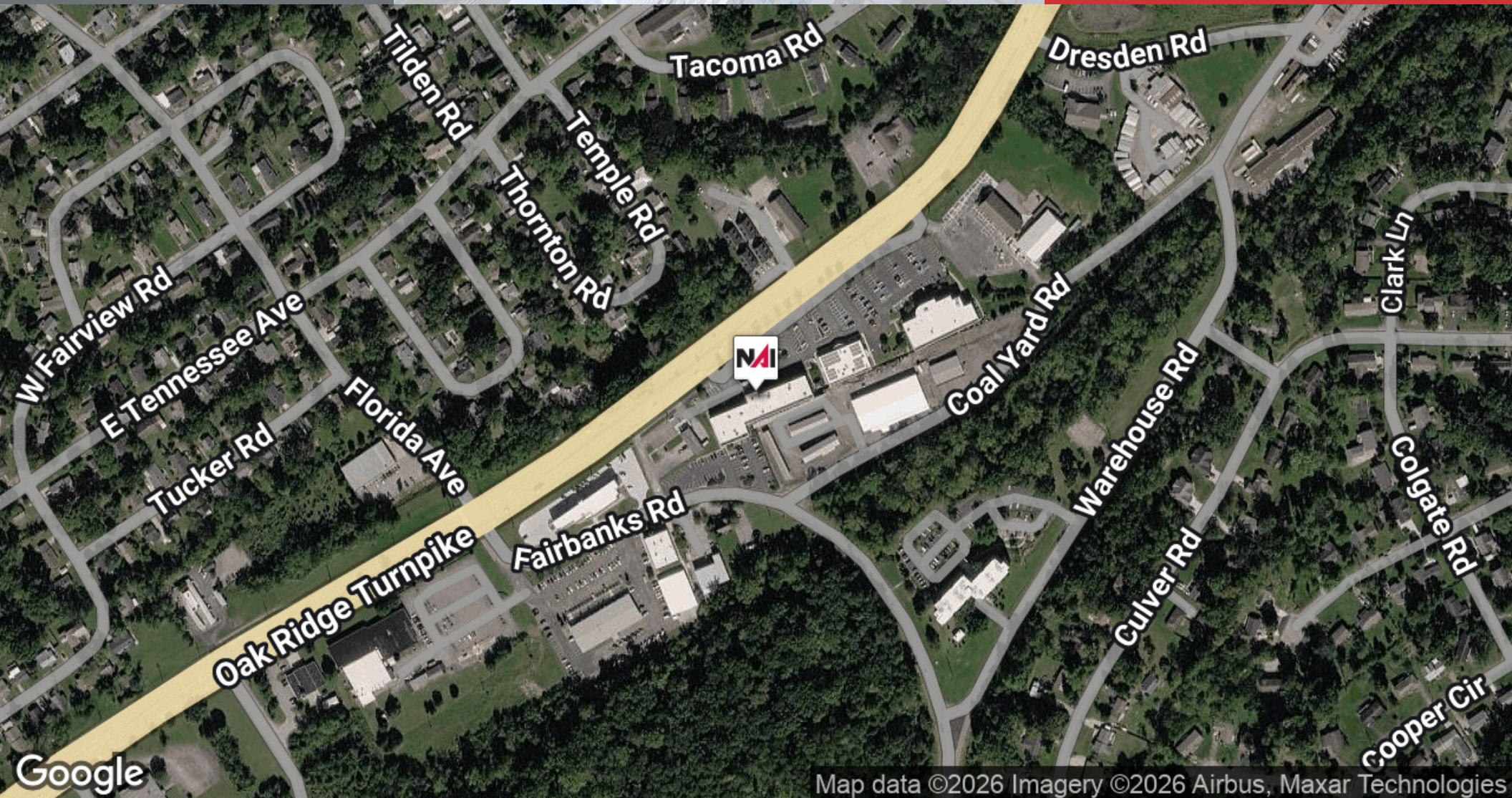
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FINANCIAL ANALYSIS

NAI Koella
RM Moore

Victory Center
2025 Actual and 5 Year Projection

INCOME																		
Suite	Tenant	SF Per Lease*	Original Commencement	Expiration	2025 Actual		2026 PSF		2026		2027		2028		2029		2030	
Base Rental Income																		
100	Critical Nurse Staffing	4,400	9/1/2024	8/31/2029	\$	108,694.64	\$	25.11	\$	110,484.00	\$	113,256.00	\$	116,072.00	\$	118,976.00	\$	122,545.28
110	Pain Consultants	3,225	2/23/2009	3/31/2029	\$	61,297.38	\$	19.01	\$	61,297.38	\$	61,297.38	\$	61,297.38	\$	61,297.38	\$	63,136.30
120	Kids Central	5,663	1/1/2008	12/31/2027	\$	67,956.00	\$	12.00	\$	67,956.00	\$	67,956.00	\$	69,994.68	\$	69,994.68	\$	69,994.68
130	HHC Amedisys	4,500	10/24/2007	5/31/2031	\$	91,166.16	\$	20.93	\$	94,185.00	\$	96,084.00	\$	98,005.68	\$	99,965.76	\$	101,965.08
200	Longenecker & Assoc	4,100	12/19/2017	1/31/2027	\$	56,990.37	\$	14.33	\$	58,752.96	\$	60,515.55	\$	62,331.02	\$	64,200.95	\$	66,126.97
201	Legal Aid	4,030	4/2/2016	9/30/2031	\$	48,360.00	\$	13.20	\$	53,196.00	\$	53,196.00	\$	53,196.00	\$	53,196.00	\$	53,196.00
202	Southeastern Retina	3,785	9/22/2010	12/31/2026	\$	53,747.00	\$	14.20	\$	53,747.00	\$	55,359.41	\$	55,359.41	\$	55,359.41	\$	55,359.41
203	Harmony Wellness	2,700	1/7/2026	2/28/2031	\$	-	\$	16.50	\$	44,550.00	\$	45,900.00	\$	47,250.00	\$	48,681.00	\$	50,139.00
204	Edward Jones	1,400	1/27/2021	3/31/2031	\$	26,159.01	\$	18.86	\$	26,400.00	\$	26,928.00	\$	27,466.56	\$	28,015.89	\$	28,576.21
205	Dr. Charles Dye	750	1/23/2017	8/31/2027	\$	9,122.85	\$	12.54	\$	9,405.00	\$	9,687.15	\$	9,977.76	\$	10,277.10	\$	10,585.41
		34,553																
Total Base Rental Income					\$	524,794.21	\$		\$	579,973.34	\$	590,179.49	\$	600,950.49	\$	609,964.16	\$	621,624.34
CAM Income																		
100	Critical Nurse Staffing (FS)	4,400	9/1/2024	8/31/2029	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
110	Pain Consultants	3,225	2/23/2009	3/31/2029	\$	22,720.21	\$	5.00	\$	16,125.00	\$	16,608.75	\$	17,107.01	\$	17,620.22	\$	18,148.83
120	Kids Central	5,663	1/1/2008	12/31/2027	\$	45,564.66	\$	5.00	\$	28,315.00	\$	29,164.45	\$	30,039.38	\$	30,940.57	\$	31,868.78
130	HHC Amedisys (2021 BY)	4,500	10/24/2007	5/31/2031	\$	5,647.07	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
200	Longenecker & Assoc	4,100	12/19/2017	1/31/2027	\$	25,814.94	\$	6.00	\$	24,600.00	\$	25,338.00	\$	26,098.14	\$	26,881.08	\$	27,687.52
201	Legal Aid	4,030	4/2/2016	9/30/2031	\$	28,388.13	\$	5.58	\$	22,487.40	\$	23,162.02	\$	23,856.88	\$	24,572.59	\$	25,309.77
202	Southeastern Retina	3,785	9/22/2010	12/31/2026	\$	26,626.64	\$	6.00	\$	22,710.00	\$	23,391.30	\$	24,093.04	\$	24,815.83	\$	25,560.31
203	Harmony Wellness	2,700	1/7/2026	2/28/2031	\$	-	\$	6.00	\$	16,200.00	\$	16,686.00	\$	17,186.58	\$	17,702.18	\$	18,233.24
204	Edward Jones (2021 BY)	1,400	1/27/2021	3/31/2031	\$	1,747.79	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
205	Dr. Charles Dye	750	1/23/2017	8/31/2027	\$	5,284.48	\$	6.72	\$	5,040.00	\$	5,191.20	\$	5,346.94	\$	5,507.34	\$	5,672.56
		34,553																
CAM True-Up Estimate*					\$		\$		\$	50,000.00	\$	51,500.00	\$	53,045.00	\$	54,636.35	\$	68,604.33
Total CAM Income					\$	161,793.92	\$		\$	185,477.40	\$	191,041.72	\$	196,772.97	\$	202,676.16	\$	221,085.34
5% Vacancy Loss					\$		\$		\$	(28,998.67)	\$	(29,508.97)	\$	(30,047.52)	\$	(30,498.21)	\$	(31,081.22)
Total Adjusted Rental Income					\$	686,588.13	\$		\$	736,452.07	\$	751,712.24	\$	767,675.94	\$	782,142.12	\$	811,628.47
TOTAL INCOME					\$	686,588.13	\$		\$	736,452.07	\$	751,712.24	\$	767,675.94	\$	782,142.12	\$	811,628.47
EXPENSES																		
	Snow Removal/Landscaping				\$	15,312.00	\$		\$	15,000.00	\$	15,450.00	\$	15,913.50	\$	16,390.91	\$	16,882.63
	Repair/Maintenance				\$	23,040.00	\$		\$	25,000.00	\$	25,750.00	\$	26,522.50	\$	27,318.18	\$	28,137.72
	Insurance				\$	8,107.00	\$		\$	10,000.00	\$	10,300.00	\$	10,609.00	\$	10,927.27	\$	11,255.09
	Janitorial				\$	50,631.08	\$		\$	42,120.00	\$	43,383.60	\$	44,685.11	\$	46,025.66	\$	47,406.43
	Legal & Professional Fees				\$	138.75	\$		\$	250.00	\$	257.50	\$	265.23	\$	273.18	\$	281.38
	Management Fee (4% of Base Rent)				\$	-	\$		\$	23,198.93	\$	23,607.18	\$	24,038.02	\$	24,398.57	\$	24,864.97
	Administrative				\$	430.00	\$		\$	500.00	\$	515.00	\$	530.45	\$	546.36	\$	562.75
	Pest Control				\$	30.00	\$		\$	500.00	\$	515.00	\$	530.45	\$	546.36	\$	562.75
	Property Tax				\$	65,879.85	\$		\$	54,041.59	\$	54,041.59	\$	54,041.59	\$	54,041.59	\$	77,867.48
	Fire Safety				\$	1,643.68	\$		\$	1,700.00	\$	1,751.00	\$	1,803.53	\$	1,857.64	\$	1,913.36
	Verizon Phone - Alarm				\$	613.42	\$		\$	615.00	\$	633.45	\$	652.45	\$	672.03	\$	692.19
	Water				\$	5,889.55	\$		\$	6,000.00	\$	6,180.00	\$	6,365.40	\$	6,556.36	\$	6,753.05
	Electric				\$	43,780.36	\$		\$	44,000.00	\$	45,320.00	\$	46,679.60	\$	48,079.99	\$	49,522.39
	Elevator				\$	175.00	\$		\$	500.00	\$	515.00	\$	530.45	\$	546.36	\$	562.75
	Fuel				\$	3,446.02	\$		\$	3,500.00	\$	3,605.00	\$	3,713.15	\$	3,824.54	\$	3,939.28
	Garbage				\$	230.91	\$		\$	2,242.92	\$	2,310.21	\$	2,379.51	\$	2,450.90	\$	2,524.43
TOTAL BUILDING EXPENSES					\$	219,347.62	\$		\$	229,168.44	\$	234,134.53	\$	239,259.94	\$	244,455.90	\$	273,728.67
NET OPERATING INCOME					\$	467,240.51	\$		\$	507,283.63	\$	517,577.71	\$	528,416.00	\$	537,686.22	\$	537,899.80
Below the Line Income (CNS Cares Loan Repayment (\$1,980.12/month)					\$		\$		\$	23,761.44	\$	23,761.44	\$	23,761.44	\$	23,761.44	\$	23,761.44
Reserves/Replacements (2% of Gross Income)					\$		\$		\$	(14,729.04)	\$	(15,034.24)	\$	(15,353.52)	\$	(15,642.84)	\$	(16,232.57)
REVISED NOI					\$		\$		\$	516,316.03	\$	526,304.90	\$	536,823.92	\$	545,804.82	\$	545,428.67

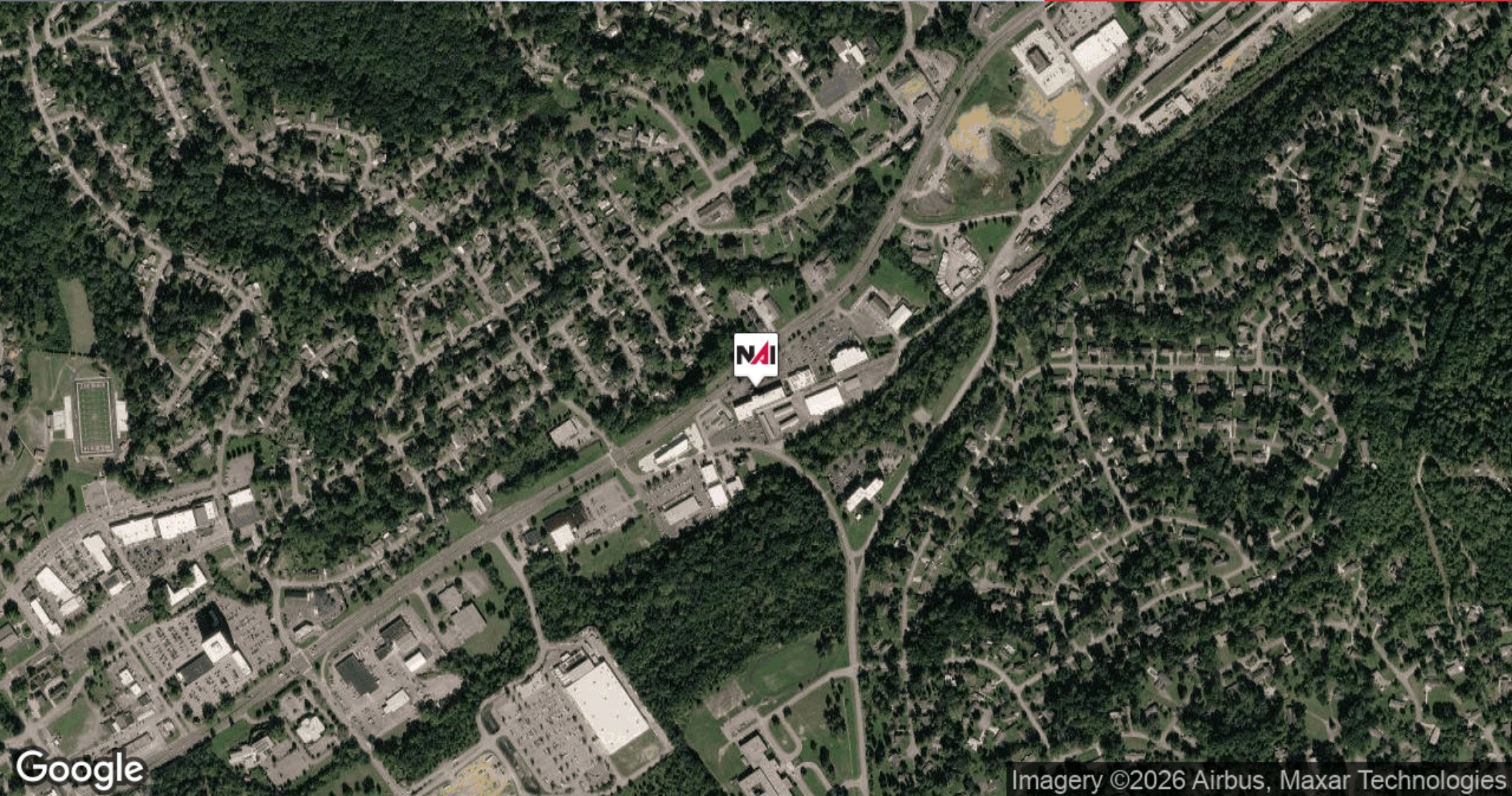
PROPERTY OVERVIEW

NAI Koella
RM Moore



For Sale

37,978 SF | \$6,990,000
Office Space



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Sale Price

\$6,990,000

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	1.84 Acres
APN #	094K A 011.00

Location Information

Building Name	Victory Centre
Street Address	575 Oak Ridge Turnpike
City, State, Zip	Oak Ridge, TN 37830
County	Anderson
Market	Oak Ridge

Building Information

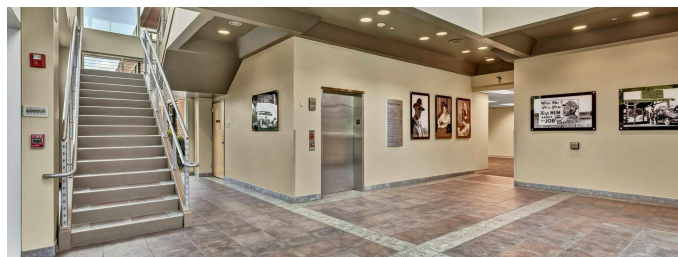
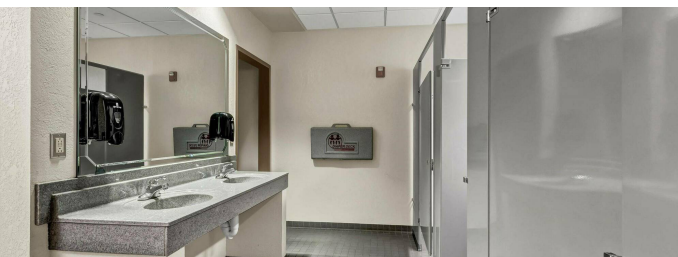
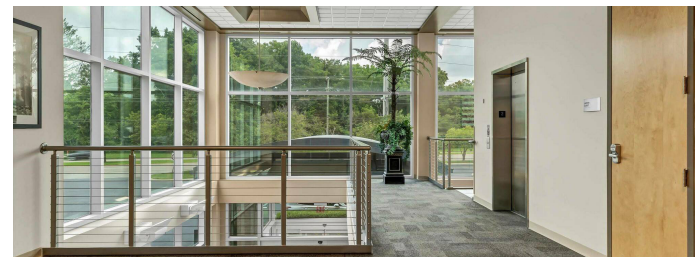
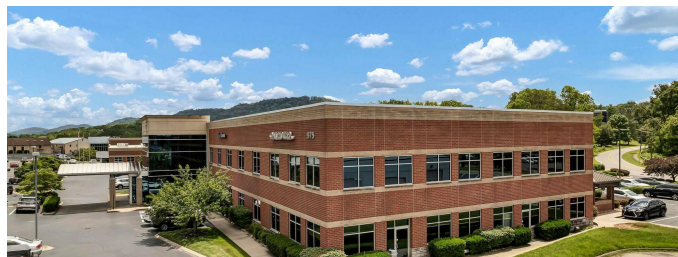
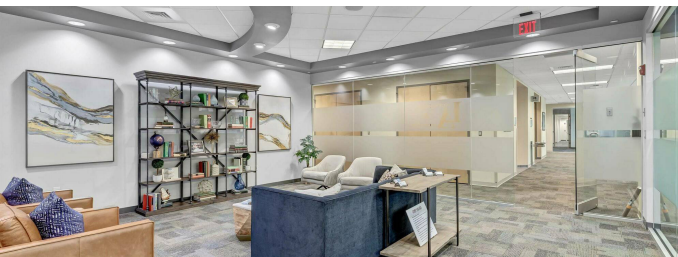
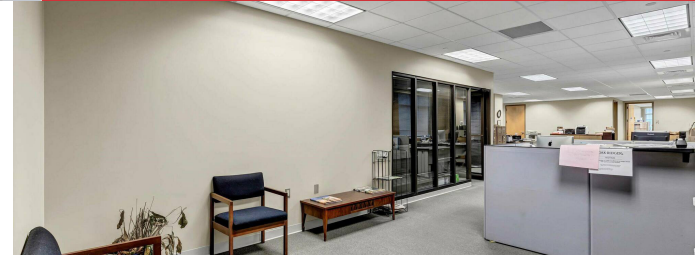
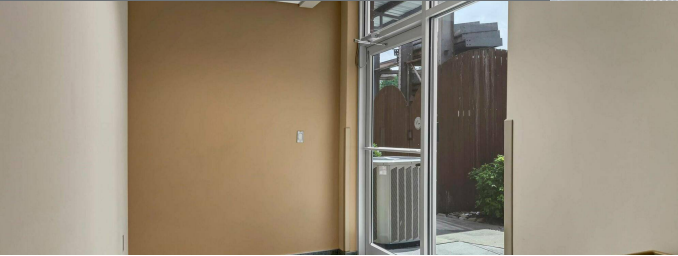
Building Size	37,978 SF
NOI	\$507,283.63
Cap Rate	7.26



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MARKET OVERVIEW

NAI Koella
RM Moore



Oak Ridge, TN

Oak Ridge is a city with a uniquely powerful origin story and a rapidly evolving role in the future of energy and technology. Established during the Manhattan Project, Oak Ridge was one of the nation's primary sites for uranium enrichment and nuclear research, earning its nickname as the "Secret City." That legacy continues today through Oak Ridge National Laboratory (ORNL), which has spent more than 80 years at the forefront of nuclear science, advanced materials, and national security innovation. In recent years, Oak Ridge has experienced a significant resurgence driven by both public and private investment in nuclear energy and artificial intelligence. The region has attracted multiple multi-billion-dollar nuclear projects, including a new uranium enrichment facility by Orano—representing the largest economic development investment in Tennessee history—and a \$1+ billion laser enrichment facility by LIS Technologies. Additionally, advanced nuclear company Oklo has announced a \$1.7 billion fuel recycling facility, further reinforcing Oak Ridge's role as a critical hub in the domestic nuclear fuel supply chain. At the same time, Oak Ridge is emerging as a national center for AI-driven energy innovation. ORNL is home to some of the world's most advanced supercomputing capabilities, including the Frontier exascale system, which is being used to develop artificial intelligence applications for nuclear energy, advanced manufacturing, and national security. Public-private partnerships are accelerating this convergence, with collaborations between national labs, startups, and global technology companies to deploy AI in reactor design, licensing, and operations. The Department of Energy has also designated Oak Ridge as a key site for next-generation AI data centers and energy-integrated infrastructure, further expanding its role at the intersection of computing and power generation. Supported by federal funding, land transfers, and ongoing infrastructure investment, Oak Ridge is transitioning from its historic role as a government-driven research hub into a modern ecosystem of nuclear, AI, and advanced energy development. This convergence of legacy expertise, cutting-edge technology, and unprecedented capital investment positions Oak Ridge as one of the most important emerging markets in the United States for next-generation energy and innovation-driven growth.

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575 Oak Ridge Turnpike, Oak Ridge, TN 37830

For Sale

37,978 SF | \$6,990,000
Office Space

Population	1 Mile	3 Miles	5 Miles
Total Population	5,451	21,140	39,037
Average Age	39.5	39.7	40.4
Average Age (Male)	40.1	38.3	39.1
Average Age (Female)	41.2	41.5	41.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,197	8,667	15,757
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$86,081	\$88,342	\$90,063
Average House Value	\$232,121	\$244,499	\$254,414

2023 American Community Survey (ACS)

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Market Information

Oak Ridge Office Market

The Oak Ridge, Tennessee office market is characterized by limited supply and consistently strong occupancy, particularly within Class A and Class B assets. The market comprises approximately 2.2 million square feet of office space, with Class A and Class B product making up nearly 90% of total inventory—reflecting a concentration of functional, professional-grade space.

Vacancy in the market remains low, with overall rates around 4%, well below national averages, indicating a tight leasing environment and sustained tenant demand. This demand is driven by Oak Ridge's role as a regional hub for nuclear energy and advanced manufacturing, anchored by major employers such as Oak Ridge National Laboratory and the Y-12 National Security Complex. These institutions support an ecosystem of contractors, engineering firms, and professional service providers that rely heavily on nearby office space.

Leasing activity in the broader Knoxville region further reflects a “flight to quality,” with tenants prioritizing well-located, higher-quality office space—driving particularly strong occupancy in Class A buildings and well-maintained Class B assets.

Overall, the Oak Ridge office market benefits from stable, demand-driven occupancy, limited new development, and a tenant base tied to long-term federal and institutional investment—resulting in high occupancy levels and durable performance across Class A and B office properties.

Office Market Highlights

- Low vacancy / high occupancy across Class A and B office space
- Strong demand from DOE-related employers, including Oak Ridge National Laboratory and Y-12 National Security Complex
- Limited new supply supporting stable rents and occupancy



OFFERING MEMORANDUM

575 Oak Ridge Turnpike, Oak Ridge, TN 37830



ADVISOR BIO

NAI Koella
RM Moore



Heidi Adams

Senior Investment Advisor

hadams@koellamoore.com

Direct: 865.862.6412 | Cell: 321.439.3175

Professional Background

As the firm's Senior Investment Sales Advisor, Heidi brings over four decades of diverse commercial real estate experience to NAI. Having transacted across all major asset classes, she possesses an innate ability to analyze projects and guide her clients through a series of detailed steps to meet their ultimate goals. Heidi's diverse experience in development, investment sales, and deal syndication enables her to bring a unique perspective to every transaction. Her wealth of knowledge has been invaluable in meeting the needs of her clients, guiding the process through complex contract negotiations, due diligence, and successful closing.

Prior to practicing here in Tennessee, Heidi spent over 23 years in the commercial real estate industry in Central Florida. She last served as Director of Brokerage and Asset Management at Taurus Southern Investments, a German investment firm, where she was responsible for brokerage activities and the asset management of over 2.5 million square feet of high-tech office and flex products in Central Florida and Jacksonville. The Taurus team was responsible for developing the first USGBC LEED Gold Flex Project in Central Florida, and Heidi played an integral part in its success. Additionally, Heidi was tasked with analyzing potential acquisitions and, as a member of the Taurus disposition team, handled the sale of assets once they had reached the designated hold period for the investor group. During her five years with Taurus, Heidi was directly involved in over \$300 million in real estate transactions.

Since joining NAI, Heidi has consistently ranked among the firm's highest producers. She was named the firm's Top Producer for 2016, 2017, 2018, 2020, 2021, 2022, 2023, 2024, and 2025; an honor achieved by closing the highest dollar volume of transactions company-wide. Heidi was also recognized as the highest commission earner for 2023, 2024, and 2025, ranking #66 worldwide in the NAI Global broker network in 2025. In 2018, Heidi was recognized by the East Tennessee CCIM Chapter and the Knoxville Area Association of Realtors as the Top Multifamily Broker and Commercial Broker of the Year.

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