



OFFICE BUILDING FOR LEASE

PROPERTY DESCRIPTION

Suite 201 at 35 Market Square, is a gorgeous 4,200 rentable square foot office space in a mixed use building in Knoxville, Tennessee situated in the Downtown submarket, one of Knoxville most thriving locations. Originally built out for an engineering firm this office was renovated for a sports agency as an incredible showplace. The Property's intrinsic value will continue to be secured by its irreplaceable historic location in the center of all Knoxville activity. Municipal Parking offers free nights and weekends mere steps from the building.

PROPERTY HIGHLIGHTS

- Market Square is considered "Knoxville's Living Room" prominently leading Downtown's revitalization with major private and public investment in the mid 2000's.
- Market Square is the top location for the hottest new restaurants in Knoxville's blossoming chef driven restaurant foodie culture.
- Farmer's Market, Ice Skating in Winter, Concerts and other public events draw thousands annually to the doorstep of 33-35 Market Square.
- Market Square Parking garage directly behind building with free parking nights and weekends.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,200 SF
Building Size:	9,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,544	35,128	69,366
Total Population	14,804	72,598	139,741
Average HH Income	\$38,437	\$40,004	\$46,564

JAY COBBLE SIOR, CCIM

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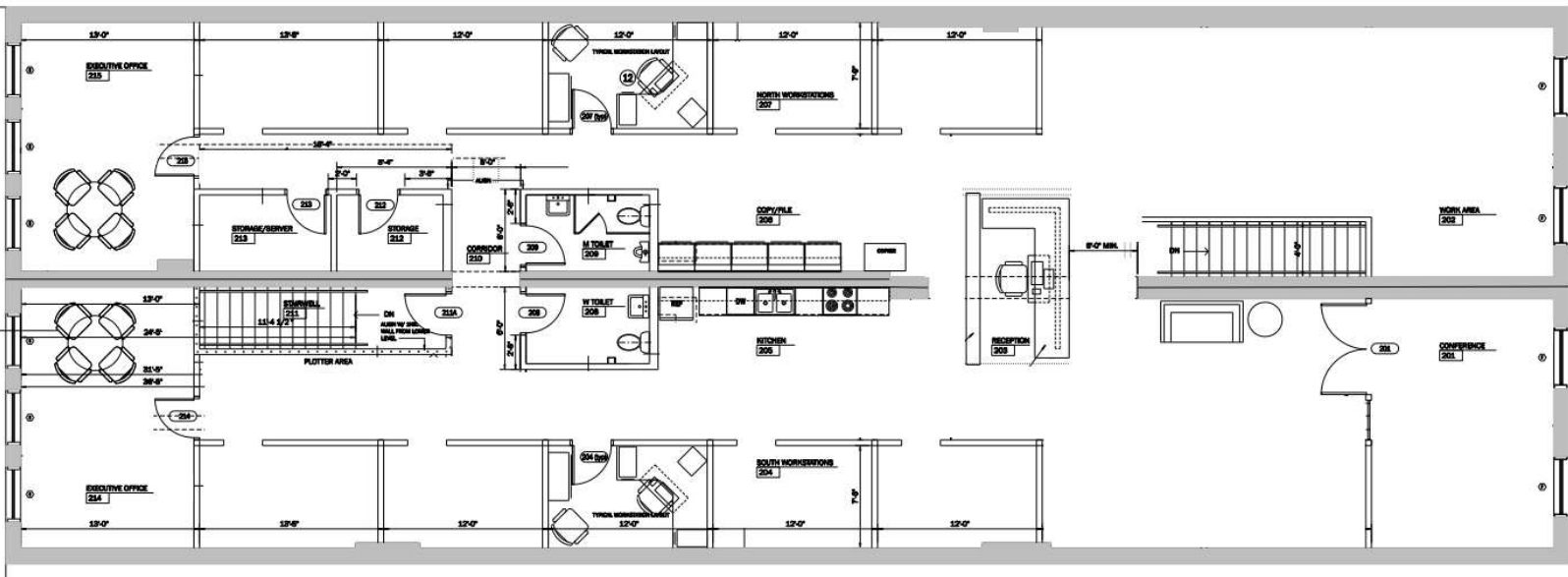
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