

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Elegant 18,622 square foot office in the most desirable Knoxville submarket. Building is divisible down to 6,900 square feet as the bottom floor can be leased separately or part of the top two floors all served by elevator. As amenity to employees Bearden boast regions trendiest retail landscape including Fresh Market, Anthropology, Whole Foods, M.S. McClellan, top fitness gyms, Lululemon and all of the major banks. Pop by Starbucks or Holly's Gourmet Market before work and then visit Bearden Beer Market or HYLO Fitness afterward. Ease of access through Sequoyah Hills to University of Tennessee campus and Downtown Knoxville make this spot excellent for attracting young professional employees or clients for high-end professional services.

PROPERTY HIGHLIGHTS

- Ideal Professional Location for High-End Clientele and Employees
- Exceptional Walkable Neighborhood Amenities
- Divisible to 6,900 SF
- Dedicated Parking for Tenants and Visitors

OFFERING SUMMARY

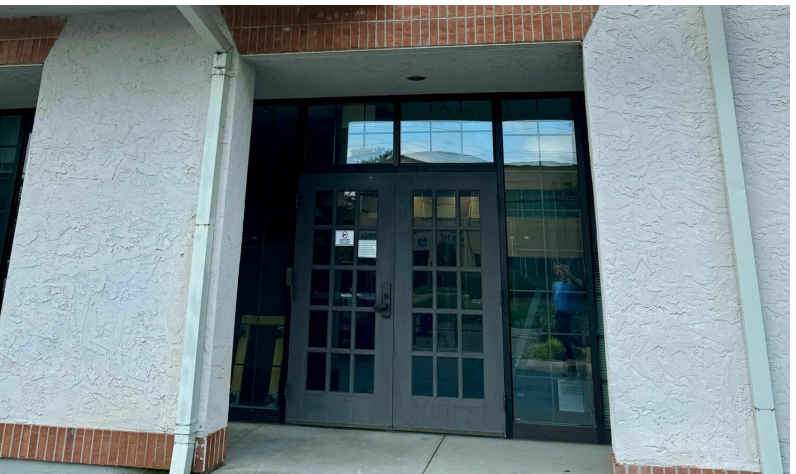
Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	6,900 - 18,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,175	20,273	67,164
Total Population	6,227	46,982	158,448
Average HH Income	\$115,709	\$92,493	\$84,922

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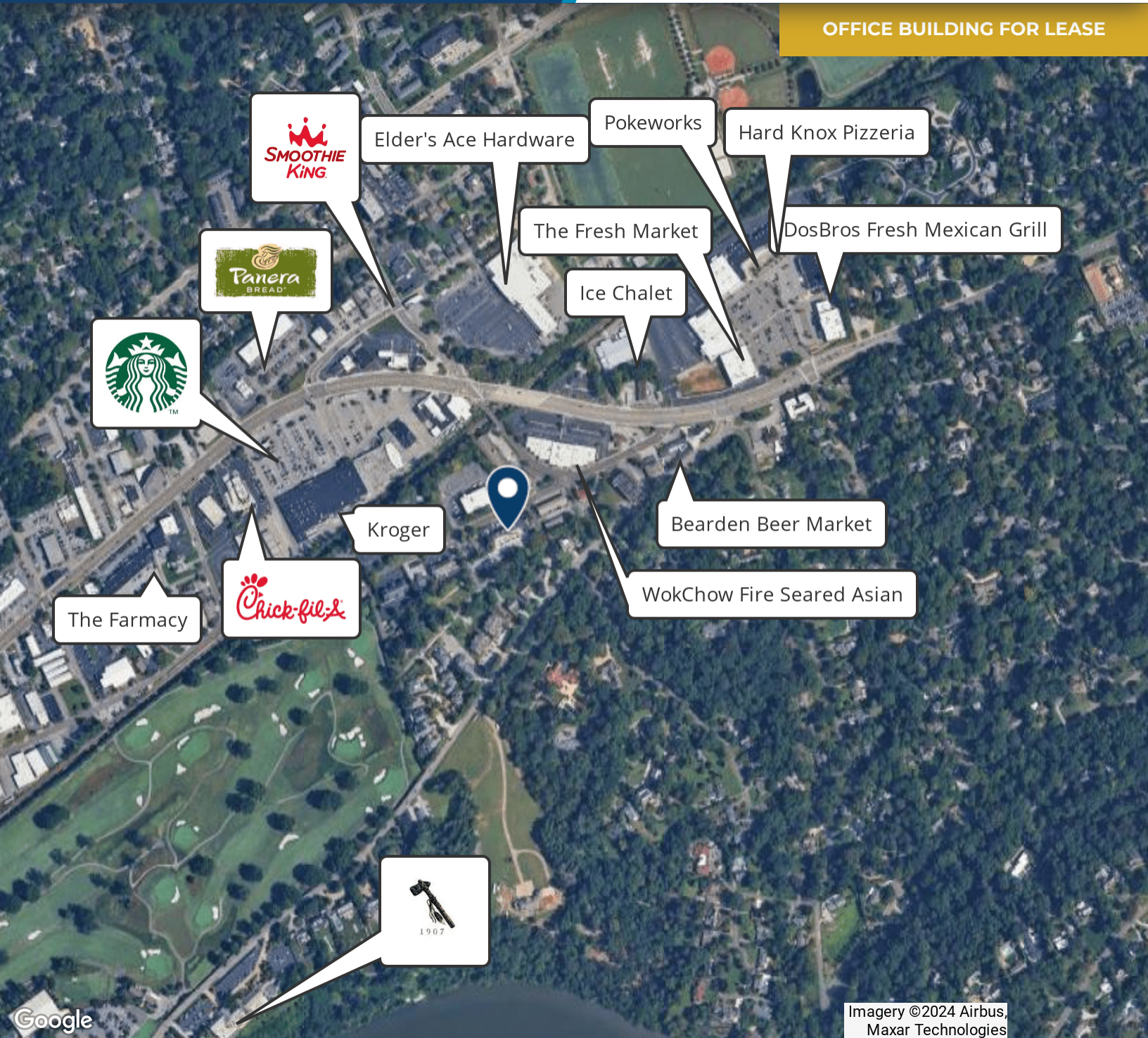


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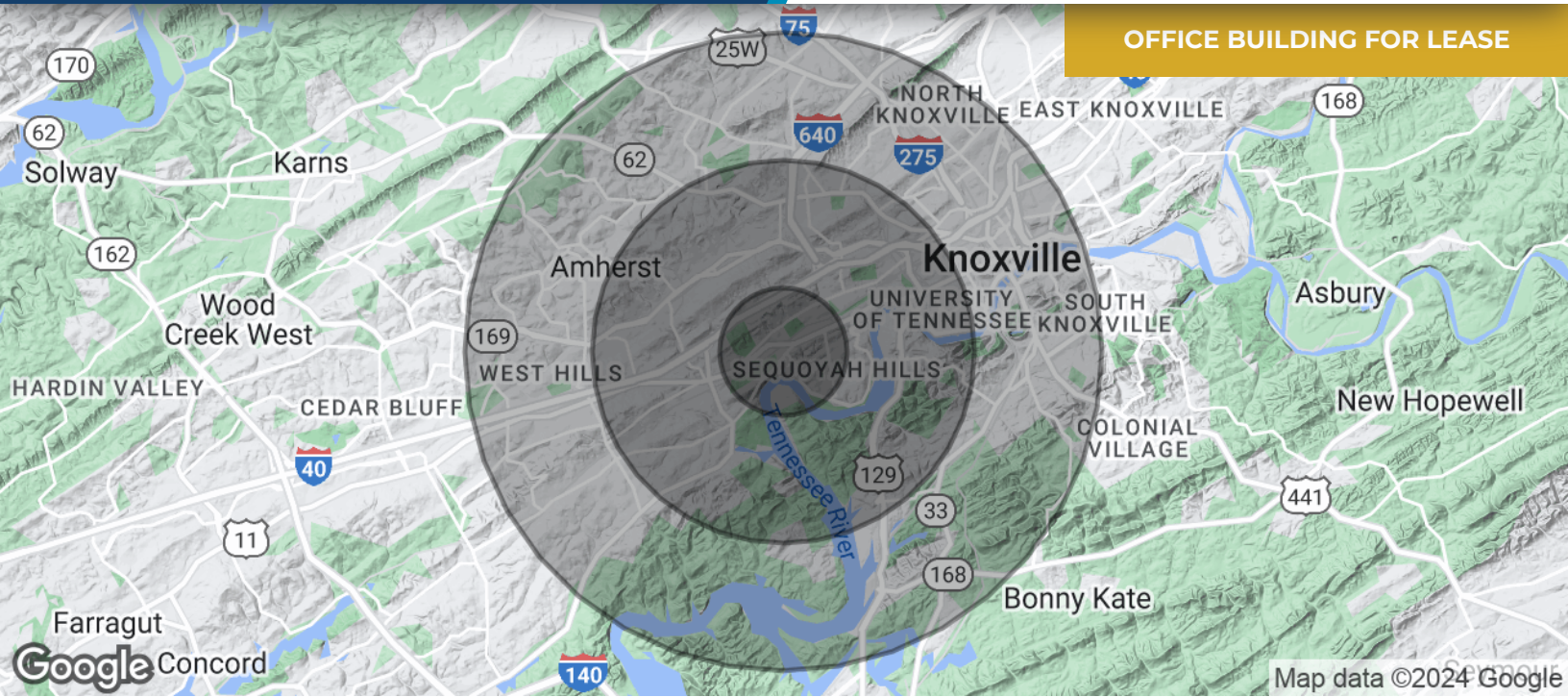


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,227	46,982	158,448
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,175	20,273	67,164
# of Persons per HH	2	2.3	2.4
Average HH Income	\$115,709	\$92,493	\$84,922
Average House Value	\$577,273	\$435,321	\$354,505

Demographics data derived from AlphaMap

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