

Cedar Ridge

408 N Cedar Bluff Rd, Knoxville, TN 37923



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|---------------------------|-----------------------------|
| Listing ID: | 26620740 |
| Status: | Active |
| Property Type: | Office For Lease |
| Office Type: | Business Park, Governmental |
| Contiguous Space: | 1,155 - 9,608 SF |
| Total Available: | 18,371 SF |
| Gross Land Area: | 4.80 Acres |
| Lease Rate: | \$17 PSF (Annual) |
| Base Monthly Rent: | \$1,636 - 13,611 |
| Lease Type: | Full Service |
| Nearest MSA: | Knoxville |
| County: | Knox |
| Tax ID/APN: | 119 01902 |
| Class of Space: | Class B |
| Building/Unit Size (RSF): | 91,829 SF |
| Core Factor: | 12.10% |
| Property Visibility: | Excellent |
| Year Built: | 1982 |
| Parking Type: | Surface |



Overview/Comments

The distinctive Cedar Ridge sits atop one of Cedar Bluff Road's highest knolls in the heart of West Knoxville's thriving corporate corridor. Easily accessible from McGhee-Tyson Airport, downtown Knoxville, and Oak Ridge, this modern office facility offer the ultimate in convenience in an attractive suburban setting. Various amenities include a spacious conference room for customer use, a striking two-story lobby and mezzanine finished with a combination of travertine and italian marble, 24 hour electronic security access system and video monitoring, exceptional ingress and egress from Cedar Bluff Road, and expansive views of West Knoxville.