



11909 - 11915 Kingston Pike

Knoxville, Tennessee 37934

Property Features

- Class "A" Office Space
- Located right off of Kingston Pike in the Farragut Office Park
- Easy access to Kingston Pike and conveniently located nearby restaurants, shopping and banking
- Plenty of Parking available
- 11909 Kingston Pike - 2,583 SF - first floor space
- 11915 Kingston Pike - 4,000 SF - lower level space



Lease Rate

\$17.00 SF/Yr

For more information:

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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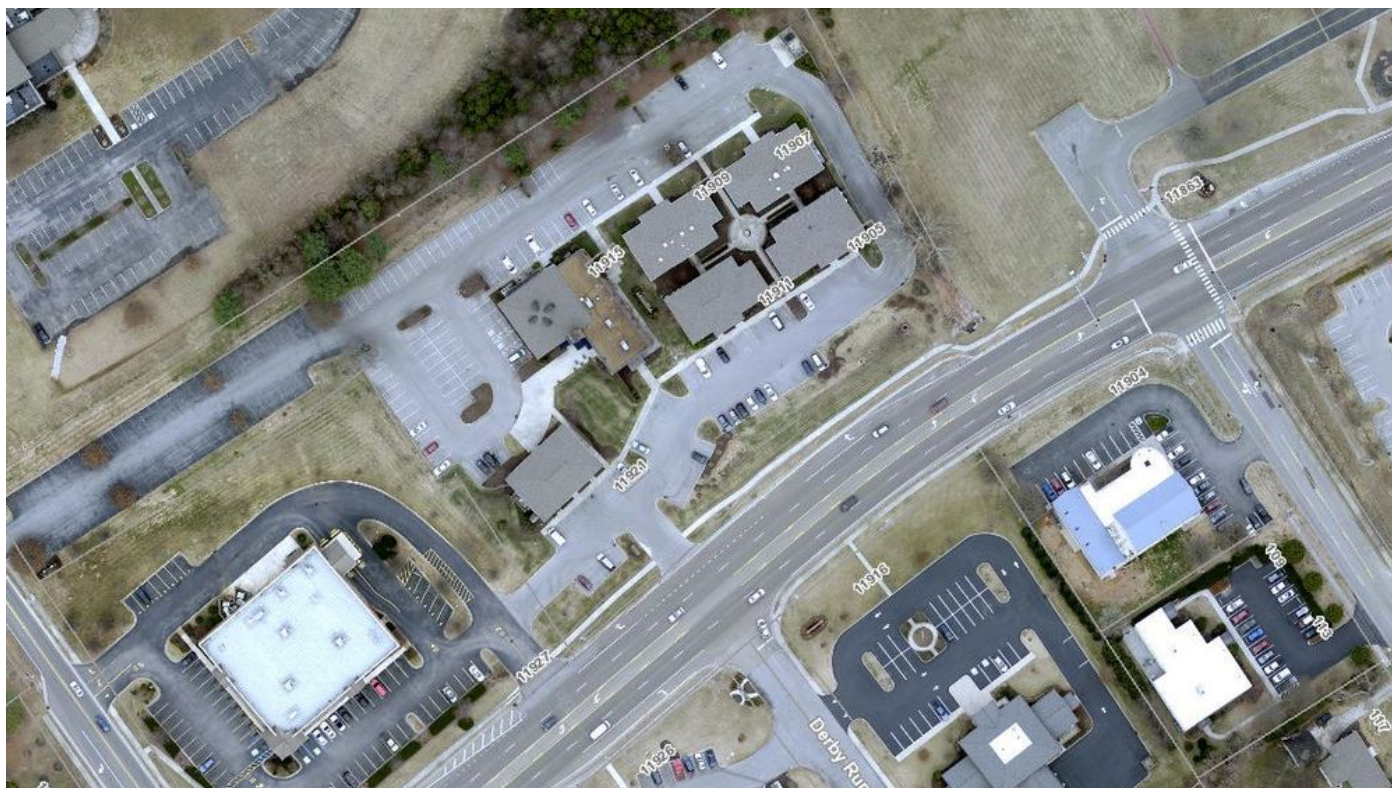
255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Lease

Class "A" Office Space Available



Property Summary

Available SF: 2,583 - 4,000 SF

Lease Rate: \$17.00 SF/yr (MG)

Building Size: 20,000 SF

Building Class: A

Market: Farragut TN

Sub Market: West

Traffic Count: 18,116

Property Overview

Class "A" Office space located in the Farragut Office Park.

\$17.00 PSF

11909 Kingston Pike:

First Floor - 2,583 square feet - current use is an Event Center

11915 Kingston Pike

Lower Level - 4,000 square feet

Tenant pays their pro-rata share of utilities and their own janitorial services

Location Overview

The space is located in the Farragut Office Park right off of Kingston Pike. Farragut Office Park provides convenient access to Kingston Pike within close proximity to restaurants, banking and shopping.

Located within minutes to I-40 and Pellissippi Parkway

For Lease

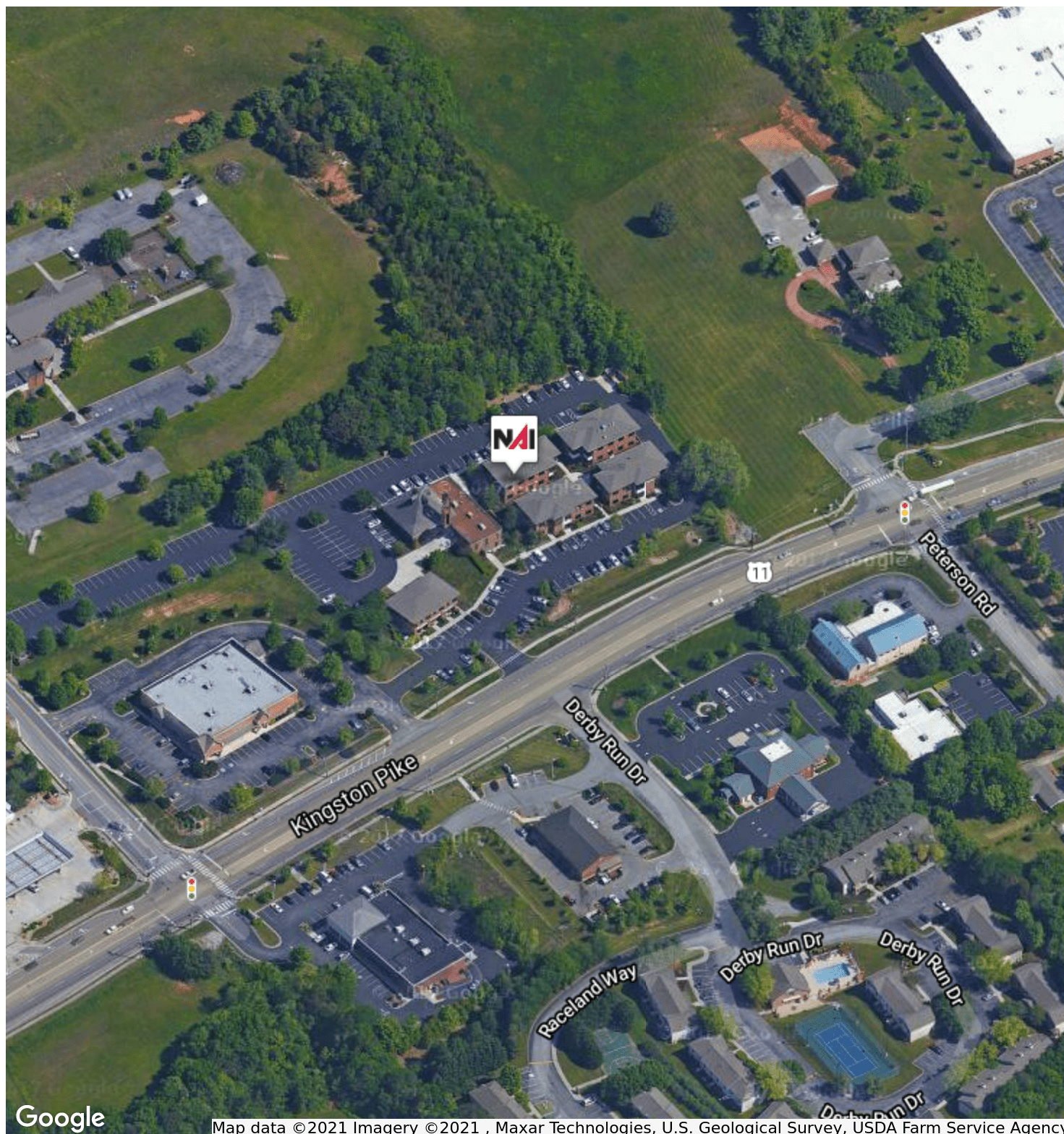
Class "A" Office Space Available



SPACE	SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
11909 Kingston Pike	101	\$17.00 SF/YR	Modified Gross	2,583 SF	VACANT
11915 Kingston Pike		\$17.00 SF/YR	Modified Gross	4,000 SF	VACANT

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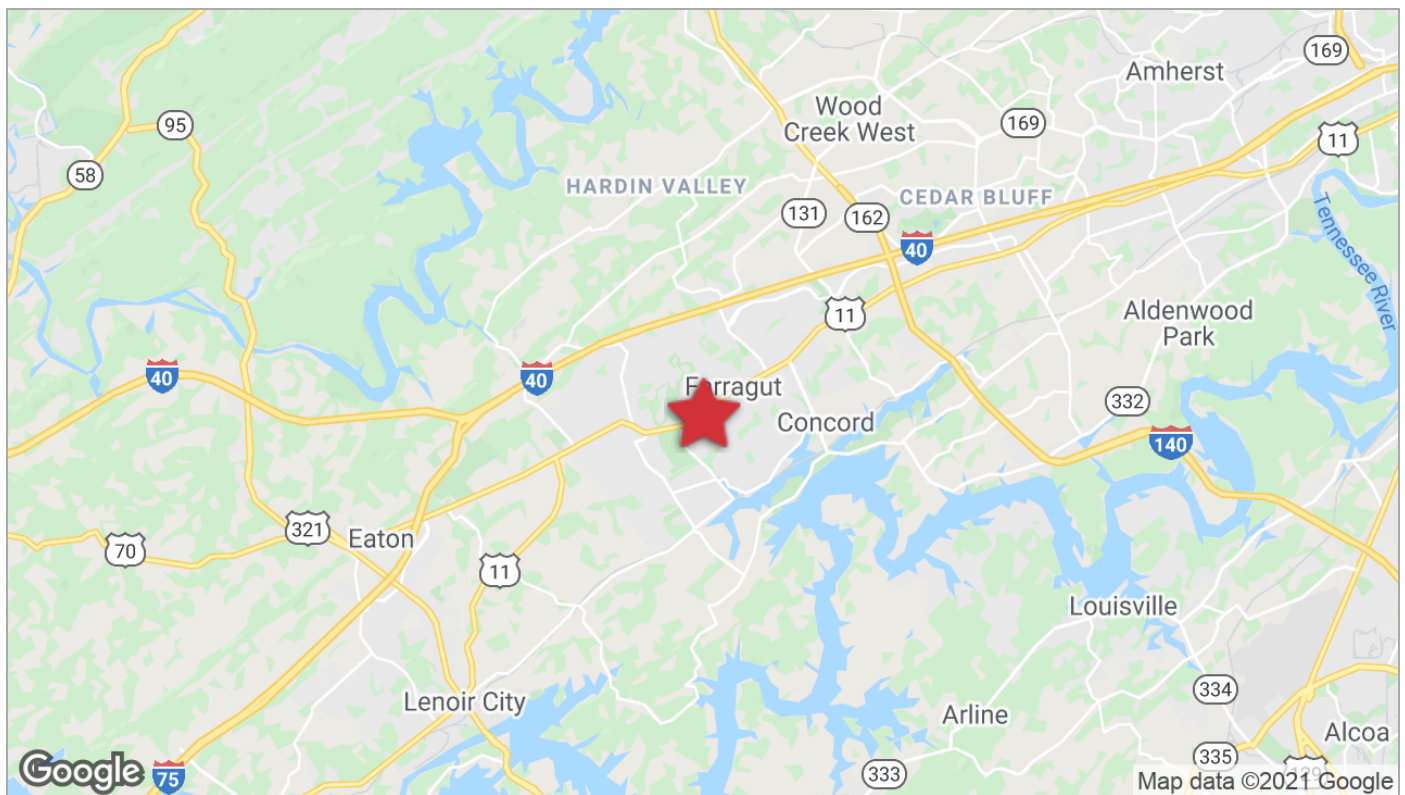
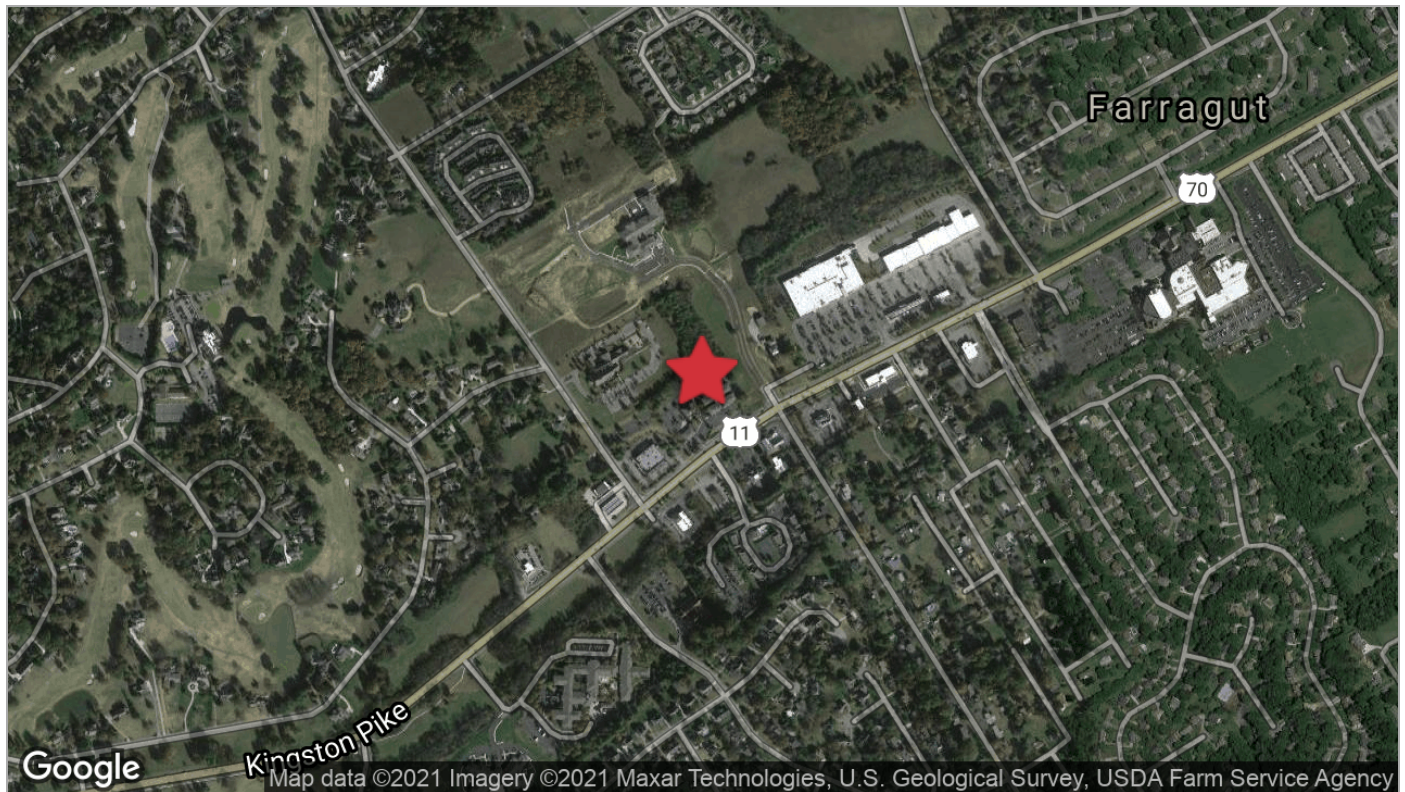


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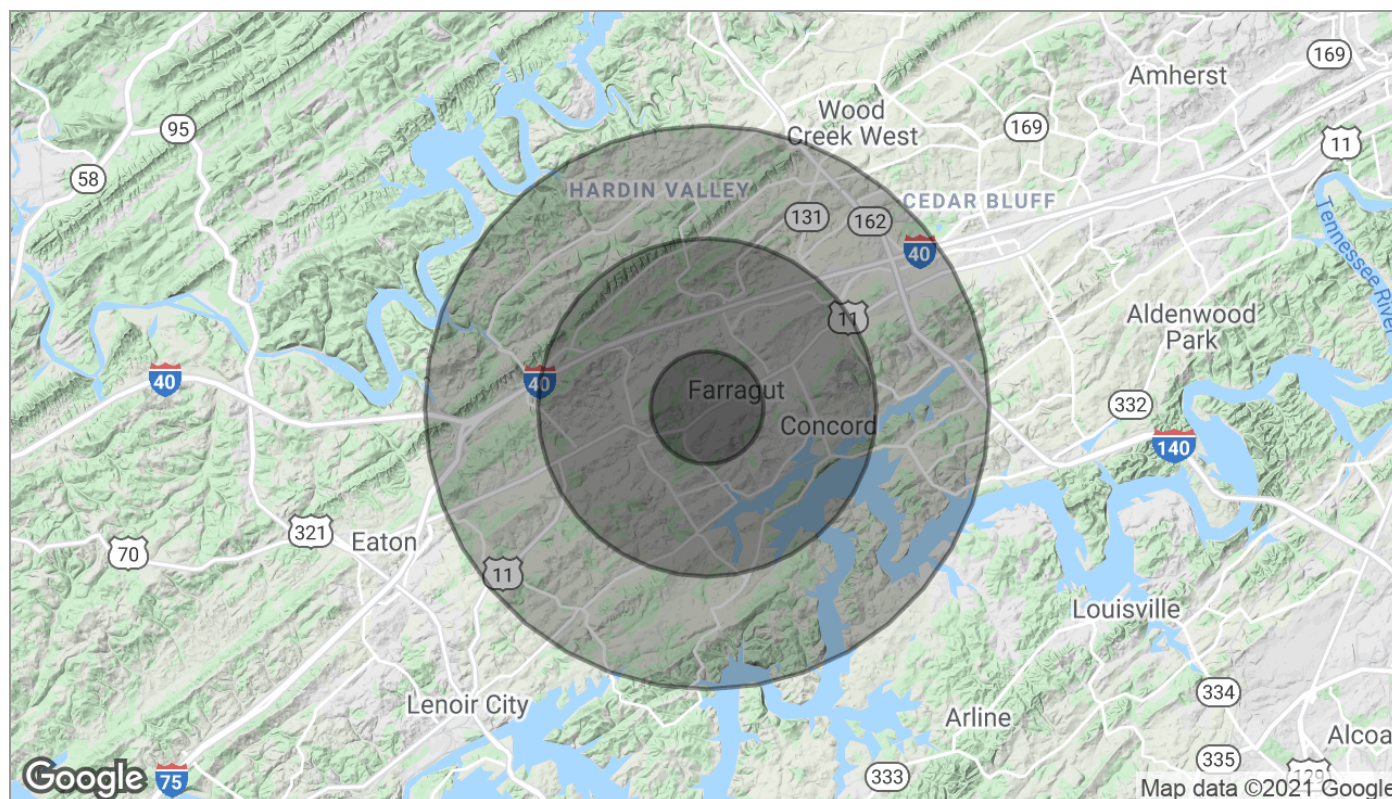
For Lease

Class "A" Office Space Available



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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,618	29,115	54,897
MEDIAN AGE	45.0	43.0	42.2
MEDIAN AGE (MALE)	43.4	42.0	41.5
MEDIAN AGE (FEMALE)	46.3	44.0	42.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,725	10,677	20,317
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$116,084	\$110,742	\$107,929
AVERAGE HOUSE VALUE	\$273,238	\$309,648	\$316,871

* Demographic data derived from 2010 US Census

For Lease

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Agent Profile



Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
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mgibbs@koellamoore.com

Professional Background

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

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Agent Profile



Roger M. Moore, Jr, SIOR

Principal Broker
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rogermoore@koellamoore.com

Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships & Affiliations

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member