



201 S Main Ave, Erwin, TN 37650

**\$4/SF/YR**

**\$0.33/SF/MO**

201 S Main Ave

Retail - Office | 4 Lease spaces available | 716 sq. ft. - 14,000+ sq. ft.



Tim Meyer  
TN 365451  
423.530.3369

Listing Added: 09/19/2023

Listing Updated: 11/23/2023



**Building Details**

Property Type	Retail, Office, Restaurant
Subtype	Traditional Office, Medical Office, Executive Office, Creative Office
Tenancy	Multiple
Total Building SQFT	14,772
Minimum Divisible SQFT	800
Max Contiguous SQFT	7,386
Total Building Suites	4
Vacant SQFT	14,772
Building FAR	.82
Land Acres	0.4
Class	B
Year Built	1964
Year Renovated	2023
Buildings	1
Stories	2
Ceiling Height	20
Taxes (cost per SQFT)	\$1.30
Total Parking Spaces	38
Power	electric
Elevators	Yes
Number Of Elevators	1
Elevator Type	Passenger
Cross Street	Union St
Zoning	B-3
APN	023N T 014.00
County	Unicoi County
Submarket	Downtown Historic District

**Building Description**

Unique Mixed-Use office space for lease in down town Erwin, with main street frontage and great customer access. Dedicated parking, new main floor AC / Heaters, and all utilities available including, free town of Erwin WIFI internet access. Embrace the perfect blend of work and tranquility in this exceptional office space located in the heart of our peaceful mountain town. With a prime location and versatile design, this property offers endless opportunities for your business ventures. This flexible office space can be customized to suit your needs making it ideal for businesses, startups or creative ventures. This was previously used as a bank and is currently segmented into individual office suites. These suites can easily revert back to a single open floor plan. Suite 1 is 4,460 sq ft. (rent + NNN is \$4,300 monthly), Suite 2 is 1,990 sq ft. (rent + NNN is \$1,900 monthly), Suite 3 is 715 sq ft. (rent + NNN is \$690 monthly) and Suite 4 is the entire second floor at 7,168 (rent + NNN is \$6,900).

The second floor can be subdivided to provide as much or as little space as needed. Large windows flood the interior with natural light, creating a bright and inviting atmosphere that fosters productivity and creativity. There is a well-appointed kitchenette and cozy break area, perfect for enjoying a quick meal or coffee with colleagues. The property offers convenient parking options for you and your clients ensuring hassle-free visits. This will be a NNN lease with utilities, taxes and insurance proration based on the percentage of square footage leased. All information provided herein is deemed reliable, but is not guaranteed and should be independently verified by the tenant and the tenant's agent.

### Building Highlights

This building was originally constructed as the Erwin National Bank and includes large safes, an installation for an ATM and a drive through. Luxurious decor is spread throughout the building with exquisite crown molding, terrazzo flooring, fine wood panel walls and high ceilings. An elevator provides handicap accessibility to the second floor.

### Building Location (1 Location)



## Suite 1 Details

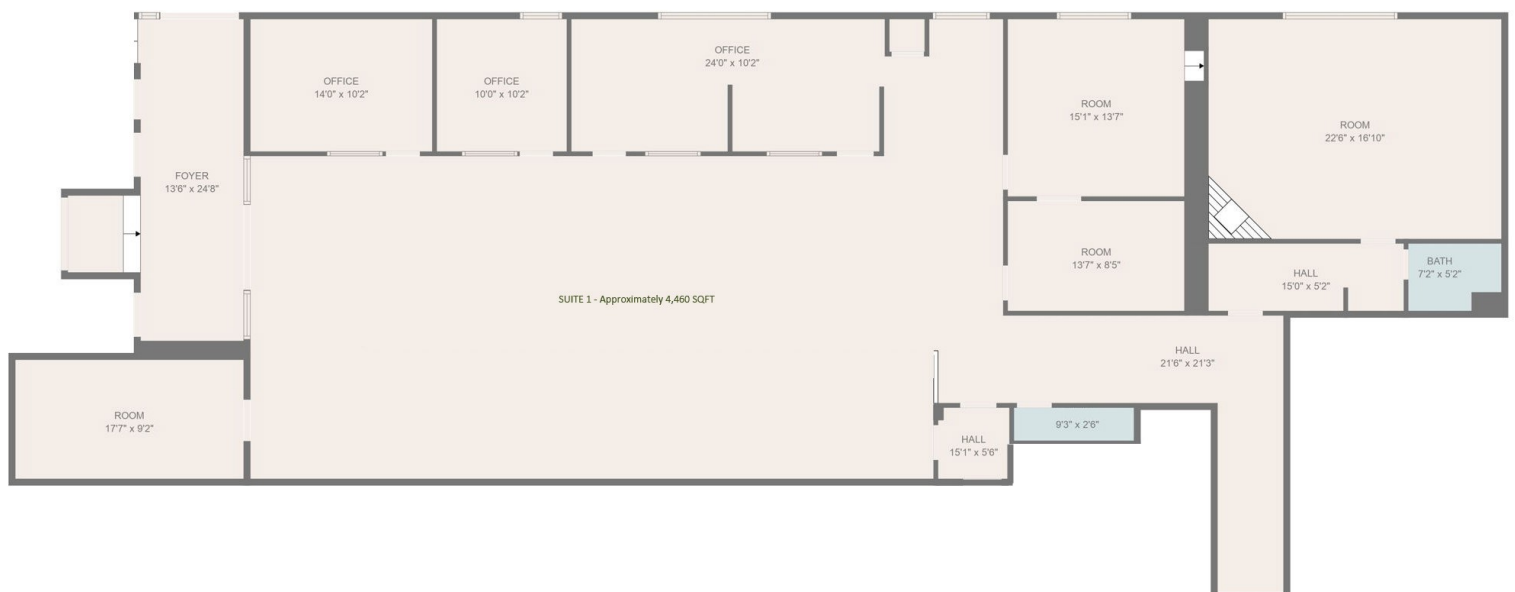
This prime commercial space offers an exceptional opportunity for a bank looking to establish a prominent presence, attract high foot traffic, and provide convenient financial services to the local community. Large safe (8'6" X 19') is included in this space along with private areas for bank officers. The wide crown molding, terrazzo flooring, textured wall paper and high ceilings provide a high quality atmosphere for any exclusive business. The monthly rent and NNN for this space is \$4,300.

Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Executive Office
RSF	4,460 SF
USF	3,435 SF
Space Available	2023-10-03T03:59:59.999Z
Parking	38 shared spaces
Rate (Per SF)	\$4 / SF / YR
Lease Type	NNN
Lease term	Negotiable
Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$5.5
Total Rate (Per SF/YR)	\$11.5
Total Monthly Rent	\$4,273.57
Days on Market	57 days

## Suite 1 Floorplan

### SUITE 1 - 201 S. MAIN AVE - 1ST FLOOR

4,460 SQFT



## Suite 2 Details

Suite 2 consists of three well appointed offices that were previously used as offices for senior bank officials. There is a large safe that can be used for storage and two bathrooms that are shared with Suite 3. The monthly rent and NNN for this suite is \$1,900.

Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Executive Office
RSF	1,992 SF
USF	1,605 SF
Space Available	2023-10-03T03:59:59.999Z
Parking	38 shared spaces
Rate (Per SF)	\$4 / SF / YR
Lease Type	NNN
Lease term	Negotiable
Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$5.5
Total Rate (Per SF/YR)	\$11.5
Total Monthly Rent	\$1,908.73
Days on Market	57 days

### Suite 2 Floorplan

## SUITE 2 - 201 S. MAIN AVE - 1ST FLOOR

1,990 SQFT



### Suite 3 Details

This suite consists of a single room. Two restrooms are shared with the adjacent suite. The monthly rent and NNN for this suite is \$690.

Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Executive Office
RSF	716 SF
USF	483 SF
Space Available	2023-10-03T03:59:59.999Z

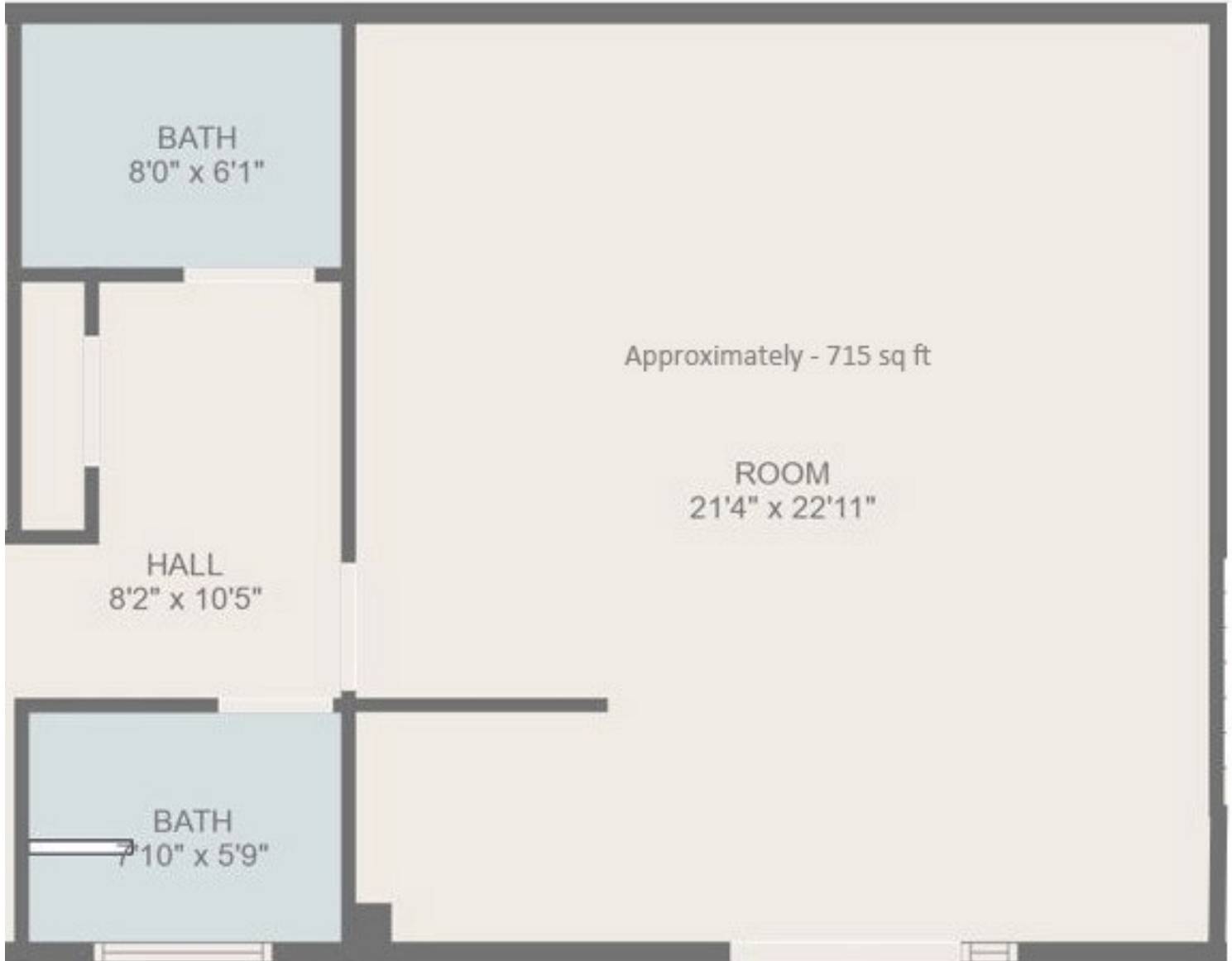
Parking	38 shared spaces
Rate (Per SF)	\$4 / SF / YR
Lease Type	NNN
Lease term	Negotiable
Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$5.5
Total Rate (Per SF/YR)	\$11.5
Total Monthly Rent	\$686.07
Days on Market	57 days

**Suite 3 Floorplan**

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# SUITE 3 - 201 S. MAIN AVE - 1ST FLOOR

## 715 SQFT



### Suite 4 Details

This suite consists of the entire second floor of the Erwin Bank building. There are two restrooms, a kitchenette and multiple offices and meeting rooms with some unfinished space that can be easily configured to meet your needs. This suite can be segmented to provide as much or as little as needed. The monthly rent and NNN for the entire second floor is \$6,900.

Listing Type

Direct

Space Subtype	Traditional Office,Medical Office,Creative Office,Executive Office
RSF	7,168 SF
USF	5,524 SF
Space Available	2023-10-03T03:59:59.999Z
Parking	38 shared spaces
Rate (Per SF)	\$4 / SF / YR
Lease Type	NNN
Lease term	Negotiable
Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$5.5
Total Rate (Per SF/YR)	\$11.5
Total Monthly Rent	\$6,868.38
Days on Market	57 days

**Suite 4 Floorplan**

SUITE 4, SUITE 5 & SUITE 6 - 201 S. MAIN AVE - 2ND FLOOR

APPROXIMATELY 7100 SQFT





Building Photos (18 photos)

