

FOR LEASE | OFFICE SPACE



Downtown Office Space for Lease

606 W Main Street, Suite 100
Knoxville, TN 37902

DANIEL ODLE | 865.246.1331 X102 | DODLE@CONVERSIONPROP.COM

520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com

Office Space - For Lease

606 W Main Street, Suite 100, Knoxville, TN 37902



606 W MAIN STREET

Available SF:	4,652 SF
Lease Rate:	\$16.50 SF/YR (Gross)
Building Size:	18,848
Market:	Downtown
Year Built:	1962
Year Renovated:	2008
Cross Streets:	Locust & Henley

PROPERTY OVERVIEW

Main Place is one of Knoxville's most prestigious office locations. It presents a level of class and professionalism second to none in the Knoxville market! The property is located less than a couple minute's walk of the Federal Courthouse, City and County Courts, and Market Square. The building has recently undergone many renovations and improvements. Each suite is well appointed with finishes that are built to impress and communicate sophistication.

Traditional and professional in appearance, the building has a strong brick exterior with concrete/stone accents. The entry way is open with a tall atrium running the height of the building. An open, wood accented, stairway graces the lobby providing for a very welcoming and warm environment. Floor finishes vary throughout the property from tile, carpet, and hardwood.

Main Place is a great location for any law firm or professional company looking for the right fit in downtown Knoxville.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,948	70,290	140,389
Median age	24.6	31.5	34.5
Median age (Male)	24.7	30.5	33.1
Median age (Female)	24.7	32.7	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,725	30,424	63,824
# of persons per HH	2.7	2.3	2.2
Average HH income	\$25,947	\$31,828	\$39,455
Average house value		\$118,371	\$132,047

** Demographic data derived from 2010 US Census*