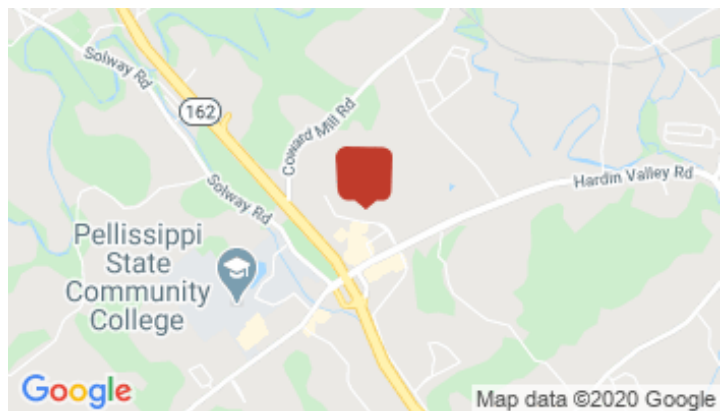


# Pellissippi Square

## 2400 Cherahala Blvd, Knoxville, TN 37932



Listing ID:	30226356
Status:	Active
Property Type:	Office For Lease
Office Type:	Business Park, Governmental
Contiguous Space:	5,479 SF
Total Available:	5,479 SF
Gross Land Area:	9.46 Acres
Lease Rate:	\$17 PSF (Annual)
Base Monthly Rent:	\$7,761
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Ceiling:	9 ft.
Tax ID/APN:	103EA01501
Zoning:	BP
Class of Space:	Class A
Building/Unit Size (RSF):	69,897 SF
Property Visibility:	Good
Highway Access:	Pellissippi Square is ideally located in the Knoxville-Oak Ridge Region, known as the center of t...
Year Built:	2001
Construction/Siding:	Brick
Parking Ratio:	5.5 (per 1000 SF)
Parking Type:	Surface



### Overview/Comments

Pellissippi Square is ideally located in the Hardin Valley area of Knoxville, TN; an area considered to be the heart of East Tennessee's research and technology district. Situated on 9+ acres and comprising three attractive, single-story buildings with approximately 69,897 sq. ft. total, Pellissippi Square offers abundant front-door parking, lush campus-wide landscaping, and advanced fiber-optic communication systems.