

Medical/Office Space for Lease

1720 W Lamar Alexander Pkwy, Maryville, TN 37801



Listing ID: 30237716
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, Medical
Contiguous Space: 2,150 SF
Total Available: 2,150 SF
Lease Rate: \$1,800 (Monthly)
Unit Price: \$10.05 PSF (Annual)
Base Monthly Rent: \$1,800
Lease Type: Modified Gross

Overview/Comments

Foothills Business Park is directly across from the Blount Industrial Park. Robert C. Jackson is being extended directly in front of this strip center increasing it's visibility 10 fold!

Space was previously occupied by a Veterinarian business. This space has been utilized for animal service for over 30 years. Space could be converted to human doctor space or a standard office. Owner would reconfigure for a longer term lease.

The space was site built for the 1st Vet who occupied the space. There are several operatories, exam rooms, holding areas, bathing area, reception, and offices on the 2nd floor. See floor plan for configuration of 1st floor.

More Information Online

<http://www.kaarcie.com/listing/30237716>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	005057 02010	Class of Space:	Class B
Office Type:	Executive Suites, Medical, Office Building	Building/Unit Size (RSF):	2,150 SF
Building Name:	Foothills Business Park		

Available Space

Suite/Unit Number:	1720	Lease Term (Months):	36 Months
Space Available:	2,150 SF	Lease Rate:	\$1,800 (Monthly)
Minimum Divisible:	2,150 SF	Lease Type:	Modified Gross
Maximum Contiguous:	2,150 SF	Conference Rooms:	1
Space Subcategory 1:	Medical	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Office Building	Parking Spaces:	0
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	01/01/2019	Rent Escalators Description:	4% CPI year 2 and year 3

Area & Location

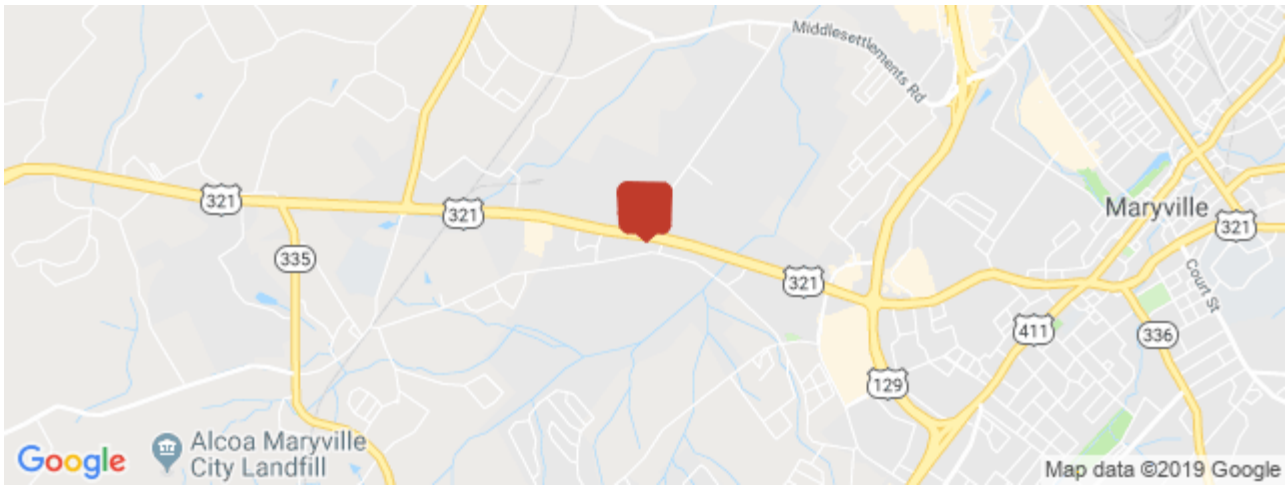
Property Visibility: Excellent

Building Related

Total Number of Buildings: 1
Passenger Elevators: 0
Freight Elevators: 0

Location

Address: 1720 W Lamar Alexander Pkwy, Maryville, TN 37801
County: Blount
MSA: Knoxville



Property Images



Entrances



Signage



Lobby 2



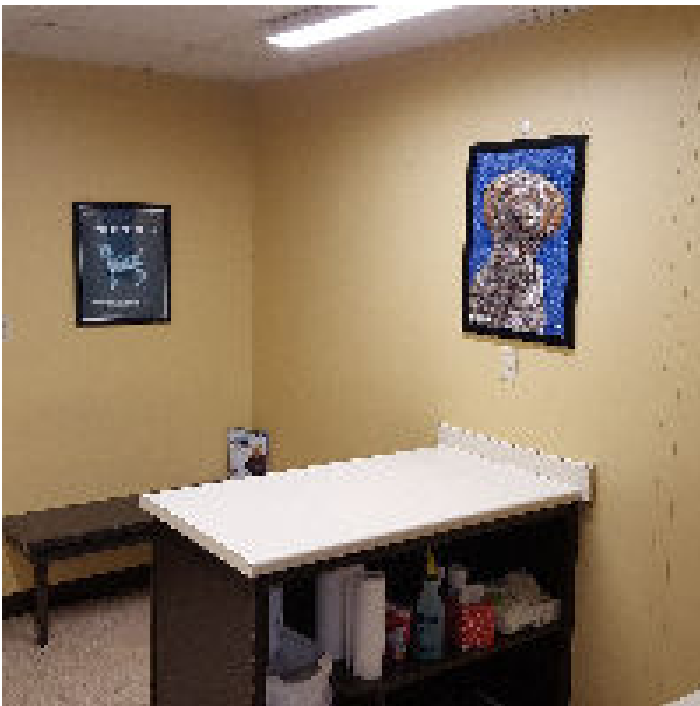
Exam Room 1



Lobby 1



Exam Room 2



Exam Room 3



20181129_090957



Rear Exit Area



20181129_090918



20181129_090936



20181129_091044



Stairs Up



20181129_090912



Upstairs Medical Space

Foothills Business Park Suite 1720 Floor Plan



1720 Floor Plan

Property Contacts



Daniel Monat

LeConte Realty, LLC
865-297-2112 [M]
865-268-4180 [O]
danmonat@hotmail.com