

Medical Office - Northshore & Pellissippi Pwky

9546 S Northshore Dr, Knoxville, TN 37922



Listing ID:	30353265
Status:	Active
Property Type:	Office For Lease
Office Type:	Medical, Office Building
Contiguous Space:	2,500 - 3,250 SF
Total Available:	3,250 SF
Gross Land Area:	1.19 Acres
Lease Rate:	\$22 PSF (Annual)
Base Monthly Rent:	\$5,958
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	15411007
Class of Space:	Class B
Gross Building Area:	7,920 SF
Property Visibility:	Excellent
Highway Access:	Immediate highway access to Pellissippi Parkway or Northshore Drive.
Year Built:	1998
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

Opportunity to lease up to 3,250 SF in a professional office building located on Northshore Drive and Pellissippi Parkway. Building is partially occupied by a medical group. Available space is currently built out as Medical Office. Ownership will consider a conversion to non-medical office use if desired.

- Excellent highway access and High Visibility from Pellissippi Parkway.
- Available Pylon Signage on Pellissippi Parkway with direct visibility and exposure to ~47,000 average daily traffic counts.
- Located in the rapidly growing Northshore market, and surrounded by thriving nearby retail, office, and residential density.