## **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)

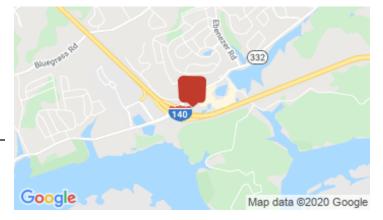
Base Monthly Rent: \$5,958 Lease Type: NNN Nearest MSA: Knoxville County: Knox Tax ID/APN: 15411007 Class of Space: Class B Gross Building Area: 7,920 SF Property Visibility: Excellent

Immediate highway access to

Highway Access: Pellissippi Parkway or Northshore Drive.

Year Built: 1998
Construction/Siding: Brick
Parking Type: Surface

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## **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.