

FOR LEASE | OFFICE SPACE



# 16 Emory Place

Suite 200  
Knoxville, TN 37917

DANIEL ODLE | 865.246.1331 X102 | [DODLE@CONVERSIONPROP.COM](mailto:DODLE@CONVERSIONPROP.COM)

1,500 - 4,070 SF FOR LEASE

# 16 Emory Place

Suite 200, Knoxville, TN 37917



## PROPERTY OVERVIEW

Available SF: 1,500 - 4,070 SF

Lease Rate: \$15.00 SF/yr (MG)

Year Built: 1928

Year Renovated: 2017

Zoning: C-2

Located at Emory Place, just north of downtown in Old North Knoxville, this second floor space offers loads of character and charm at a reasonable rate. The property recently sold and is currently undergoing a complete renovation. The space will boast original hardwood floors, high ceilings, and tons of character. The building is being updated with an elevator and the Landlord will build to suit. Great for any creative professional company.

The space will be available for occupancy the fourth quarter of 2017.

## HIGHLIGHTS

- 1,500 - 4,070 SF
- Class A office space
- Located in Emory Place Historic District
- Complete renovation done in 2017
- Occupancy 4Q 2017

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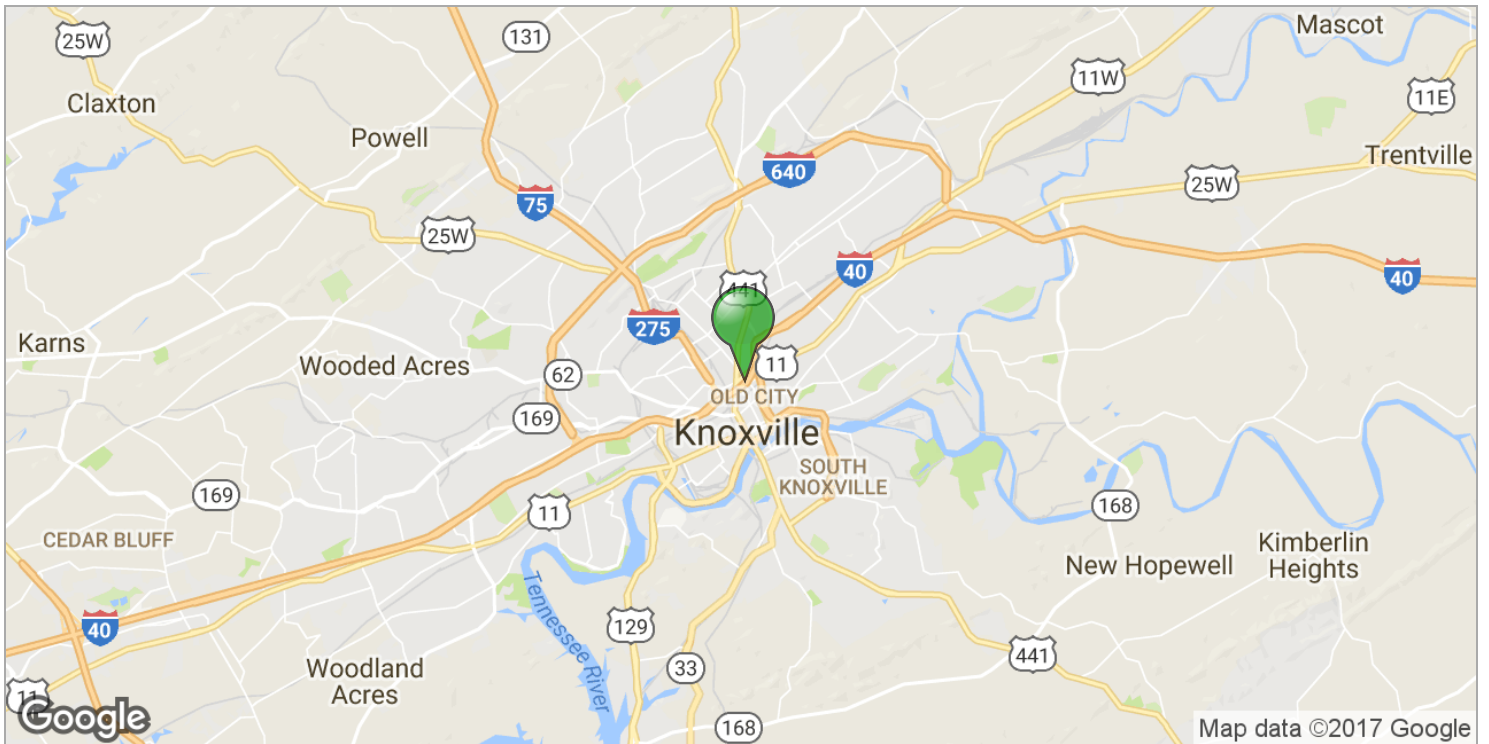
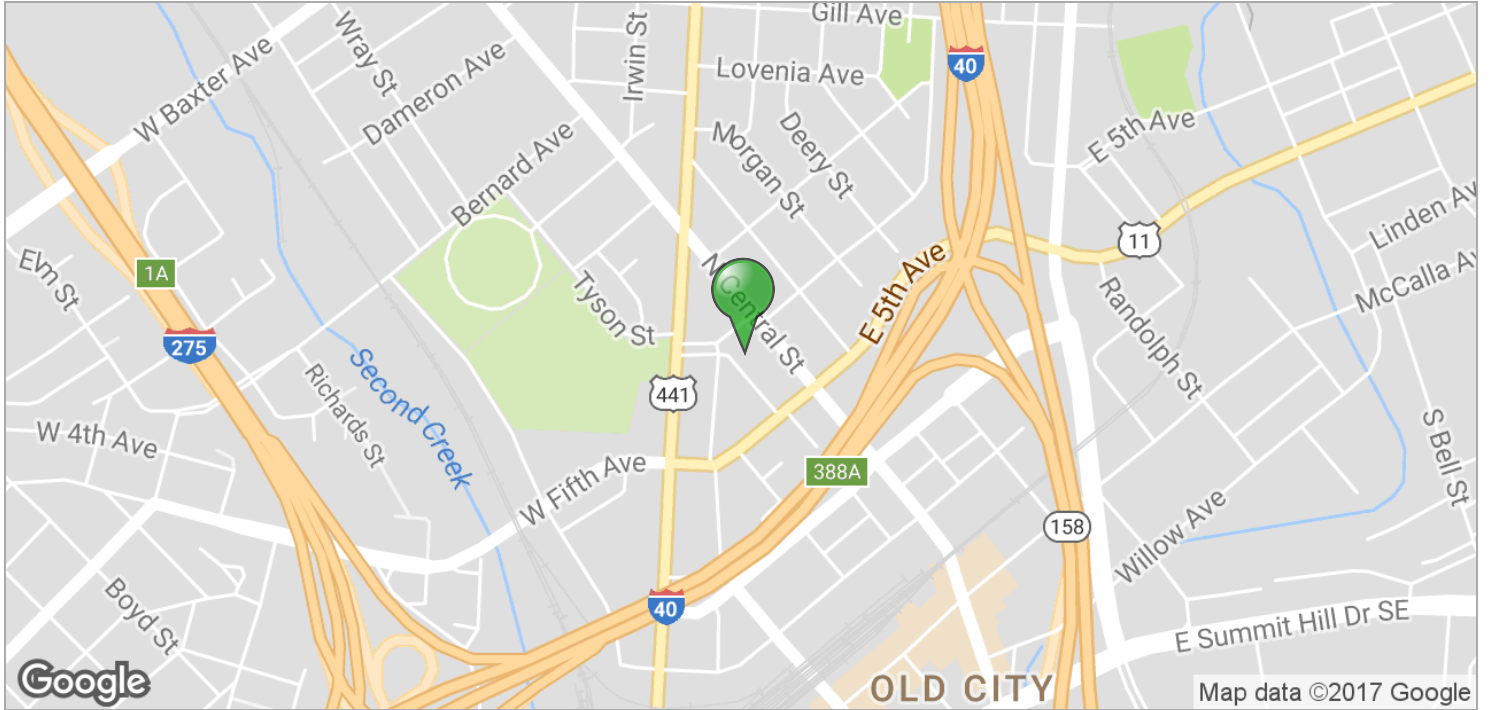




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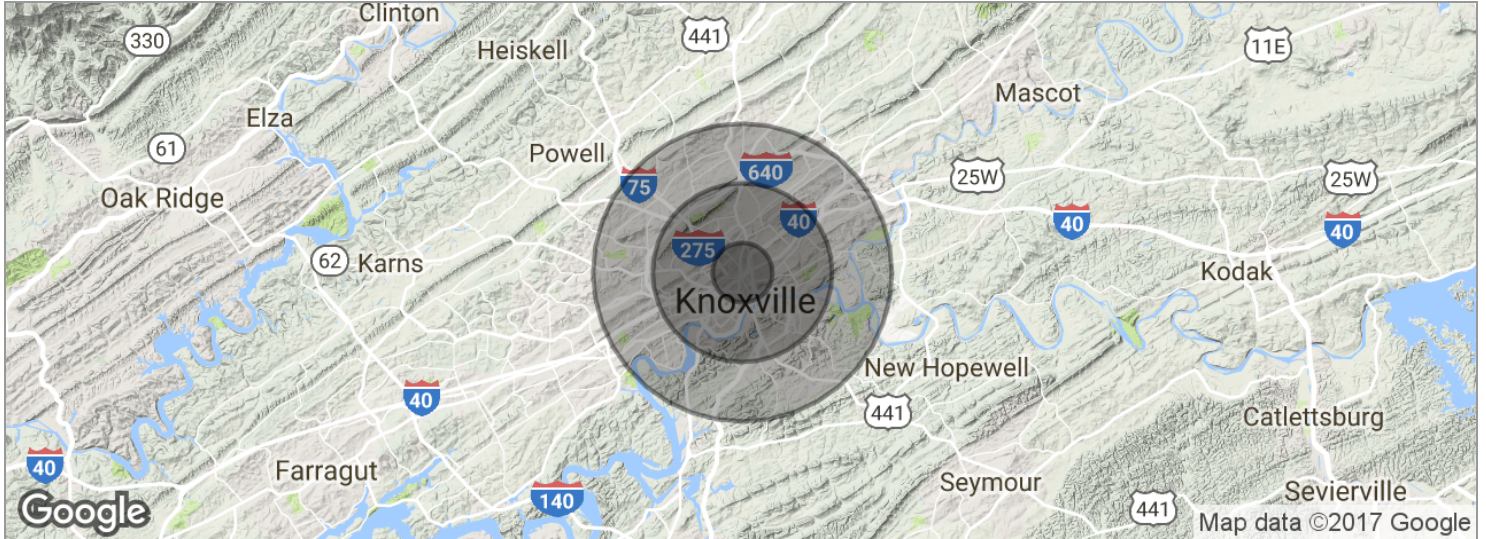
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**Conversion**  
PROPERTIES INC



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,195	77,169	152,061
Median age	34.5	32.0	34.8
Median age (male)	34.2	30.9	33.4
Median age (Female)	36.6	33.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,225	33,948	69,507
# of persons per HH	1.8	2.3	2.2
Average HH income	\$32,608	\$31,066	\$39,784
Average house value	\$88,079	\$96,383	\$126,319

\* Demographic data derived from 2010 US Census