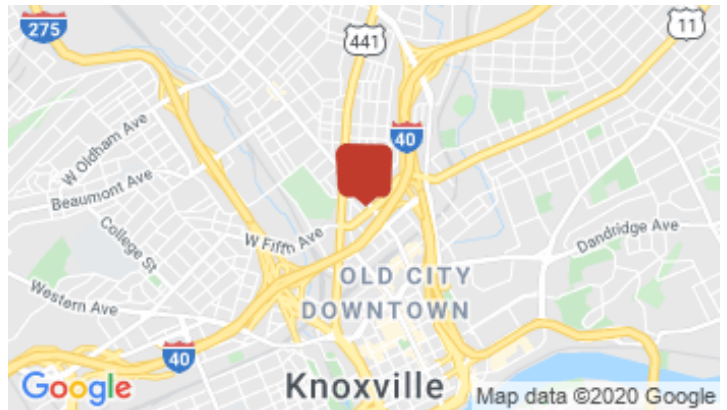


The Swift Building

119 W Fifth Ave, Knoxville, TN 37917



Listing ID:	30093347
Status:	Pending
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Restaurant
Contiguous Space:	4,229 SF
Total Available:	4,229 SF
Gross Land Area:	25,299 SF
Lease Rate:	\$16 PSF (Annual)
Base Monthly Rent:	\$5,638
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	094DM021
Zoning:	C-2
Building/Unit Size (RSF):	10,195 SF
Property Visibility:	Good
Tenancy:	Multiple Tenants
Year Built:	1936
Construction/Siding:	Brick
Parking Type:	Surface



Overview/Comments

This new office opportunity is ideally located at the intersection of downtown and Historic North Knoxville, two blocks from new developments on Depot Ave and only four blocks from the Old City. Built in 1936 as a factory for Swift Ice Cream Company, the long dormant building is under new ownership. Exterior renovations began in January 2018 which include the re-opening of large exterior windows and a magnificent new entrance. Interior renovations are awaiting the new tenant and the Landlord will build to suit within limitations (see agent for more detail). The floor plan can be divided for two tenant's. Occupancy of the space currently possible as soon as October/November of 2018.

Street facing side of property with large front entrance is available. Back half of the property has been leased.

Property Contacts



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