



OFFICE BUILDING FOR LEASE

PROPERTY OVERVIEW

Top floor for lease. 6,500 sq. ft. of office space available. Includes all expenses except utilities and janitorial. Lease rate is \$8.00/ft NNN lease with \$2.11/ft NNN charge.

3585

WORKMAN ROAD

KNOXVILLE, TN

Andrew Wilmoth

Senior Associate

865.474.8786

andrew.wilmoth@avisonyoung.com

Jim Holleman, CCIM

Principal

865.450.8883

jim.holleman@avisonyoung.com



Platinum member



OFFERING SUMMARY

Available SF:	6,500 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Year Built:	1998
Building Size:	39,536
Zoning:	I-3
Market:	Knoxville
Submarket:	Middlebrook Pike



PROPERTY OVERVIEW

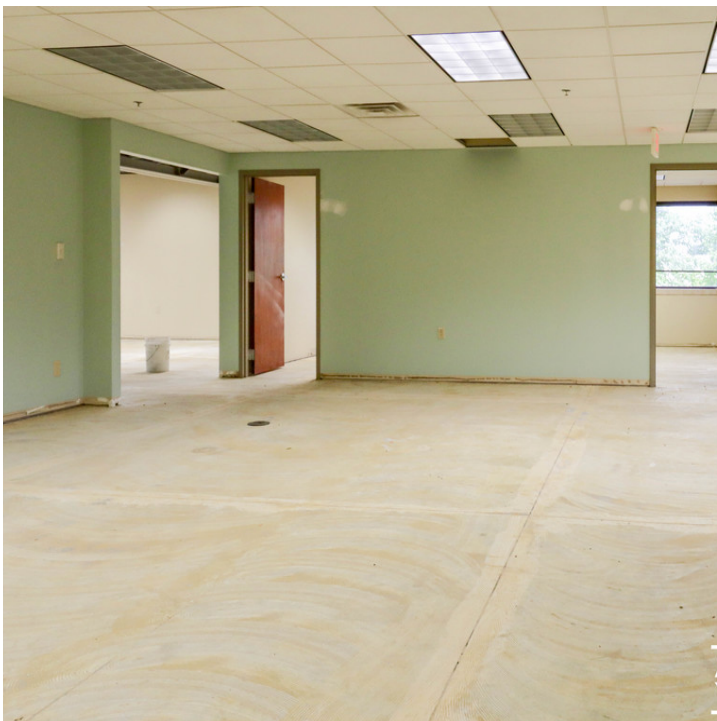
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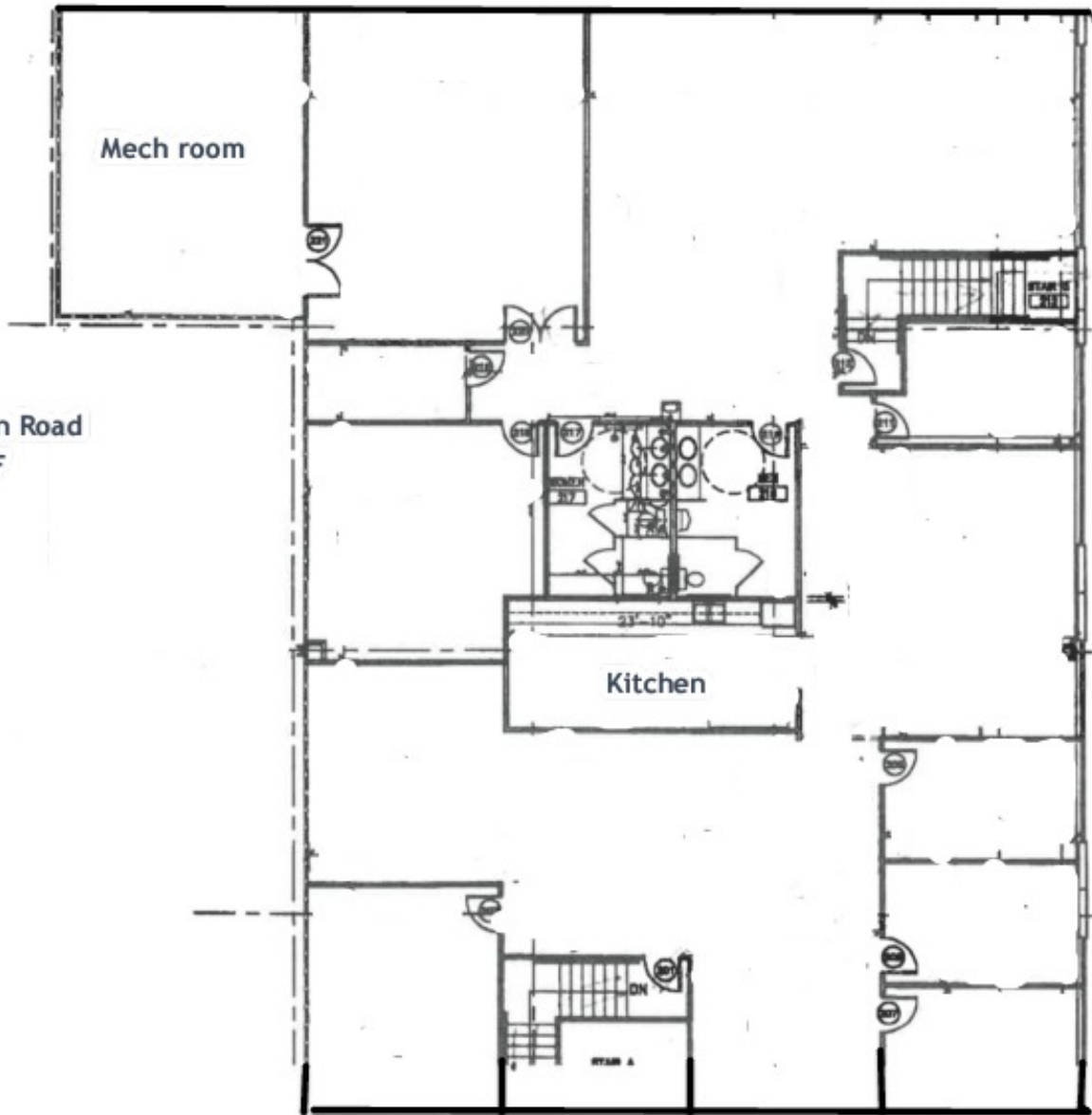
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3585 Workman Road
6,500 SF

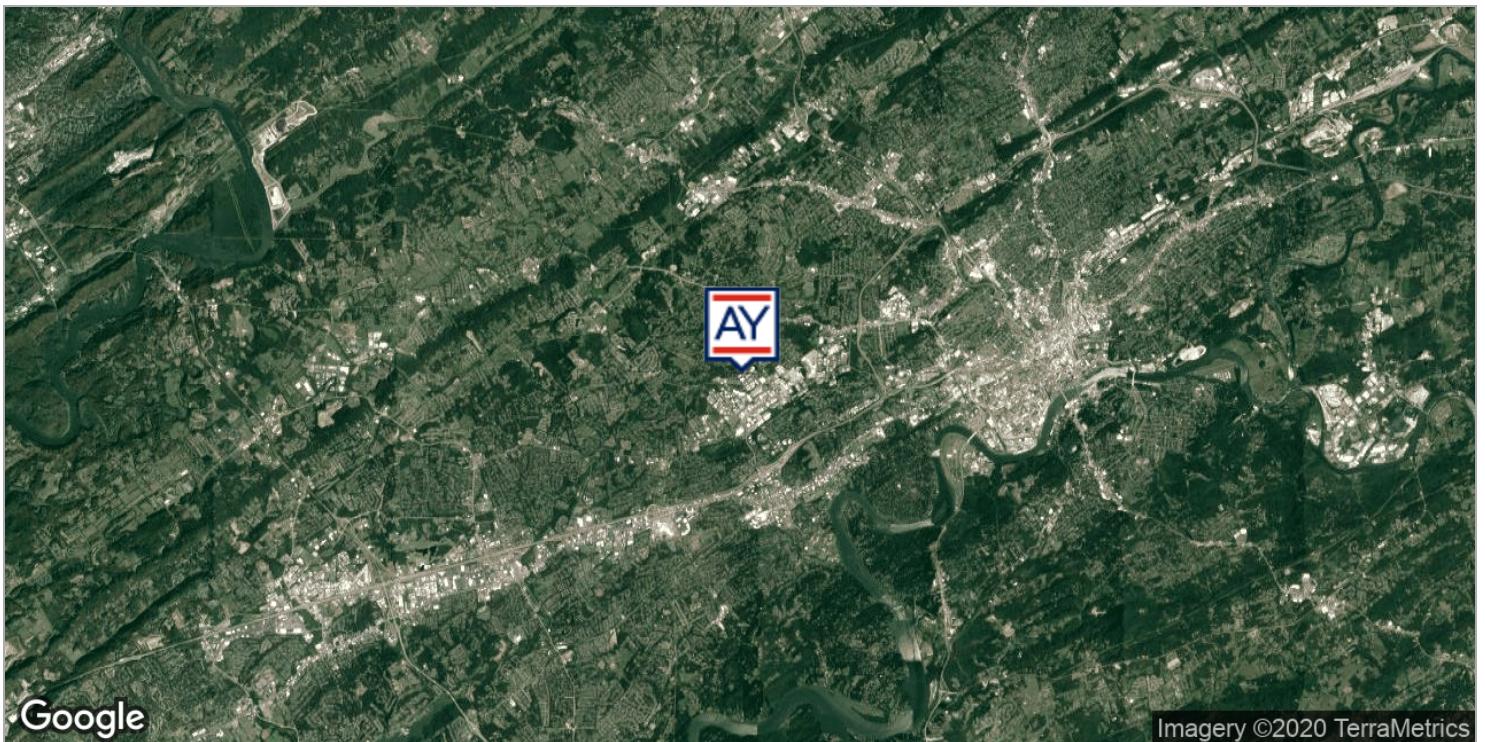


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,238	53,689	134,963
Average age	32.9	34.3	34.8
Average age (Male)	32.1	34.2	33.9
Average age (Female)	33.2	34.9	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,225	24,265	60,504
# of persons per HH	2.4	2.2	2.2
Average HH income	\$53,206	\$58,958	\$61,608
Average house value	\$145,408	\$181,623	\$169,705

* Demographic data derived from 2010 US Census

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