



### **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



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Office Building For Lease



### **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



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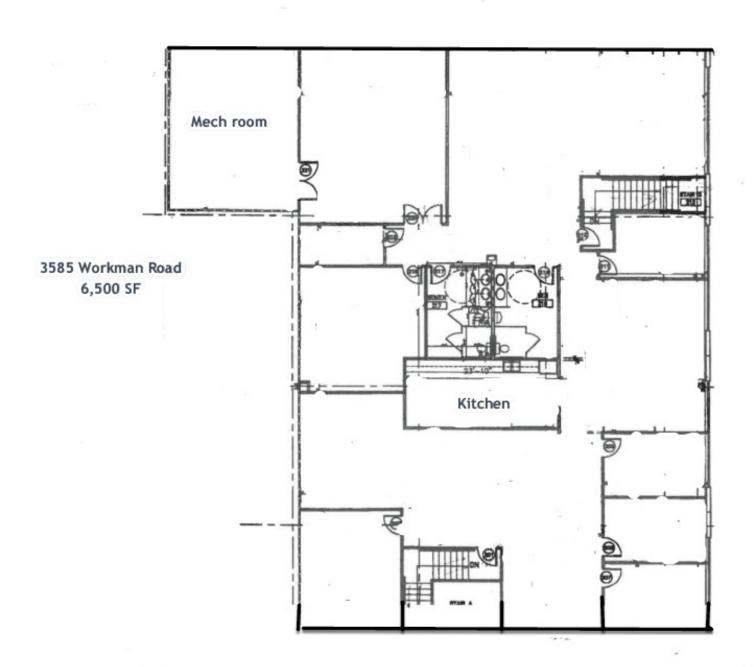
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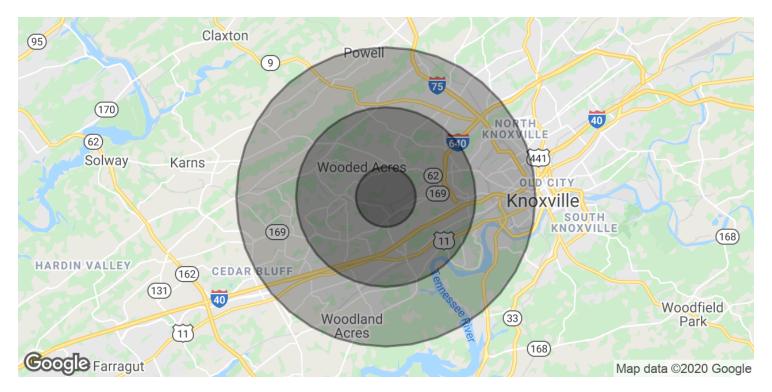
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,238	53,689	134,963
Average age	32.9	34.3	34.8
Average age (Male)	32.1	34.2	33.9
Average age (Female)	33.2	34.9	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,225	24,265	60,504
# 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

<sup>\*</sup> Demographic data derived from 2010 US Census

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