

3,648 - 4,626 SF FOR LEASE

Finish To Suit Office With I-640 Signage

724 Dutch Valley Dr, Knoxville, TN 37918



SUMMARY

Available SF: 3,648 - 4,626 SF

Lease Rate: \$13.00 SF/yr (MG)

Year Built: 2006

Building Size: 16,094

Renovated: 2016

Zoning: C-3

PROPERTY OVERVIEW

This turn-key, finish to suit office space is located on the second floor of the building and is just off Interstate 640. The property benefits from excellent visibility and interstate signage will be offered to tenant. The lease is modified gross and the lease rate includes taxes, common area maintenance and insurance.

PROPERTY HIGHLIGHTS

- Class A office space
- Turn-key
- Finish to suit
- I-640 signage offered to tenant
- Excellent visibility from interstate
- Modified gross lease

COURTLAND COBBLE | 865.246.1331 X106 | CCOBBLE@CONVERSIONPROP.COM

520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com

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Conversion
PROPERTIES INC

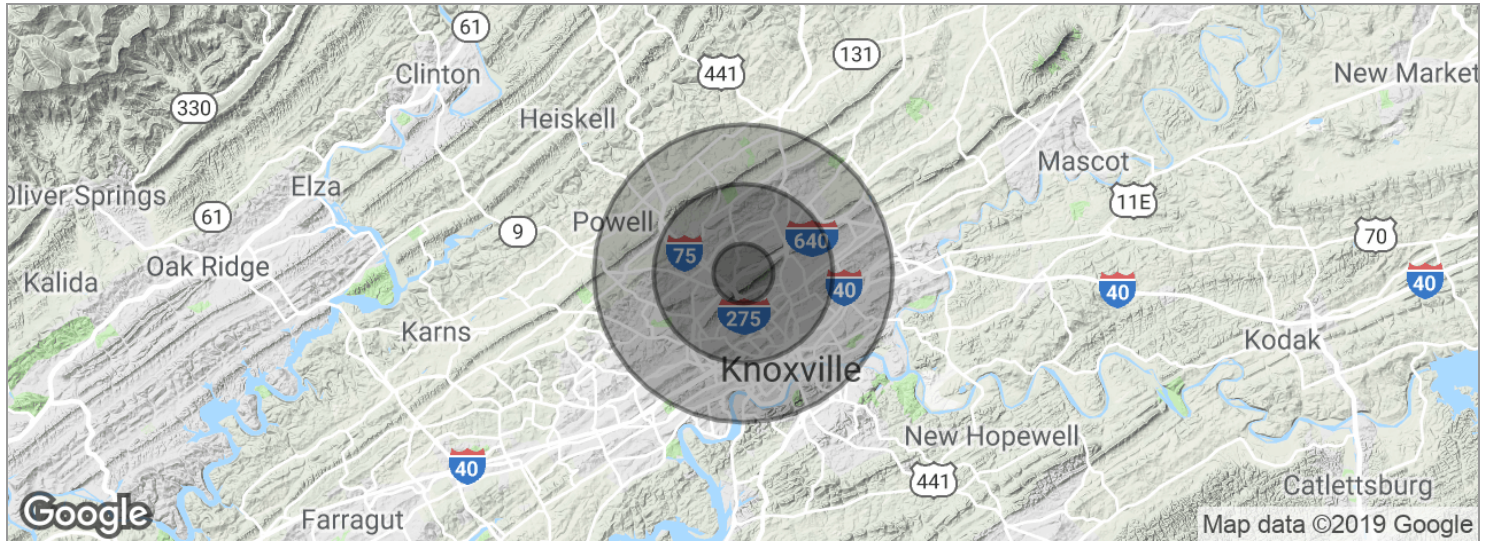




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,763	64,141	155,946
Median age	37.8	36.9	34.4
Median age (Male)	34.5	35.3	33.1
Median age (Female)	40.8	38.6	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,115	30,897	69,964
# of persons per HH	1.9	2.1	2.2
Average HH income	\$33,894	\$39,111	\$41,170
Average house value	\$96,850	\$106,197	\$130,974

* Demographic data derived from 2010 US Census