

FOR LEASE | OFFICE SPACE



# 640 N Gay St

(18 Emory Place)  
Knoxville, TN 37917

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## PROPERTY OVERVIEW

Lease Rate: \$15.00 - 16.00 SF/yr  
(MG)

Available SF: 3,042 SF

Year Built: 1920

Renovated: 2017/2018

Building Size: 33,157

This is a fantastic office suite that is currently being renovated for occupancy beginning May/June of 2018. It is a two story suited that will feature an open stair case, exposed brick, and offer an open work environment. Parking is available in the area for a reasonable price, and the owner is eager to work with the right tenant to build out the space.

## HIGHLIGHTS

- 3,042 SF available
- Unique two-story suite with an open work environment
- Located in the Emory Place Historic District
- Occupancy May/June 2018

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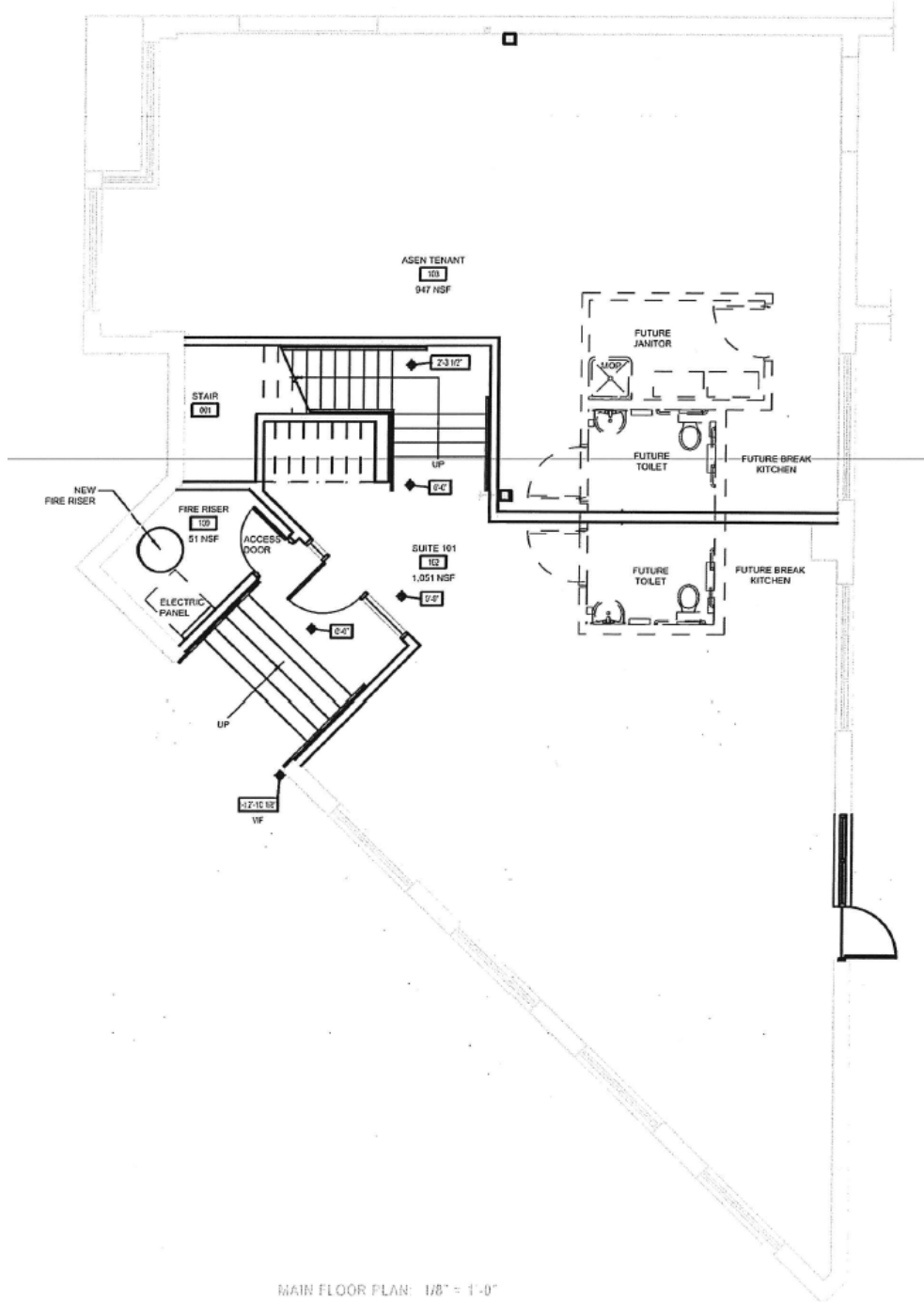
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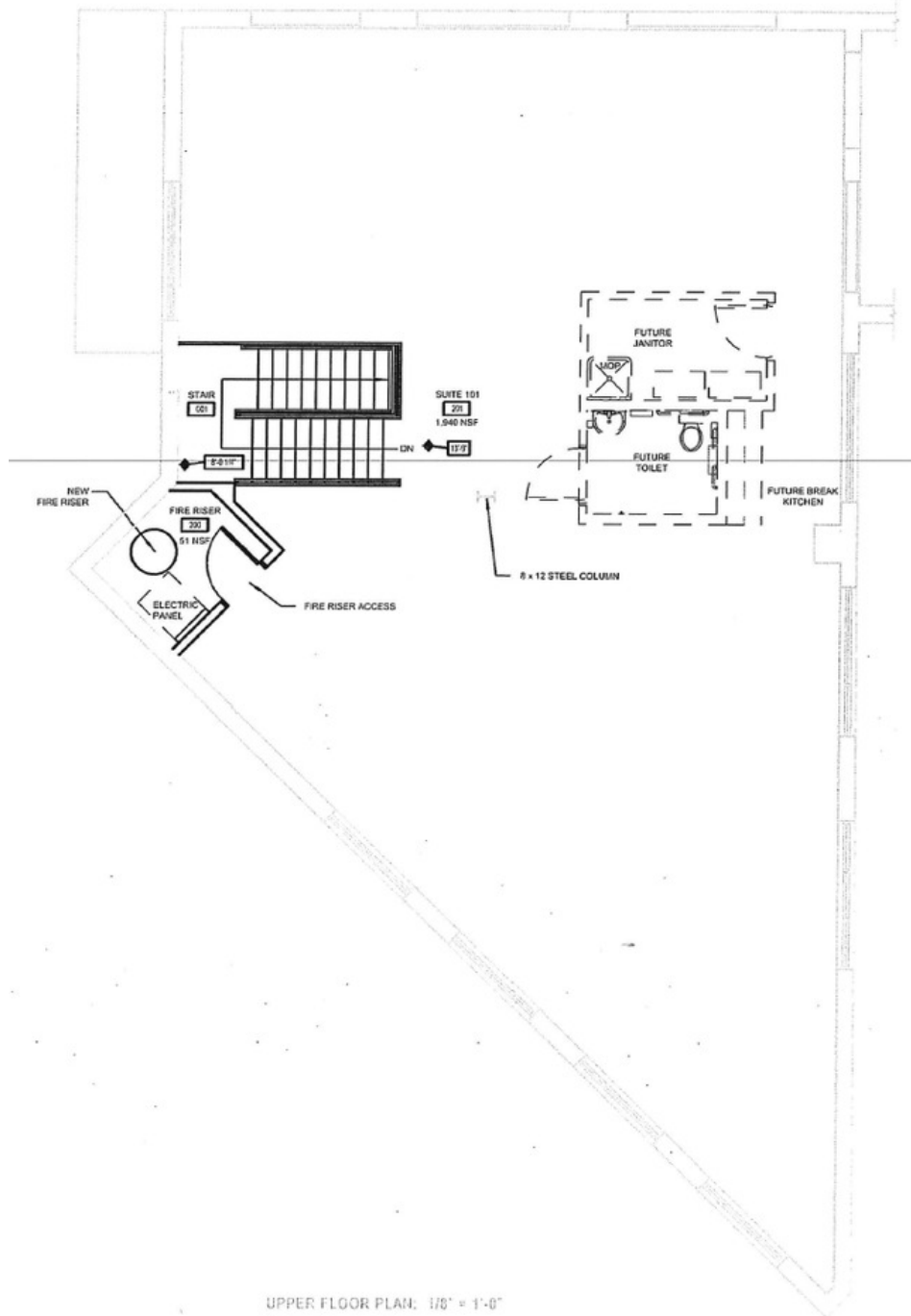


MAIN FLOOR PLAN: 1/8" = 1'-0"

**18 EMORY**  
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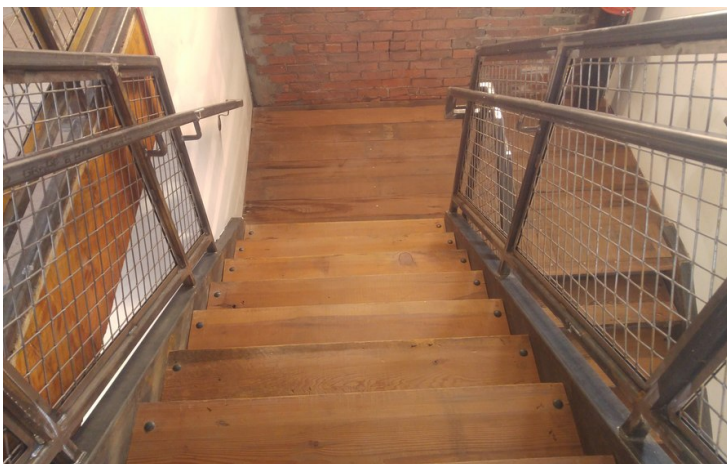
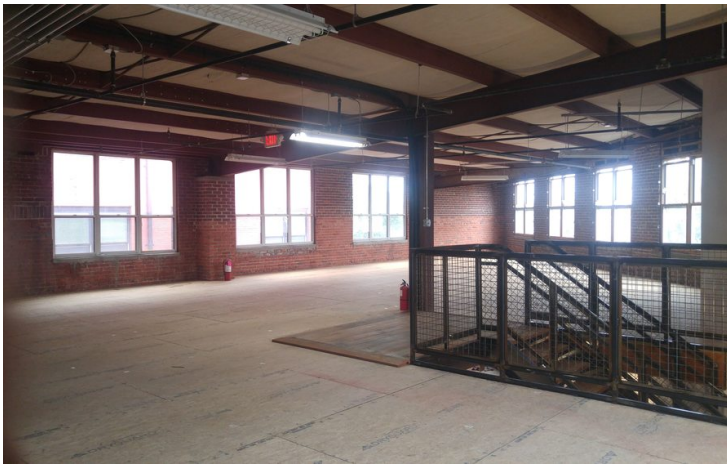
UPPER FLOOR PLAN: 1/8" = 1'-0"

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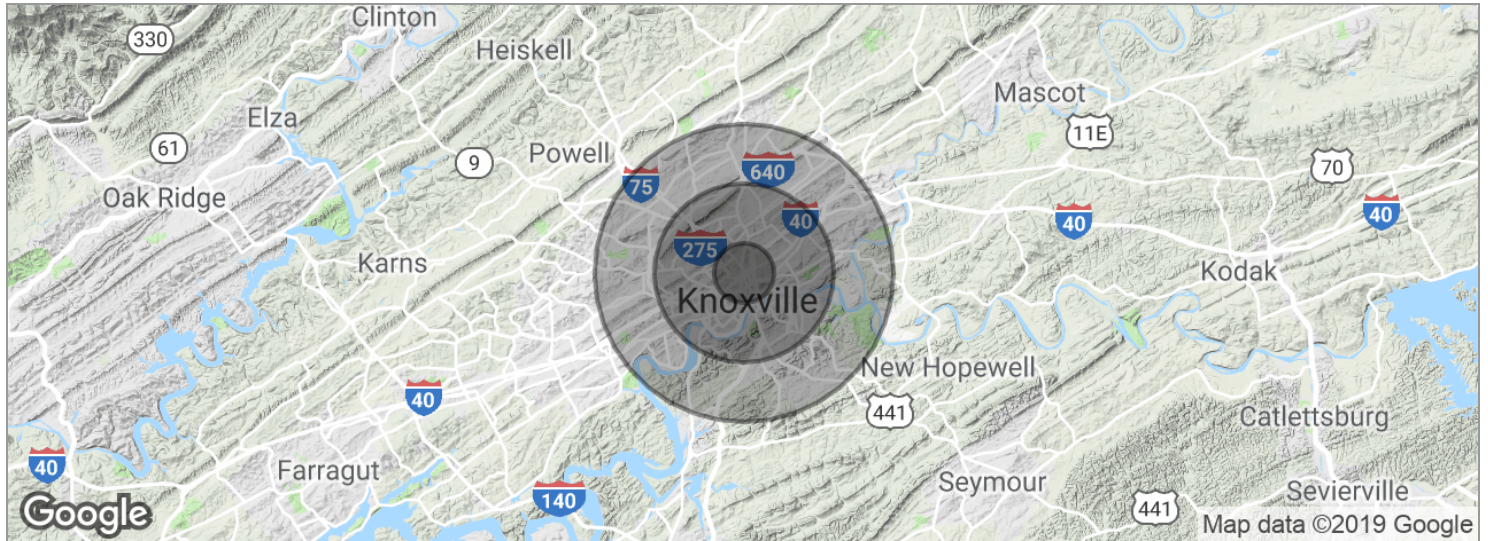
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,284	76,982	152,228
Median age	34.2	32.0	34.7
Median age (Male)	33.9	30.9	33.4
Median age (Female)	36.2	33.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,268	33,920	69,475
# of persons per HH	1.8	2.3	2.2
Average HH income	\$32,379	\$31,069	\$39,788
Average house value	\$85,488	\$96,766	\$126,705

\* Demographic data derived from 2010 US Census