

# Forks of the River Flex space For Lease

## 2927 Asbury Rd, Knoxville, TN 37914



|                      |                             |
|----------------------|-----------------------------|
| Listing ID:          | 30553473                    |
| Status:              | Active                      |
| Property Type:       | Office For Lease            |
| Office Type:         | Flex Space                  |
| Contiguous Space:    | 1,400 SF                    |
| Total Available:     | 1,400 SF                    |
| Gross Land Area:     | 3.50 Acres                  |
| Lease Rate:          | \$10 PSF (Annual)           |
| Base Monthly Rent:   | \$1,166                     |
| Lease Type:          | Modified Gross              |
| Nearest MSA:         | Knoxville                   |
| County:              | Knox                        |
| Loading:             | 1 Dock, 1 Door              |
| Tax ID/APN:          | 097 04001                   |
| Class of Space:      | Class B                     |
| Gross Building Area: | 6,000 SF                    |
| Highway Access:      | I-40 E to Asheville Hwy 11E |



### Overview/Comments

3 offices, 1 break room, 2 restrooms and large open lobby area.

Owner uses 75% of the warehouse but additional warehouse and yard space can be leased if needed. Tenant pays an additional \$200 per month for shared utilities.