



**COLDWELL
BANKER
COMMERCIAL**
WALLACE

FOR SALE

HARDIN VALLEY OFFICE CONDOS FOR SALE

\$990,000

2200 Award Winning Way - Stes 301-304
Knoxville, TN 37932

AVAILABLE SPACE
6,252 SF

AREA

I-40 to Pellissippi Pkwy (I-140) proceed north to Hardin Valley Exit - Left 8/10 miles to just past King College - left on Award Winning Way - up the tree lined boulevard to The Commons at Hardin Valley - 3rd building.



OFFICE

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OFFERING SUMMARY

Sale Price:	\$990,000
Available SF:	
Year Built:	2008
Building Size:	6,252 SF
Zoning:	BP-TO
Price / SF:	\$158.35

PROPERTY OVERVIEW

Class A office condominiums for sale overlooking Hardin Valley Rd about .5 miles from Pellissippi Pkwy. Building # 3 - Suites 301-304. All suites are occupied except for Suite 304 which is actively being marketed for lease.

Suites have huge windows looking out to a spectacular view on the north side while stone walls and landscaping create a courtyard feeling on the south side.

Purchase includes share of the completely finished and elegant common elements including lobby, elevator, and baths.

Amenities include beautiful landscaped grounds - sidewalks - ample parking - and spectacular views along walking trails throughout this park like setting - tremendous Hardin Valley location.

COA fees which include CAM are currently \$2.34/SF.

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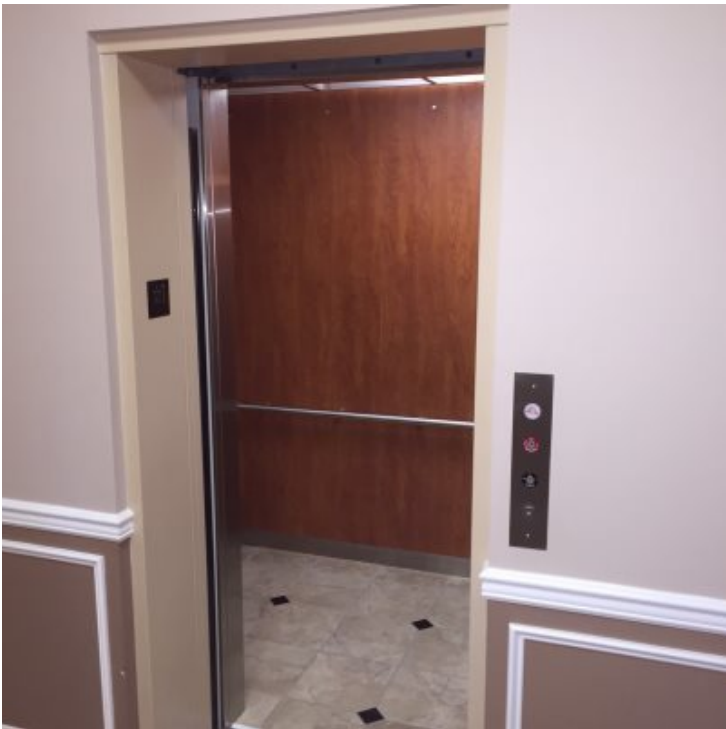
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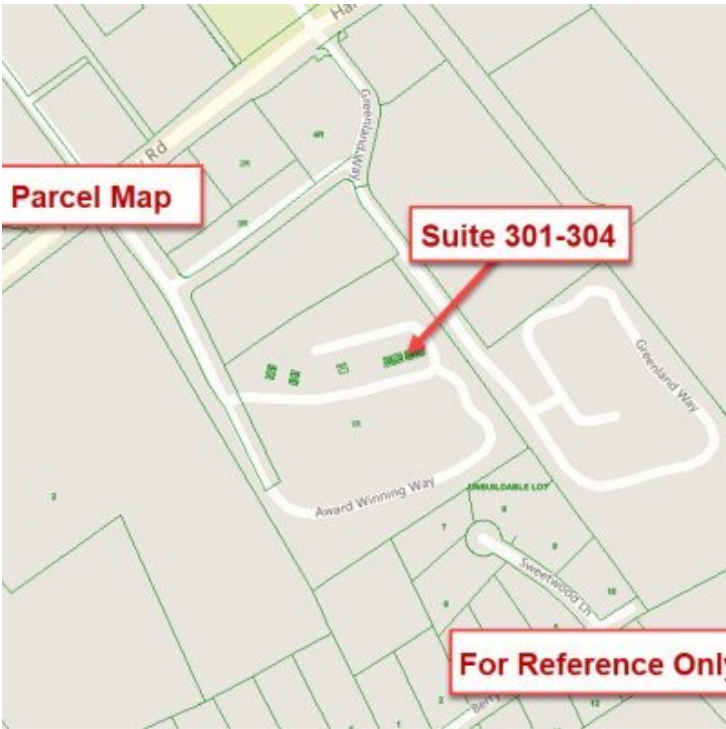
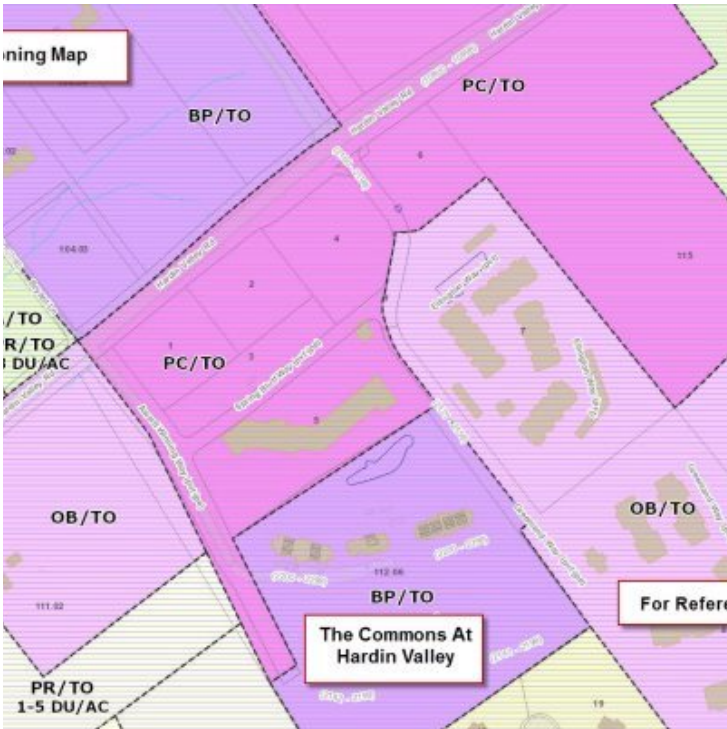
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