

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** 3,508 - 9,570 SF

**LEASE RATE:** Negotiable

**BUILDING SIZE:** 70,285 SF

**BUILDING CLASS:** A

**YEAR BUILT:** 1987

**ZONING:** Commercial

**MARKET:** Cedar Bluff

**SUB MARKET:** Cedar Bluff

**CROSS STREETS:** North Peters Road

## PROPERTY DESCRIPTION

Two single-story and six partial two-story buildings available for lease in multiple suites. \$15.00 PSF - Full Service Lease

Suite E-146-E-147-E-148 - 9,570 SF (can be sub-divided)  
Suite E-144 - 3,508 SF

## PROPERTY HIGHLIGHTS

- Office Space Available in Cedar Bluff
- Full-Service Lease at \$15.00 PSF
- Prominent location
- Easy access and close proximity to Kingston Pike and I-40
- Located near banking, restaurants, hotels and shopping



# Additional Photos



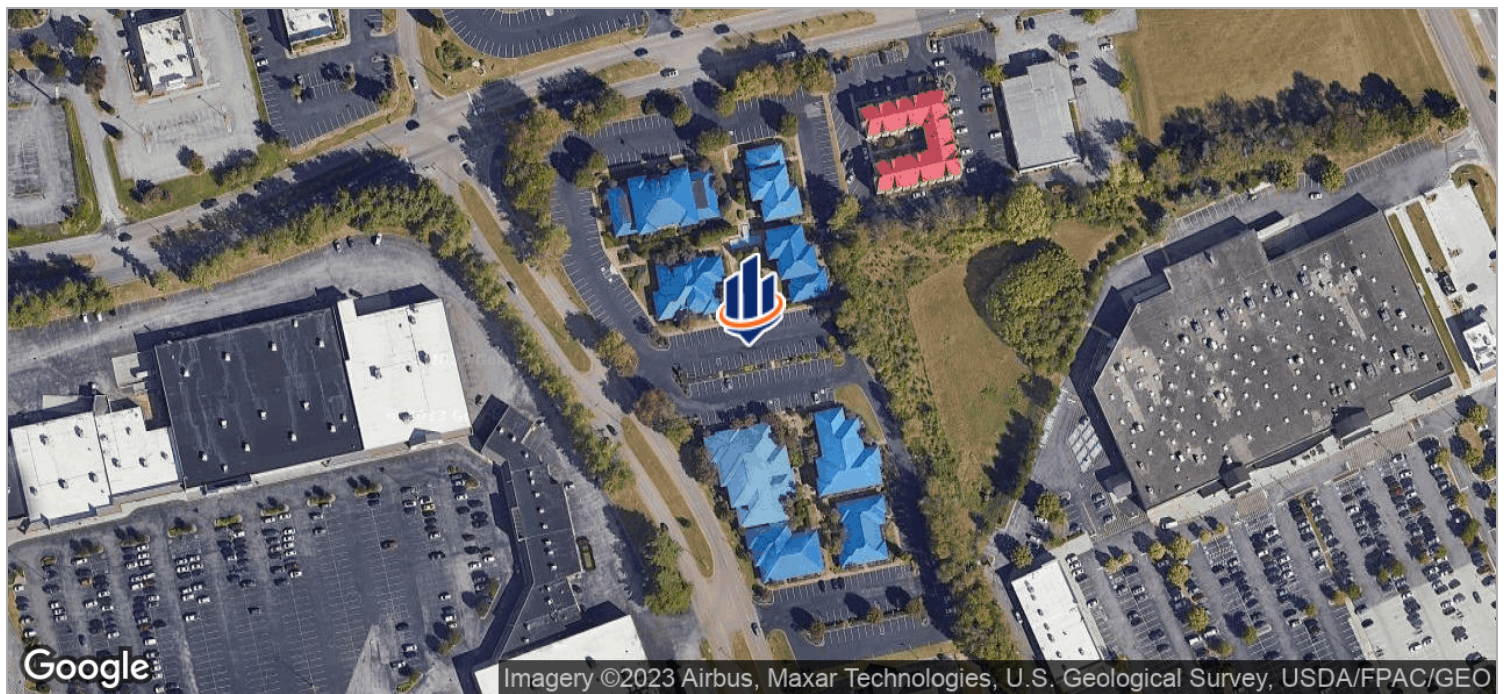
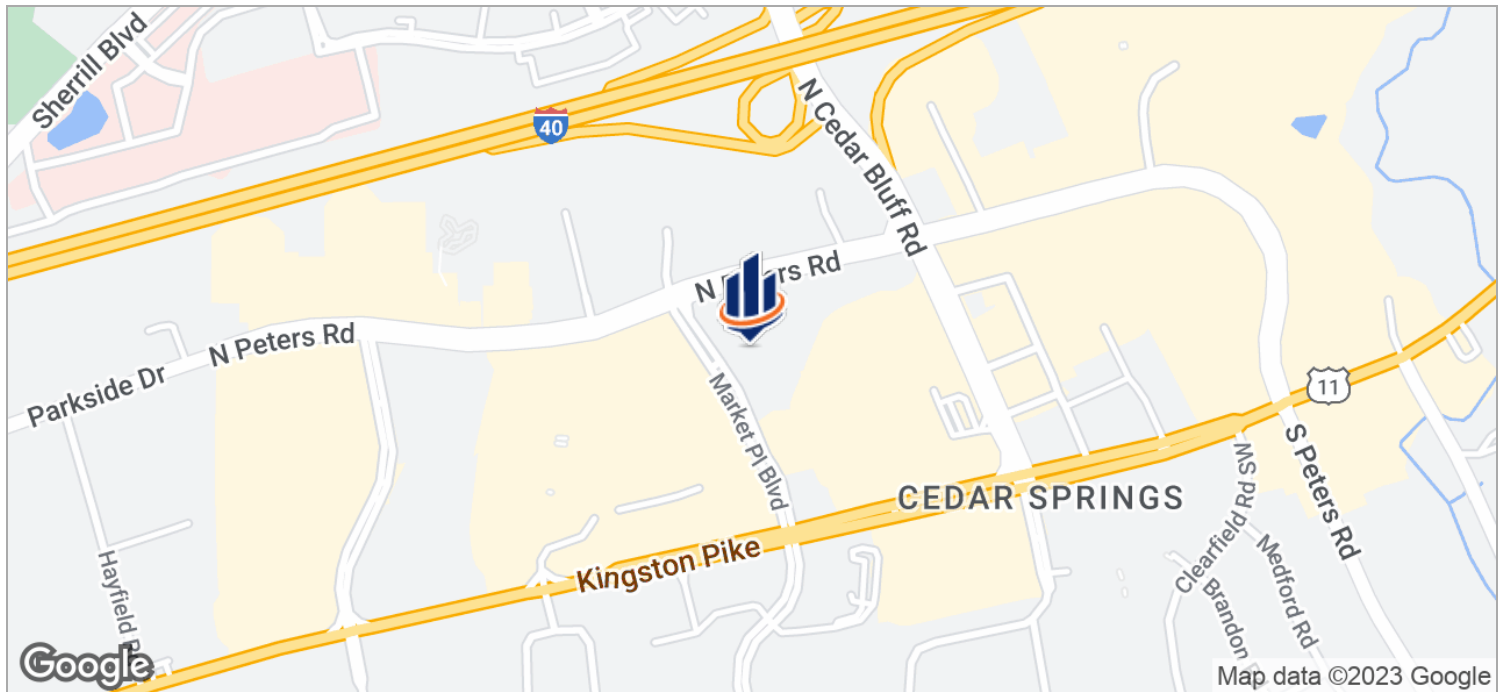


# Additional Photos





# Location Maps



# Available Spaces

**Lease Rate:** NEGOTIABLE

**Total Space**

**Lease Type:**

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
154F	Office Building	\$15.00 SF/YR	Full Service	1,190 SF	12 months	Reception, two offices with glass panels, open area for cubicles and private restroom.
170C	Office Building	\$15.00 SF/YR	Full Service	2,311 SF	Negotiable	
166D	Office Building	\$16.00 SF/YR	Full Service	1,935 SF	64 months	The space consists of one office, two large open areas, two restrooms and kitchen area.
F-152	Office Building	\$16.50 SF/YR	Gross	3,030 SF	Negotiable	Ground level entry. Reception, private restrooms, several private offices, large areas for workstations. Private setting with lush landscaping.
F-150	Office Building	\$15.00 SF/YR	Full Service	4,784 SF	Negotiable	
G-130	Office Building	\$16.50 SF/YR	Gross	1,753 SF	Negotiable	
G-134	Office Building	\$16.50 SF/YR	Gross	2,264 SF	Negotiable	
E147	Office Building	\$10.00 SF/YR	Gross	1,418 SF	Negotiable	Geo-Marine existing Terraces Tenant expansion to H120/E147 Also occupy Terraces E146/E148
162D	Office Building	\$16.50 SF/YR	Gross	4,707 SF	Negotiable	Office is on two floors. First floor contains Reception and business office, 8 offices and two restrooms. Second floor consists of 9 offices, storage room and file room.

# Available Spaces

**Lease Rate:** NEGOTIABLE

**Total Space**

**Lease Type:**

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
F-151	Office Building	\$31,280.00 SF/YR	Modified Gross	1,840 SF	Negotiable	
A180/82	Office Building	\$180,200.00 SF/YR	Modified Gross	13,250 SF	Negotiable	
130G	Office Building	\$29,824.00 SF/YR	Modified Gross	1,864 SF	Negotiable	
H120	Office Building	\$16.00 SF/YR	Gross	5,040 SF	Negotiable	
E146	Office Building	\$16.75 SF/YR	Gross	5,406 SF	Negotiable	
E148	Office Building	\$23,392.00 SF/YR	Gross	2,176 SF	Negotiable	
160D	Office Building	\$94,140.00 SF/YR	Gross	4,707 SF	Negotiable	
174C	Office Building	\$22,572.00 SF/YR	Modified Gross	1,368 SF	Negotiable	
F151 Renewal	Office Building	\$31,280.00 SF/YR	Modified Gross	1,840 SF	Negotiable	
E140/E142	Office Building	\$17.30 SF/YR	Gross	2,998 SF	Negotiable	
130G Renewal	Office Building	\$29,824.00 SF/YR	Modified Gross	1,864 SF	Negotiable	
B-192	Office Building	\$16.00 SF/YR	Gross	1,230 SF	Negotiable	
C-174	Office Building	\$16.50 SF/YR	Gross	1,368 SF	Negotiable	
F-151	Office Building	\$17.00 SF/YR	Gross	1,840 SF	Negotiable	
144E	Office Building	\$18.50 SF/YR	Gross	3,508 SF	Negotiable	
G130	Office Building	\$16.00 SF/YR	Gross	1,864 SF	Negotiable	
192B	Office Building	\$16.50 SF/YR	Gross	1,230 SF	Negotiable	Reception, Conference Room, Two offices, Restroom, Storage and File Room.

# Available Spaces

**Lease Rate:** NEGOTIABLE

**Total Space**

**Lease Type:**

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
190B	Office Building	\$16.50 SF/YR	Gross	1,450 SF	Negotiable	Breakroom, Restroom, Three large offices, open area for cubicles and file room.
B-194	Office Building	\$16.50 SF/YR	Gross	4,349 SF	Negotiable	
D-164	Office Building	\$16.50 SF/YR	Gross	862 SF	Negotiable	
151F Market Place Blvd	Office Building	\$17.00 SF/YR	Full Service	1,840 SF	Negotiable	
120 Market Place Blvd.	Office Building	\$16.50 SF/YR	Full Service	1,450 SF	Negotiable	Lease Renewal
194B Market Place Blvd.	Office Building	\$14.50 SF/YR	Full Service	4,349 SF	Negotiable	
192B Market Place Blvd.	Office Building	\$15.00 SF/YR	Full Service	1,230 SF	60 months	
164D Market Place Blvd.	Office Building	\$17.00 SF/YR	Full Service	862 SF	24 months	
151F Market Place Blvd.	Office Building	\$17.00 SF/YR	Full Service	1,840 SF	12 months	One year lease renewal
190B Market Place Blvd	Office Building	\$15.00 SF/YR	Full Service	1,450 SF	12 months	
194B Market Place Blvd.	Office Building	\$14.00 SF/YR	Full Service	4,349 SF	38 months	
Market Place Blvd	Office Building	\$15.00 SF/YR	Full Service	9,570 SF	Negotiable	
Market Place Blvd.	Office Building	\$16.00 SF/YR	Full Service	5,040 SF	Negotiable	
174C Market Place Blv d.	Office Building	\$17.25 SF/YR	Full Service	1,368 SF	Negotiable	
150-151 Market Place Blvd	Office Building	\$14.50 SF/YR	Full Service	6,624 SF	Negotiable	
180 A Market Place Blvd.	Office Building	\$13.25 SF/YR	Full Service	13,250 SF	74 months	
190B Market Place Blvd.	Office Building	\$15.50 SF/YR	Full Service	1,450 SF	12 months	
172C Market Place Blvd.	Office Building	\$15.50 SF/YR	Full Service	3,085 SF	Negotiable	
154F Market Place Blvd.	Office Building	\$14.25 SF/YR	Full Service	1,190 SF	Negotiable	

# Available Spaces

Lease Rate:

NEGOTIABLE

Total Space

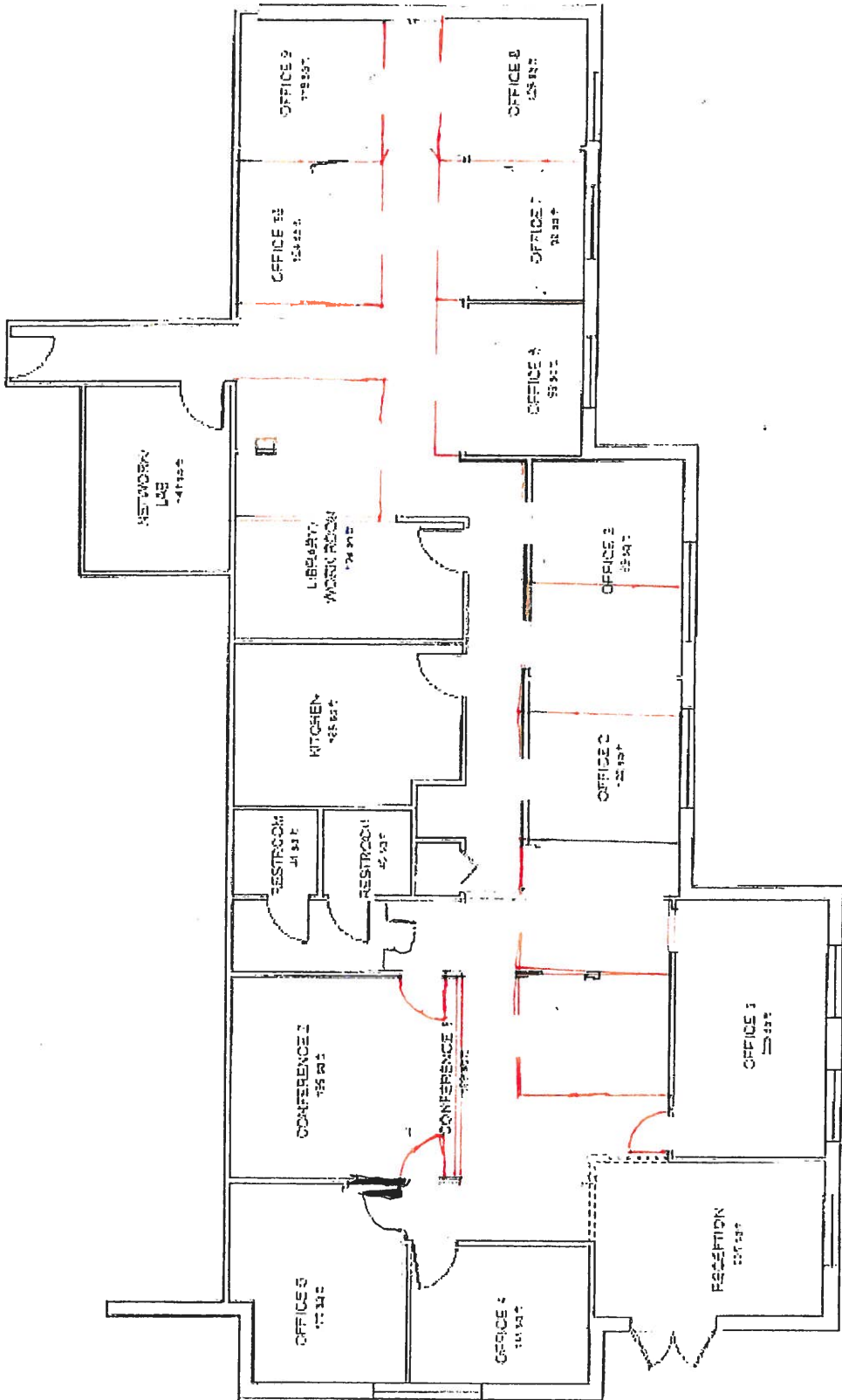
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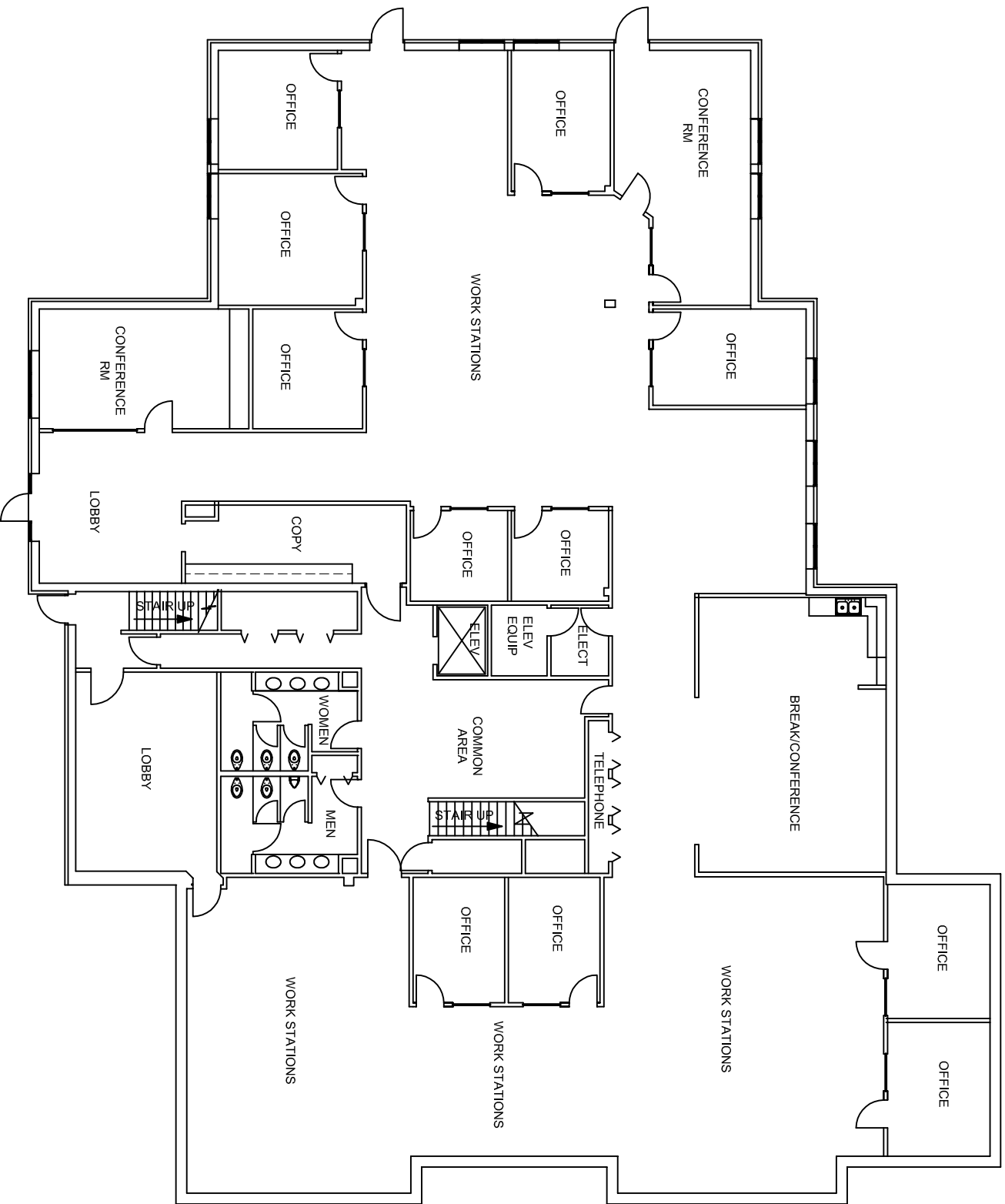
Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
E140-142 Market Place Blvd.	Office Building	\$18.50 SF/YR	Full Service	2,998 SF	Negotiable	
166D Market Place Blvd.	Office Building	\$15.50 SF/YR	Full Service	1,935 SF	Negotiable	
134G Market Place Blvd.	Office Building	\$16.00 SF/YR	Full Service	2,264 SF	12 months	
164D Market Place Blvd.	Office Building	\$17.50 SF/YR	Full Service	862 SF	Negotiable	
130G Market Place Blvd.	Office Building	\$16.50 SF/YR	Full Service	1,753 SF	36 months	
134G Market Place Blvd.	Office Building	\$15.00 SF/YR	Full Service	2,264 SF	Negotiable	
190B Market Place Blvd.	Office Building	\$15.75 SF/YR	Full Service	1,450 SF	Negotiable	
144E Market Place Blvd.	Office Building	\$15.00 SF/YR	Full Service	3,508 SF	Negotiable	

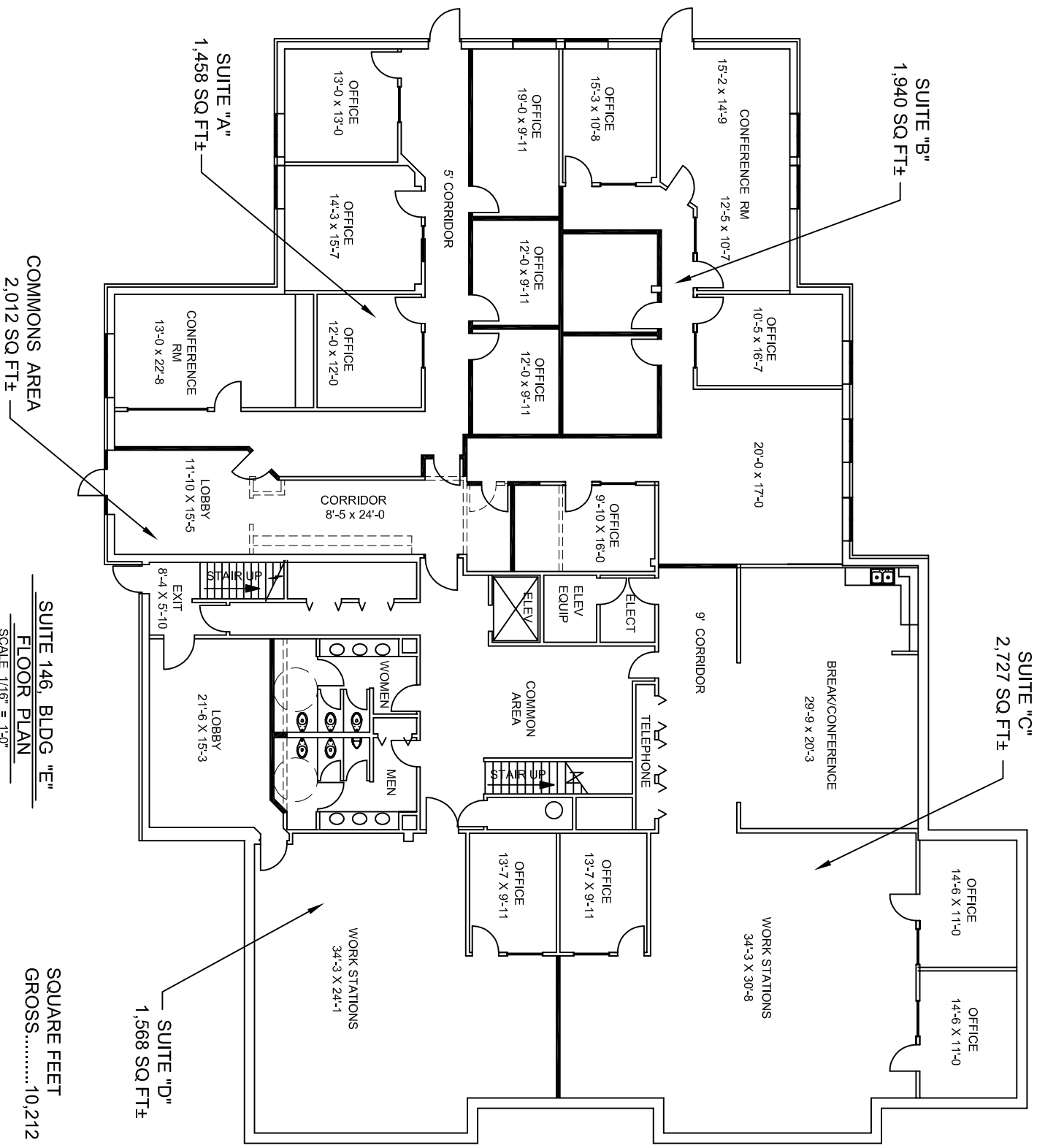


The Terraces  
Suite 144E  
3,508 SF



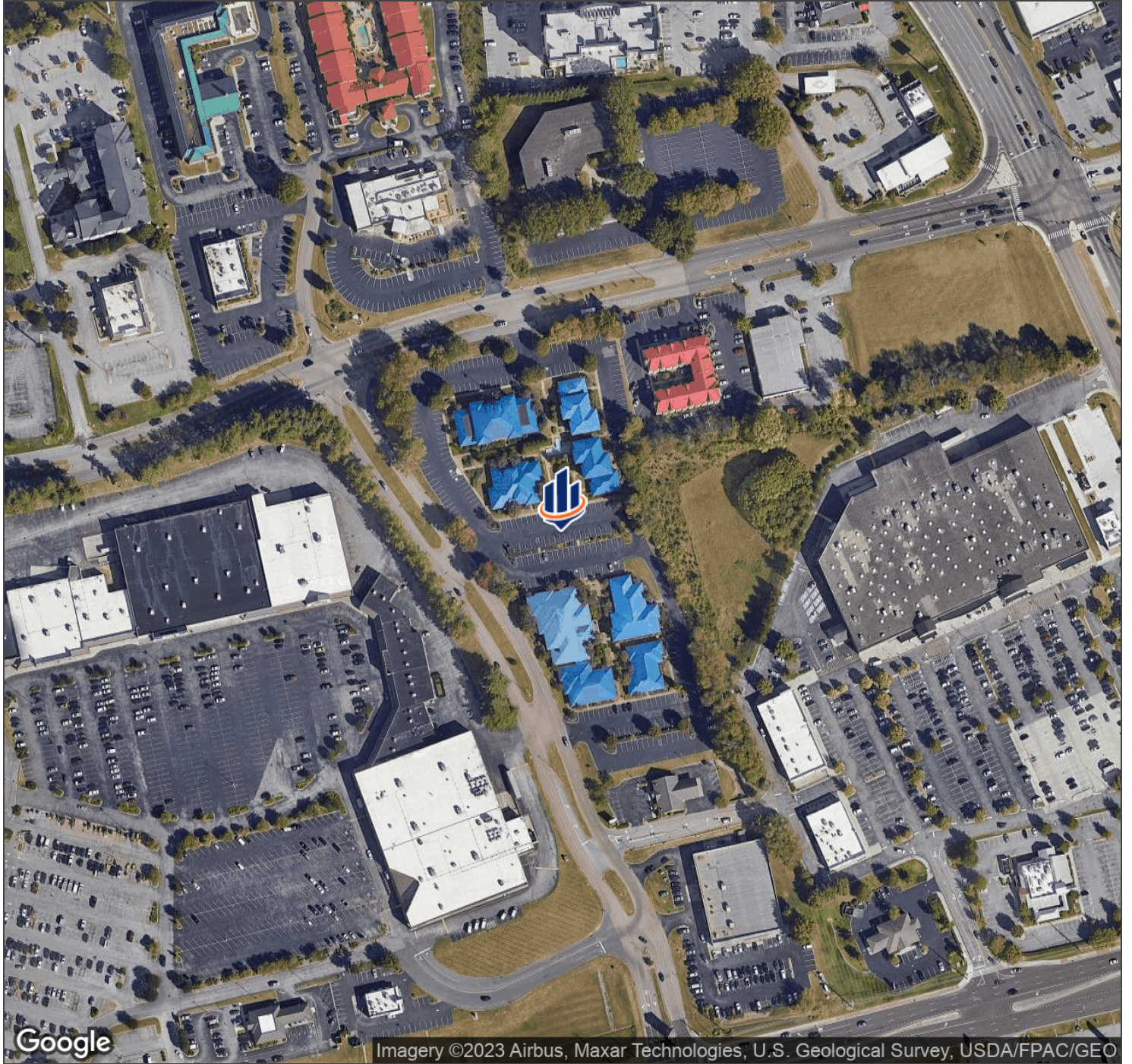


FLOOR PLAN  
SCALE 1/16" = 1'-0"





# Aerial Map



Google

Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,276	21,748	51,618
Total persons per hh	2.3	2.4	2.4
Average hh income	\$72,801	\$82,487	\$84,645
Average house value	\$231,032	\$230,029	\$224,972

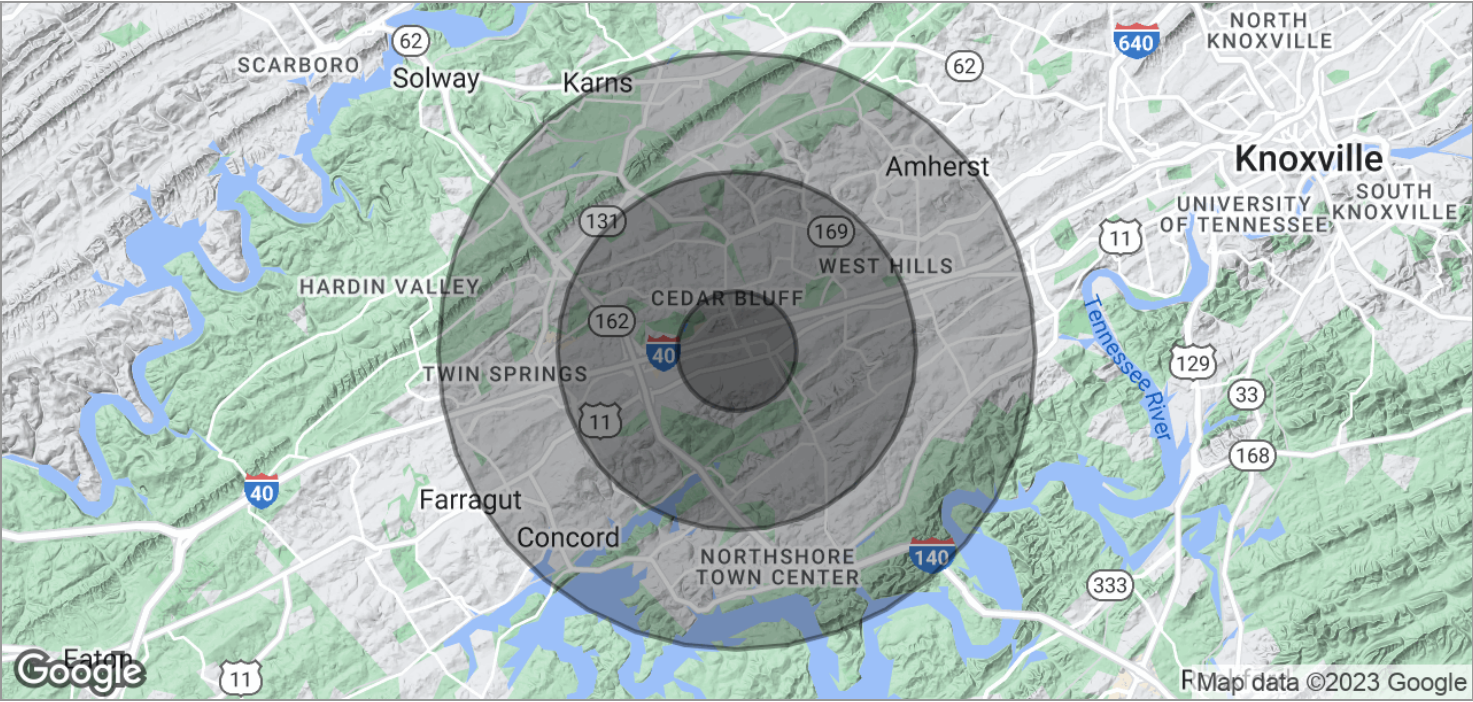
  

	1 MILE	3 MILES	5 MILES
Total population	5,198	51,670	124,145
Median age	35.1	36.1	36.5
Median age (male)	34.8	34.8	35.6
Median age (female)	35.4	37.2	37.4

\* Demographic data derived from 2020 ACS - US Census



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,198	51,670	124,145
MEDIAN AGE	35.1	36.1	36.5
MEDIAN AGE (MALE)	34.8	34.8	35.6
MEDIAN AGE (FEMALE)	35.4	37.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,276	21,748	51,618
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$72,801	\$82,487	\$84,645
AVERAGE HOUSE VALUE	\$231,032	\$230,029	\$224,972



# Advisor Bio & Contact 1

## Michelle Gibbs

Senior Advisor  
SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for SVN/R.M. Moore, LLC, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining SVN, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. She managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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