

For Sale

Office Building

Auction



Theta Building

101 E Tennessee Ave
Oak Ridge, TN 37830

Property Highlights

- Auction
- Space can be subdivided for future tenants
- Ground level access on both floors
- Prime location next to Big Ed's pizza
- Newly renovated
- Owner/User Opportunity

For more information

Heidi Adams

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Ryan McElveen, MBA

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OFFERING SUMMARY

Sale Price	Auction
Building Size	16,348 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,568	\$62,823
3 Miles	20,685	\$62,865
5 Miles	35,737	\$63,303
Knox Metro	1,045,111	\$77,766

Recent Renovations

- New Roof
- New HVAC
- New extended windows
- New gutters
- CCTV camera system
- Updated code-compliant fire protection system
- All common areas are updated
- LED lights and interior upgrades
- Centralized high-tech access control/intercom system
- Bathroom updates are currently under construction



Additional Photos



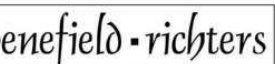
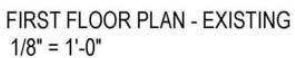
Before And After



Before And After



1st Floor



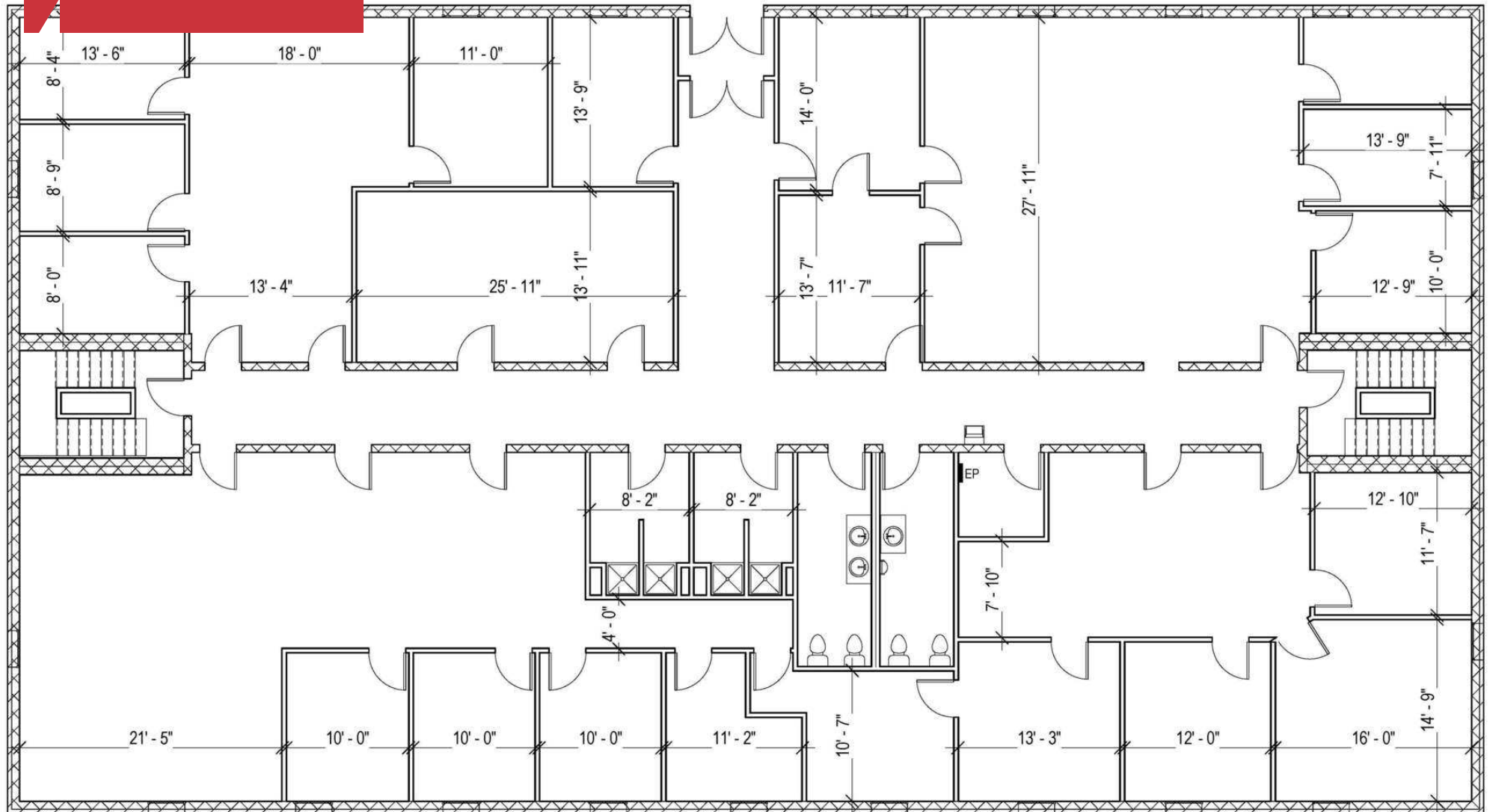
PROJECT NO:

ISSUE DATE: 08/15/22

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A-1

2nd Floor



SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"



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hitecture + planning

101 E TENNESSEE AVE
SECOND FLOOR PLAN

PROJECT NO.

ISSUE DATE: 08/19/22

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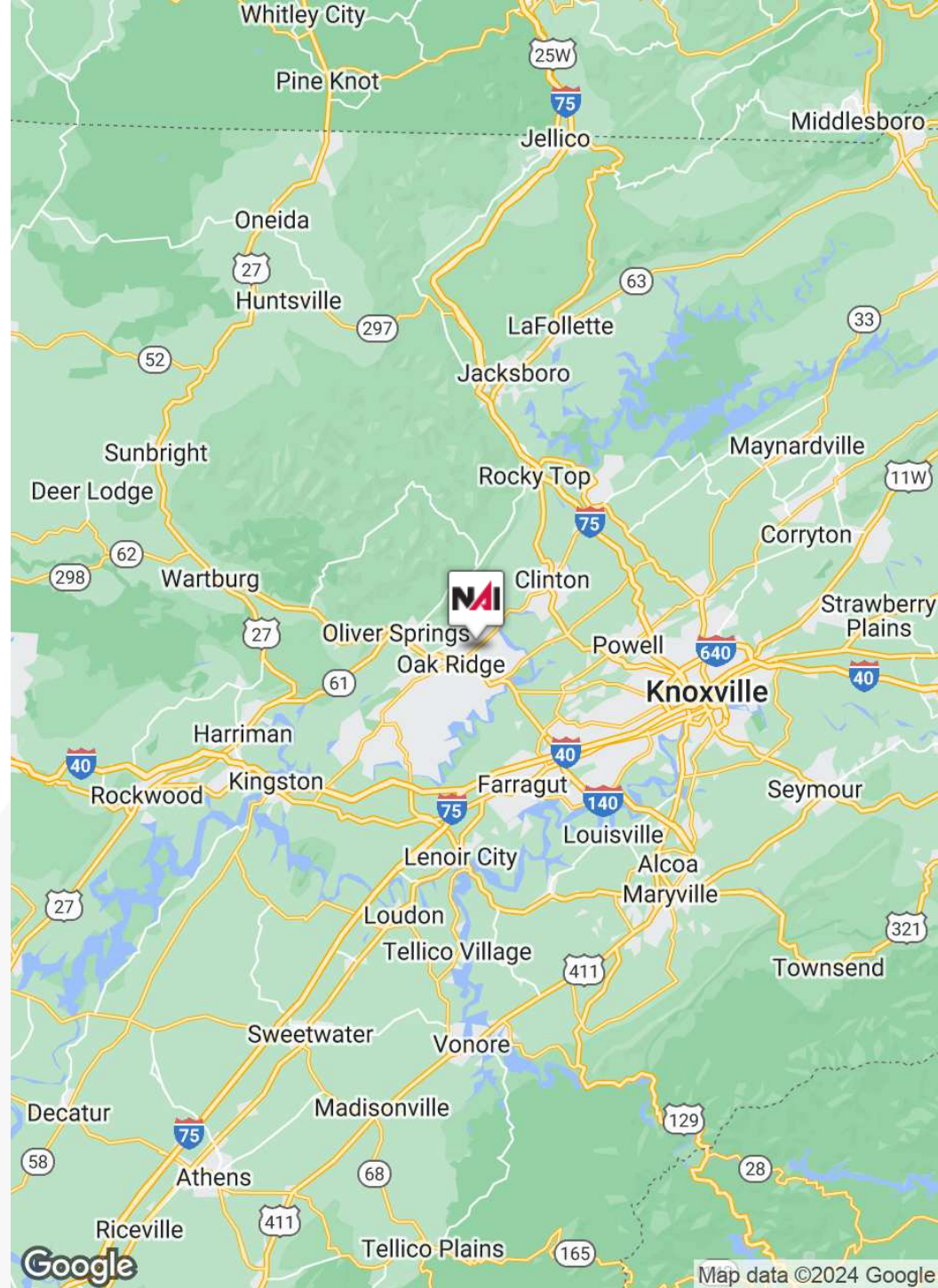
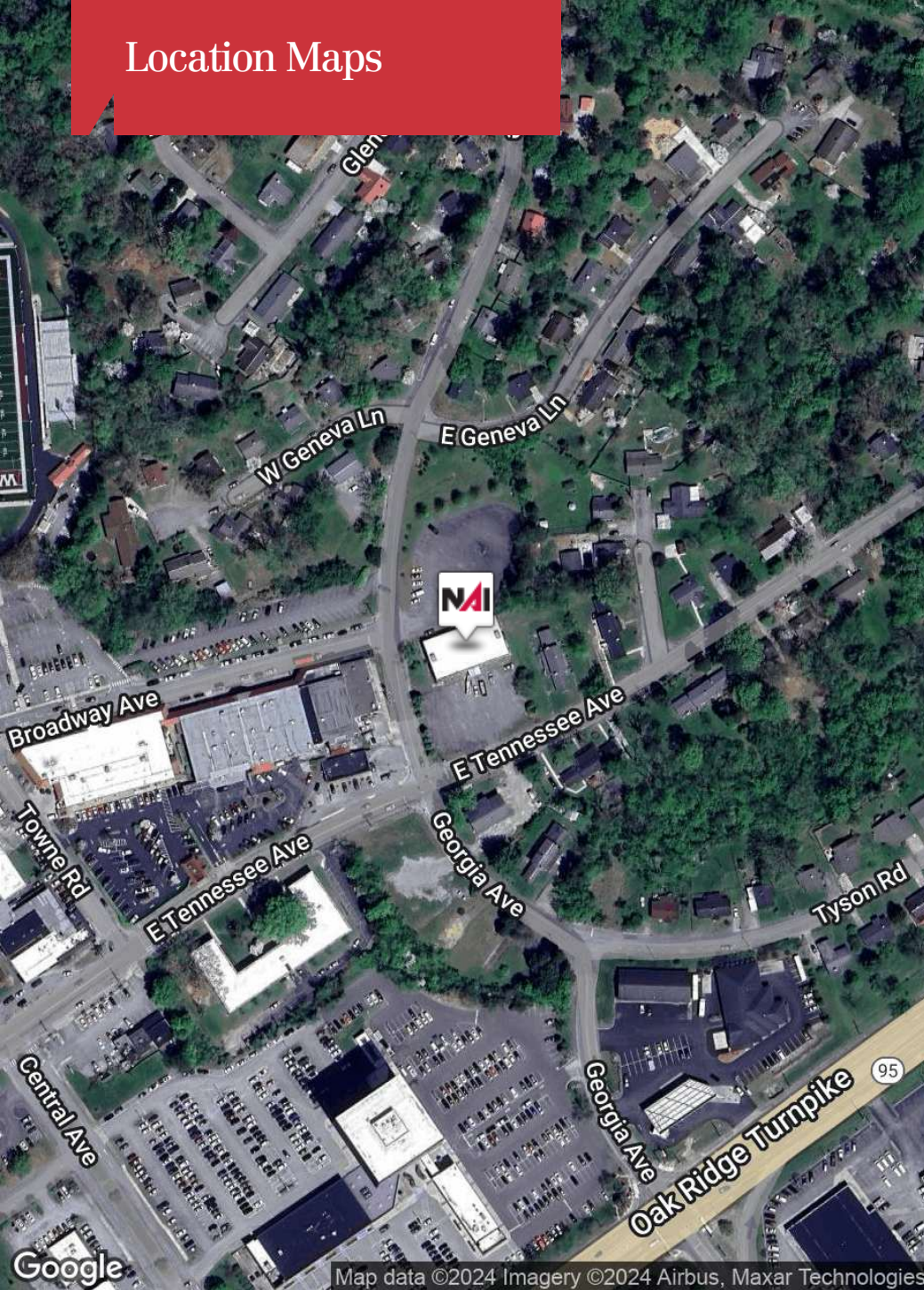
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Retailer Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Location Maps



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HEIDI ADAMS

Senior Advisor

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PROFESSIONAL BACKGROUND

As a Senior Advisor, Heidi brings over three decades of diverse commercial real estate experience to the NAI Investment Group. Having transacted in all major asset classes, she possesses an innate ability to fully analyze projects and effectively guide owners and investors through a series of detailed steps to reach overall goals. Heidi's diverse experience in asset management, construction, build-to-suit development and deal syndication allows her to put a unique eye on every transaction. Her wealth of knowledge has been invaluable in meeting the needs of her clients, guiding the process through marketing, complex contract negotiations, due diligence and closing. Prior to practicing here in Tennessee, Heidi spent over 23 years in the commercial real estate industry in Central Florida. She last served as a Director of Brokerage and Asset Management for Taurus Southern Investments, a German investment firm, where she was responsible for brokerage activities and asset management of over 2.5 million square feet of high-tech office and flex products in Central Florida and Jacksonville. The Taurus team was responsible for the development of the first USGBC LEED Gold Flex Project in Central Florida and Heidi played an integral part in the success of this project. Additionally, Heidi was tasked with the analysis of potential acquisitions and as a member of the Taurus disposition team handled the sale of assets once they had reached the designated hold period for the investor group. During her five years with Taurus, Heidi was directly involved in over \$291 million in real estate transactions.

Heidi was recognized by the Florida Real Estate Journal as a 2008 Top Woman in Commercial Real Estate and by CoStar as a 2006 Top Office Broker. Additionally, Heidi was recognized by the Orlando Business Journal as one of Orlando's "40 Under 40" in 2007. Since joining NAI, Heidi has been consistently ranked among the highest producers at the firm. She was named as the firm's Top Producer for the years 2016, 2017, 2018, 2020, 2021, 2022 and 2023; an honor achieved by closing the highest dollar volume of transactions for the year company wide. Additionally, Heidi was recognized by the East Tennessee CCIM Chapter and the Knoxville Area Association of Realtors as the Top Multifamily Broker and Commercial Broker of the Year for 2018.

NAI Koella | RM Moore

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RYAN MCELVEEN, MBA

Advisor

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PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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