



6344 Lonas Springs Road

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Knoxville, Tennessee 37909

Property Highlights

- Class "A" Office Condo Available for Purchase
- Located in Dowell Springs Office Park located off of Middlebrook Pike in Building C
- Located within minutes to I-40 and close proximity to downtown Knoxville and I-75
- Shell Condition and ready for Tenant's build-out

Offering Summary

Sale Price:	\$1,043,928
Building Size:	5,832 SF

Demographics

	0.5 Miles	1 Mile	1.5 Miles
Total Households	710	2,899	6,767
Total Population	1,533	6,427	15,092

For More Information

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

O: 865 531 6400
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Property Description

Office Condo available for purchase in the Dowell Springs Office Park. The space consists of approximately 5,832 square feet in shell condition and ready for Tenant's build-out. Offers square configuration for ease with space planning and design. The flooring is slab on grade concrete with deck heights of approximately 12 foot.

5,832 square feet

\$179.00 PSF = \$1,043,928.00

HOA Fees currently estimated at \$972 per month

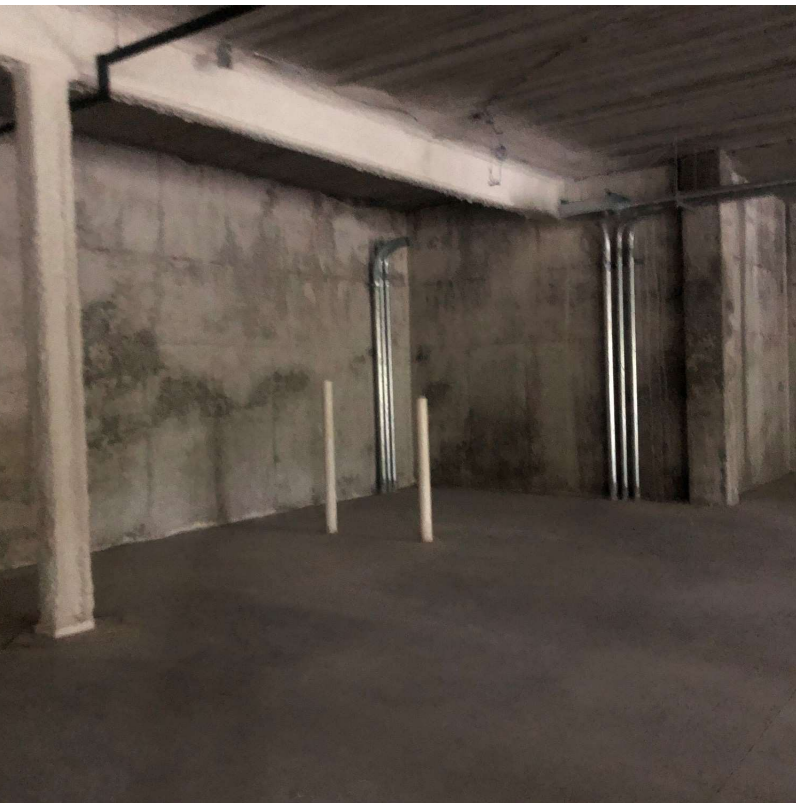
Location Description

Class "A" Office condominium located in the Dowell Springs Office Park right off of Middlebrook Pike and within minutes to I-40/I-75. The park is known as a Medical Hub and home to notable medical tenants - TN Eyecare, Vein Clinic of Knoxville, Gastrointestinal Associates and other general office users. Amenities include ample parking at the door, walking trails, smoky mountain views and cascading waterfalls.

For Sale

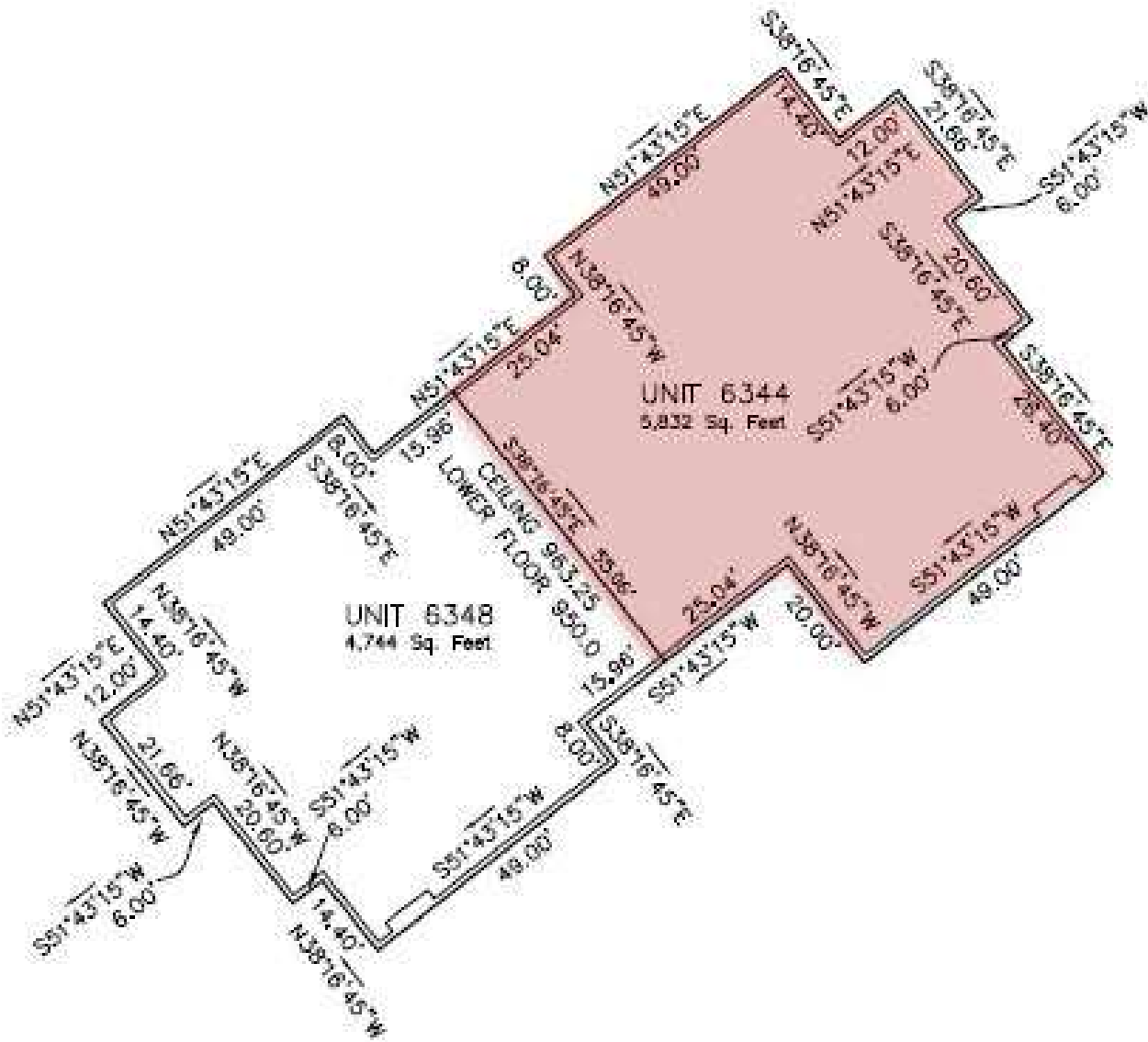
5,832 SF | \$1,043,928

Office Space



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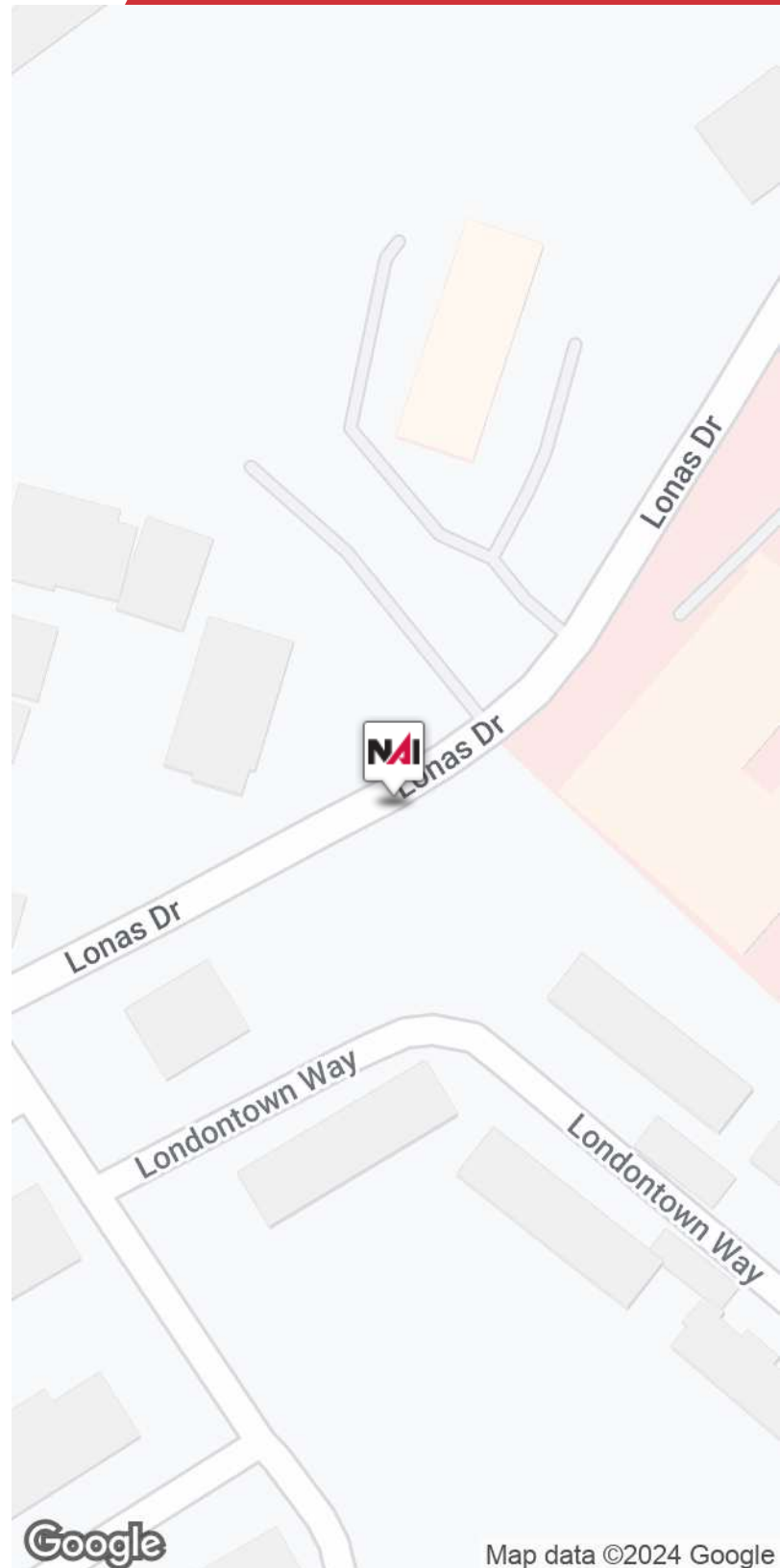
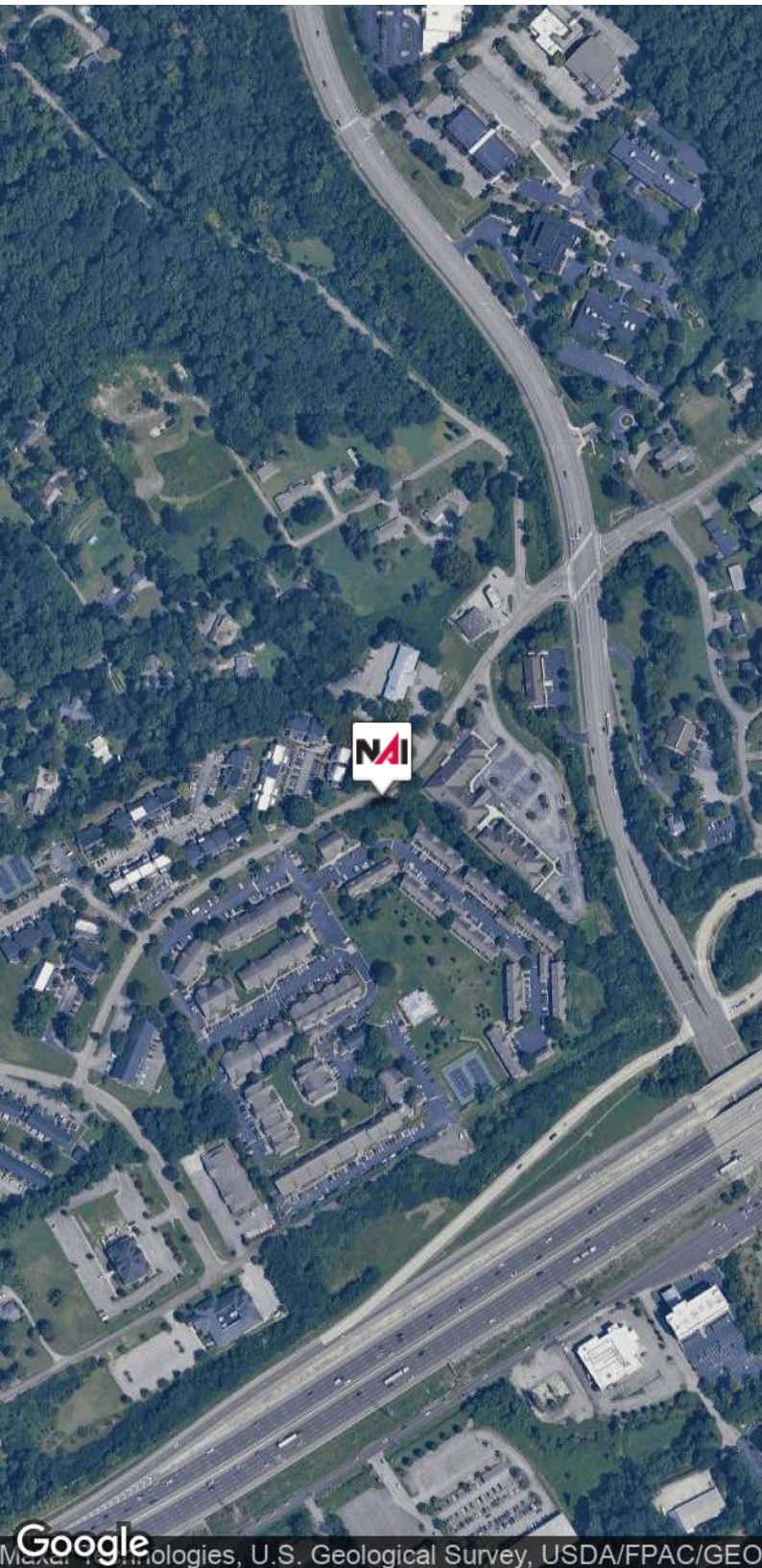


LOWER FLOOR BLDG. "C"
DOWELL SPRINGS
20060403-0082435

For Sale

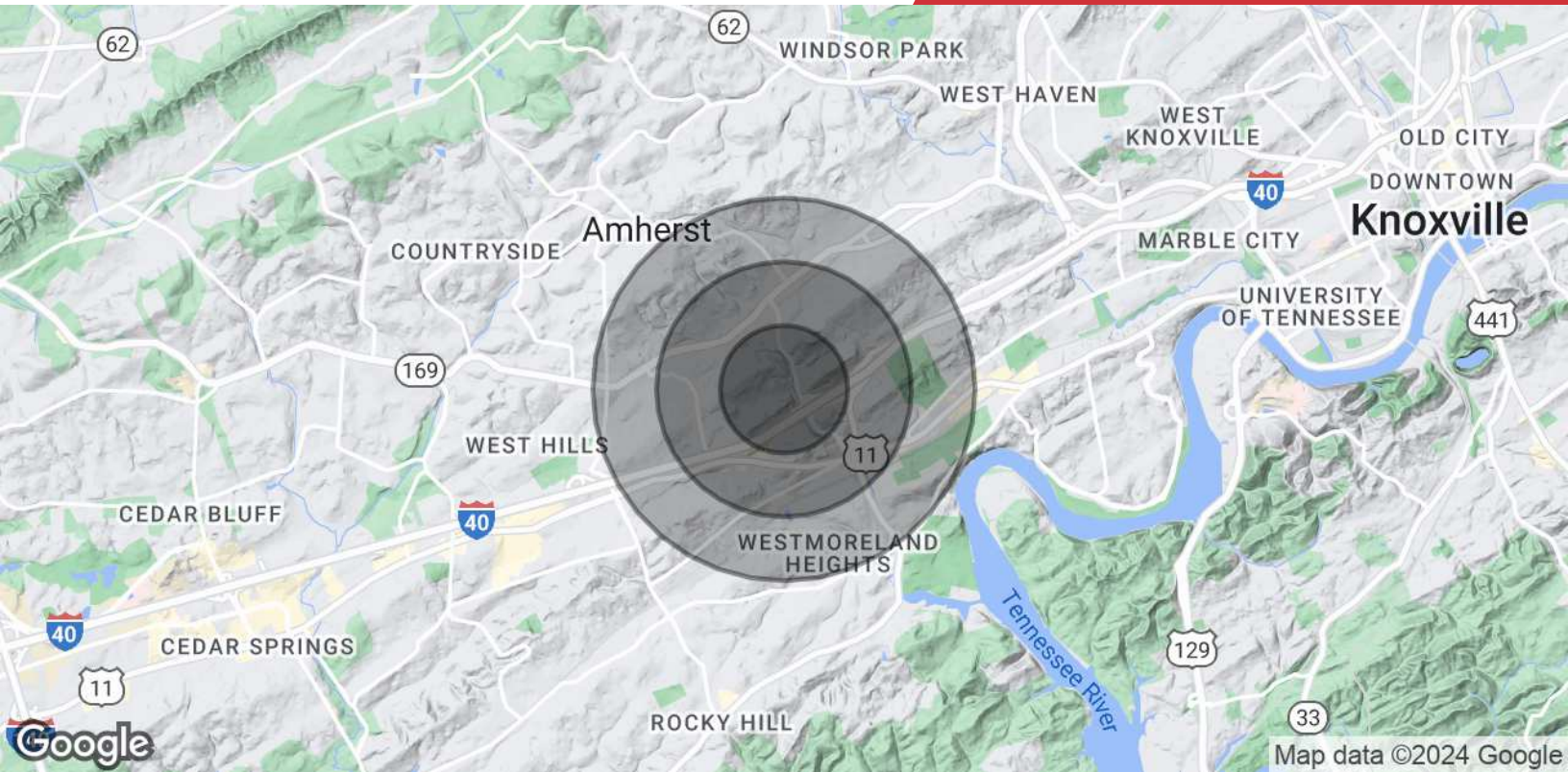
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Office Space



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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,533	6,427	15,092
Average Age	32.3	33.3	35.3
Average Age (Male)	32.0	32.5	33.8
Average Age (Female)	32.8	34.6	37.2

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	710	2,899	6,767
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$53,417	\$59,230	\$69,684
Average House Value	\$209,512	\$198,440	\$209,109

* Demographic data derived from 2020 ACS - US Census



Michelle Gibbs

Senior Advisor

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Professional Background

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, 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 NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, 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.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

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.

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**Roger M. Moore, Jr, SIOR****President**

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Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

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