



For Lease

## West Knox Office

862 - 3,425 SF

## THE TERRACES

Market Place Boulevard  
Knoxville, Tennessee 37922

### Property Highlights

- Office Space Available in Cedar Bluff
- \$17.50 PSF Modified Gross
- Prominent location
- Easy access and close proximity to Kingston Pike and I-40
- Located near banking, restaurants, hotels and shopping
- - 862 square feet (available first quarter 2024)
- - 3,425 square feet (available first quarter 2024)

For more information

**Michelle Gibbs**

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### OFFERING SUMMARY

<b>Available SF</b>	862 - 3,425 SF
<b>Lease Rate</b>	\$17.50 SF/yr (MG)
<b>Building Size</b>	70,285 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	5,033	\$74,259
<b>3 Miles</b>	51,732	\$82,972
<b>5 Miles</b>	123,908	\$84,893



For Lease

# The Terraces

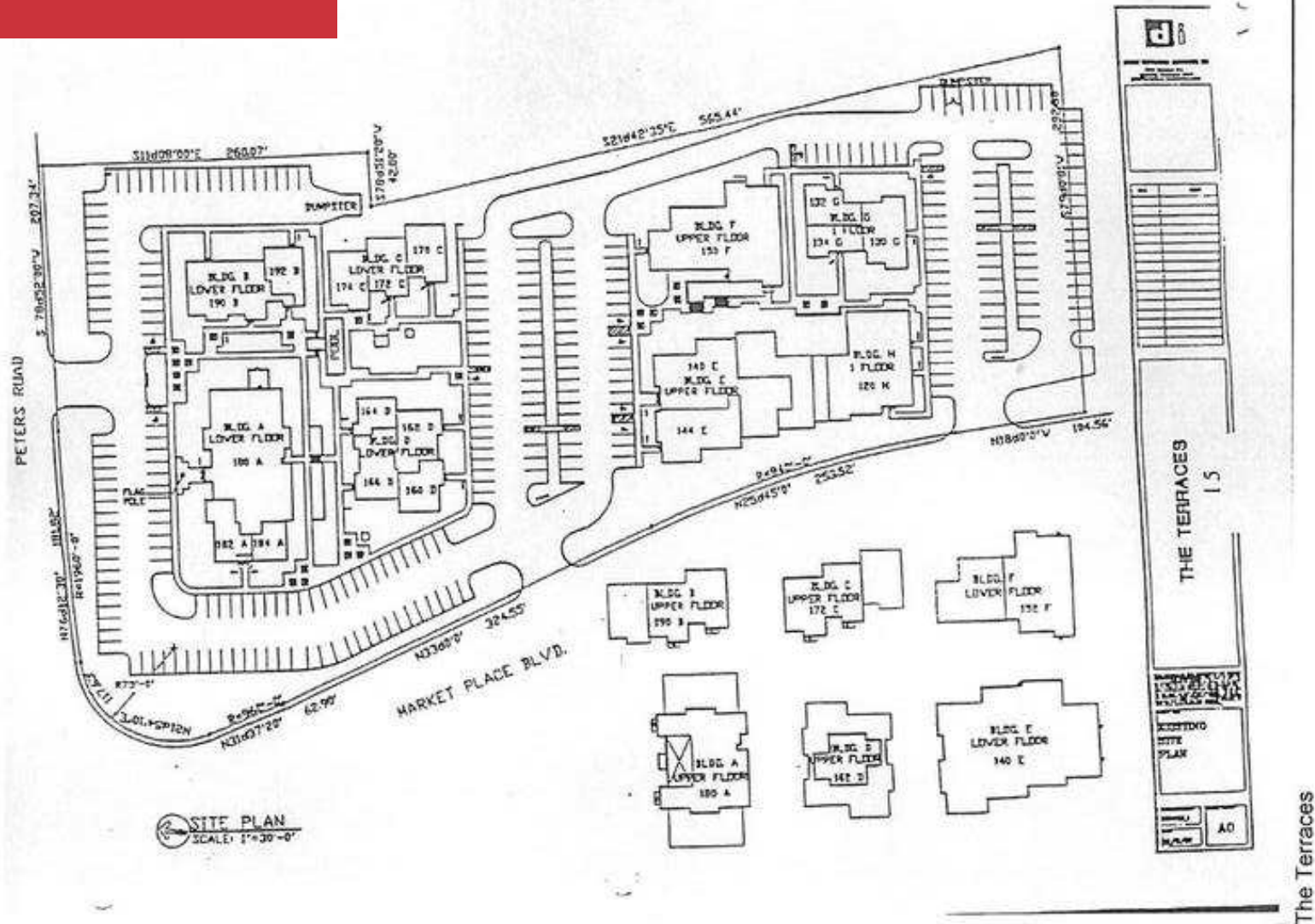
862 - 3,425 SF





For Lease

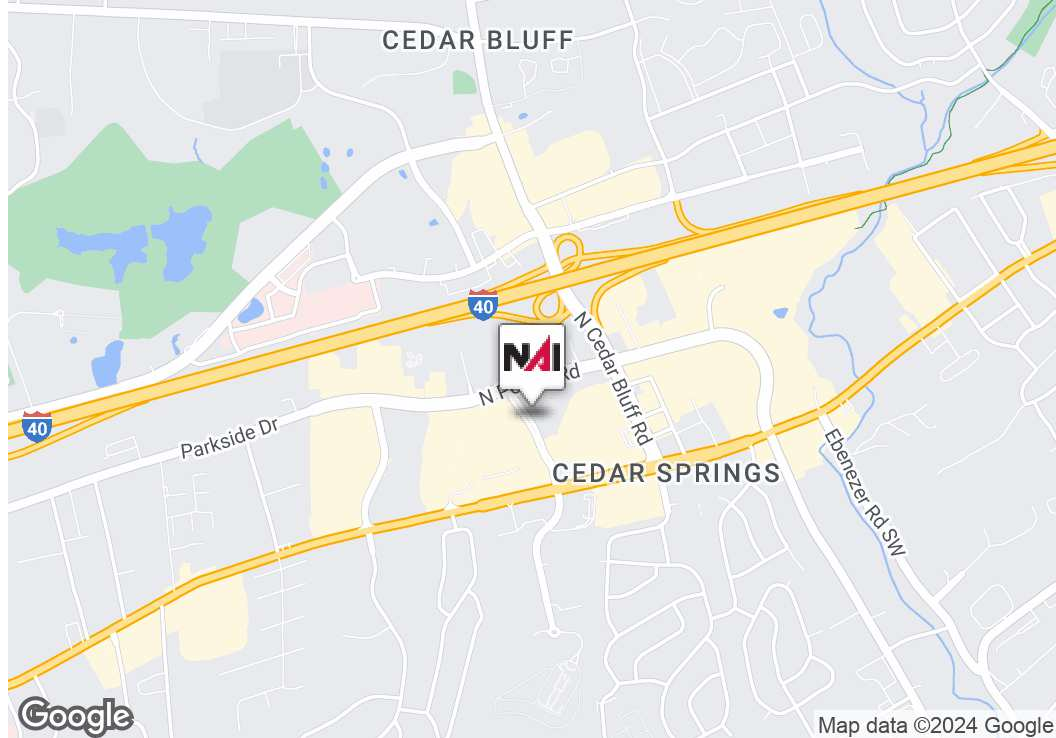
# The Terraces



For Lease

# Office Building

862 - 3,425 SF



AVAILABLE SF:	862 - 3,425 SF
LEASE RATE:	\$17.50 SF/yr (MG)
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 Overview

Two single-story and six partial two-story buildings available for lease in multiple.

Suite 164 D - 862 square feet (available first quarter 2024)

Suite 144 E - 3,425 square feet (available first quarter 2024)

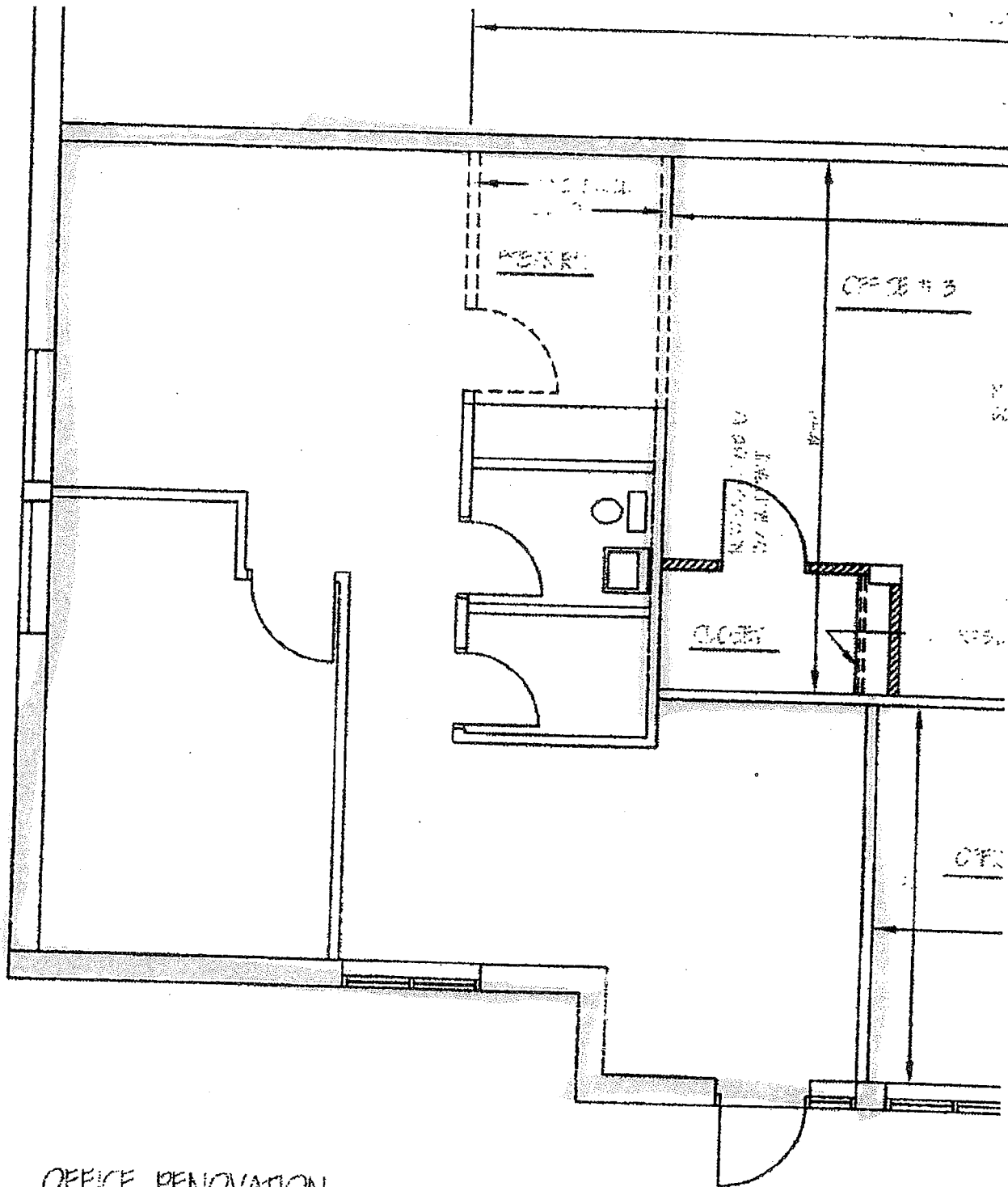
\$17.50 PSF

Modified Gross Lease - Tenant pays pro-rata share of Operating Expenses, Insurance and Taxes over a current Base Year

Tenant pays utilities and janitorial services

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OFFICE RENOVATION  
THE TERRACES ON SOUTH PETERS ROAD

GSB CONTRACTORS, INC.

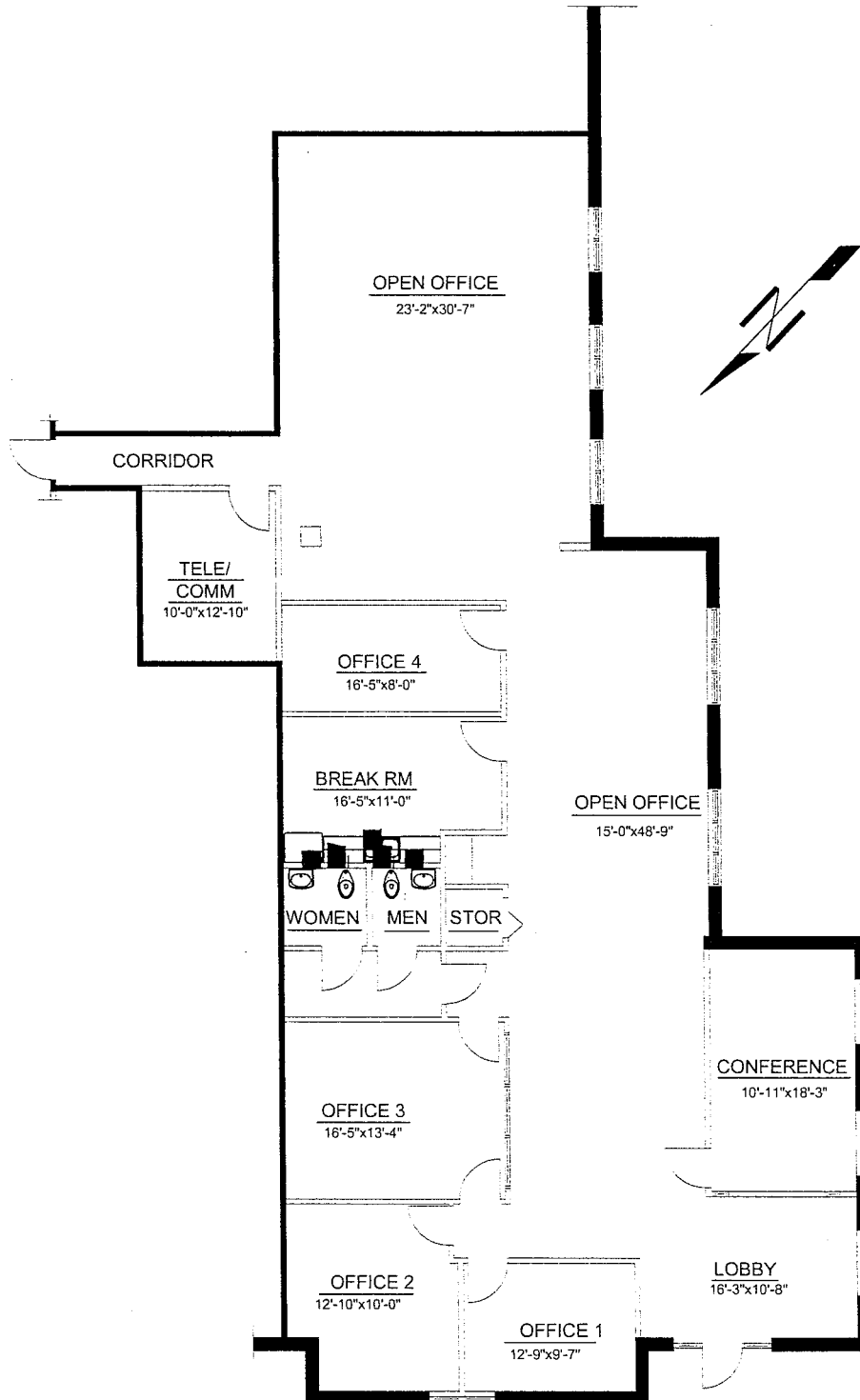
415 S. PETERS ROAD  
SUITE 100  
PETERS, MD 21204

PARTIAL

D-164

EXHIBIT "B"

OUTLINE OF PREMISES





For Lease

# The Terraces

1,190 - 4,390 SF



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

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# Office Building

862 - 3,425 SF



It turns out, you don't have any Plans Published!

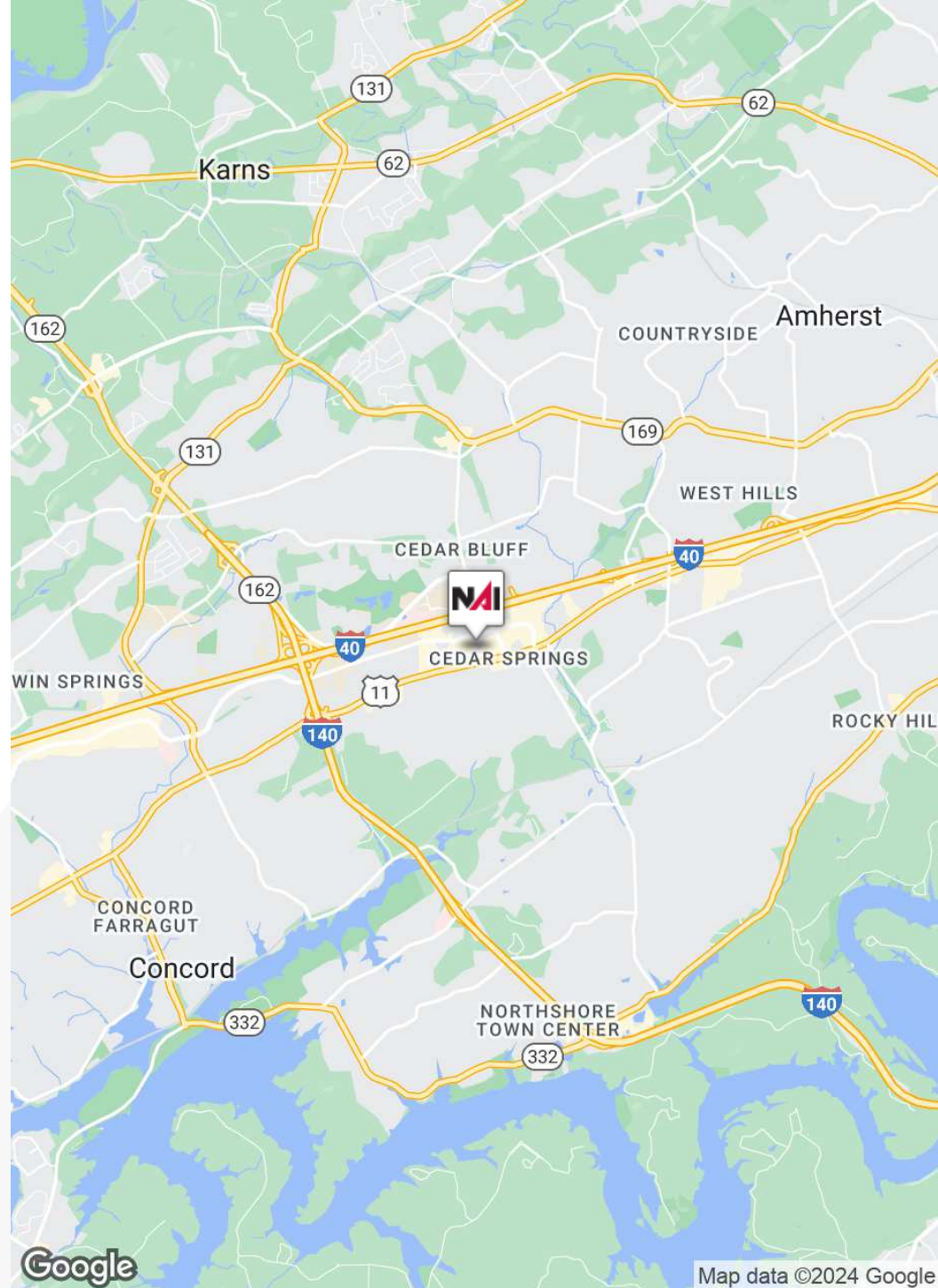
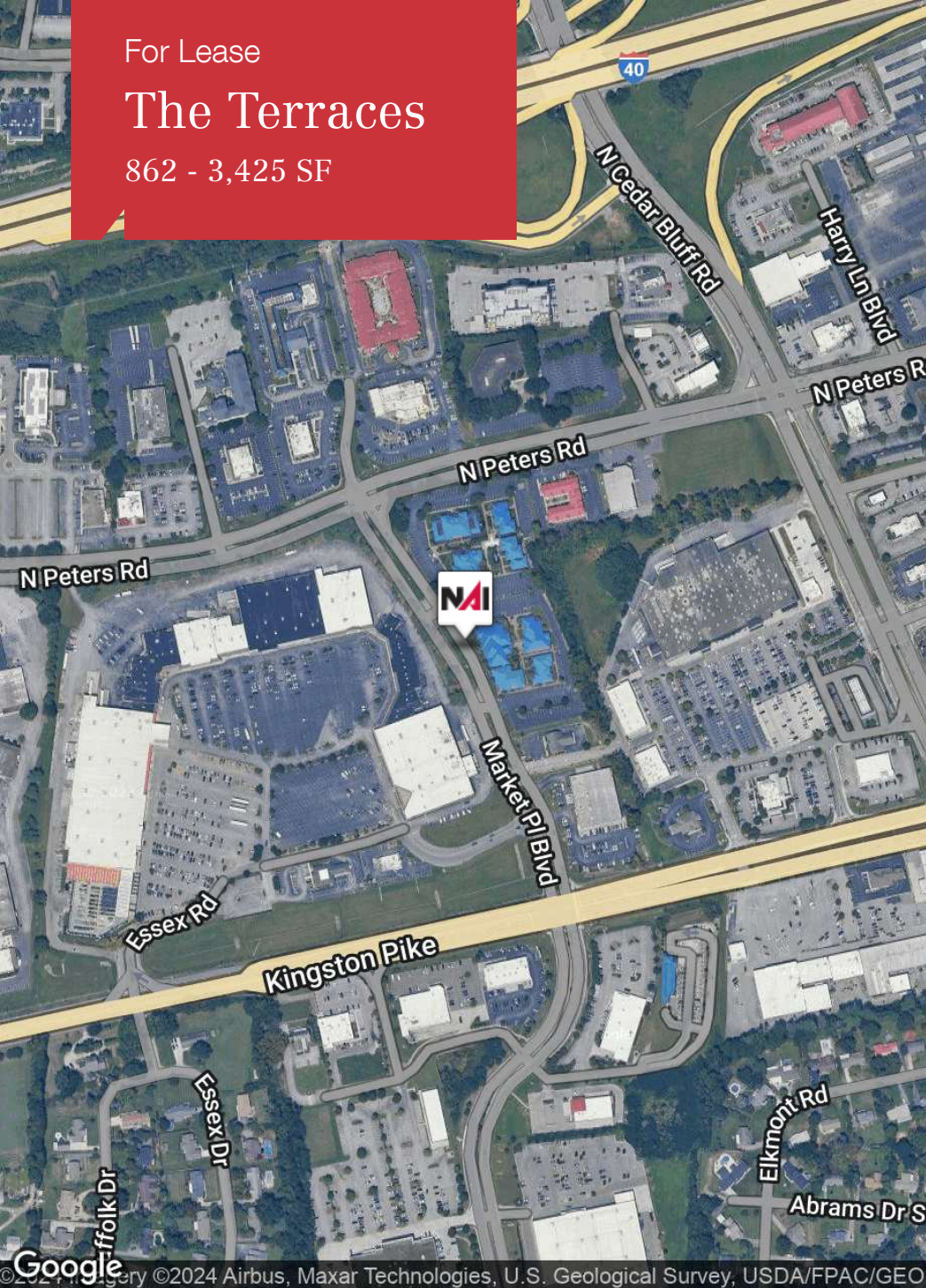
(be sure to "**Publish on Website and Docs**" in the **Plans Tab**)



For Lease

# The Terraces

862 - 3,425 SF

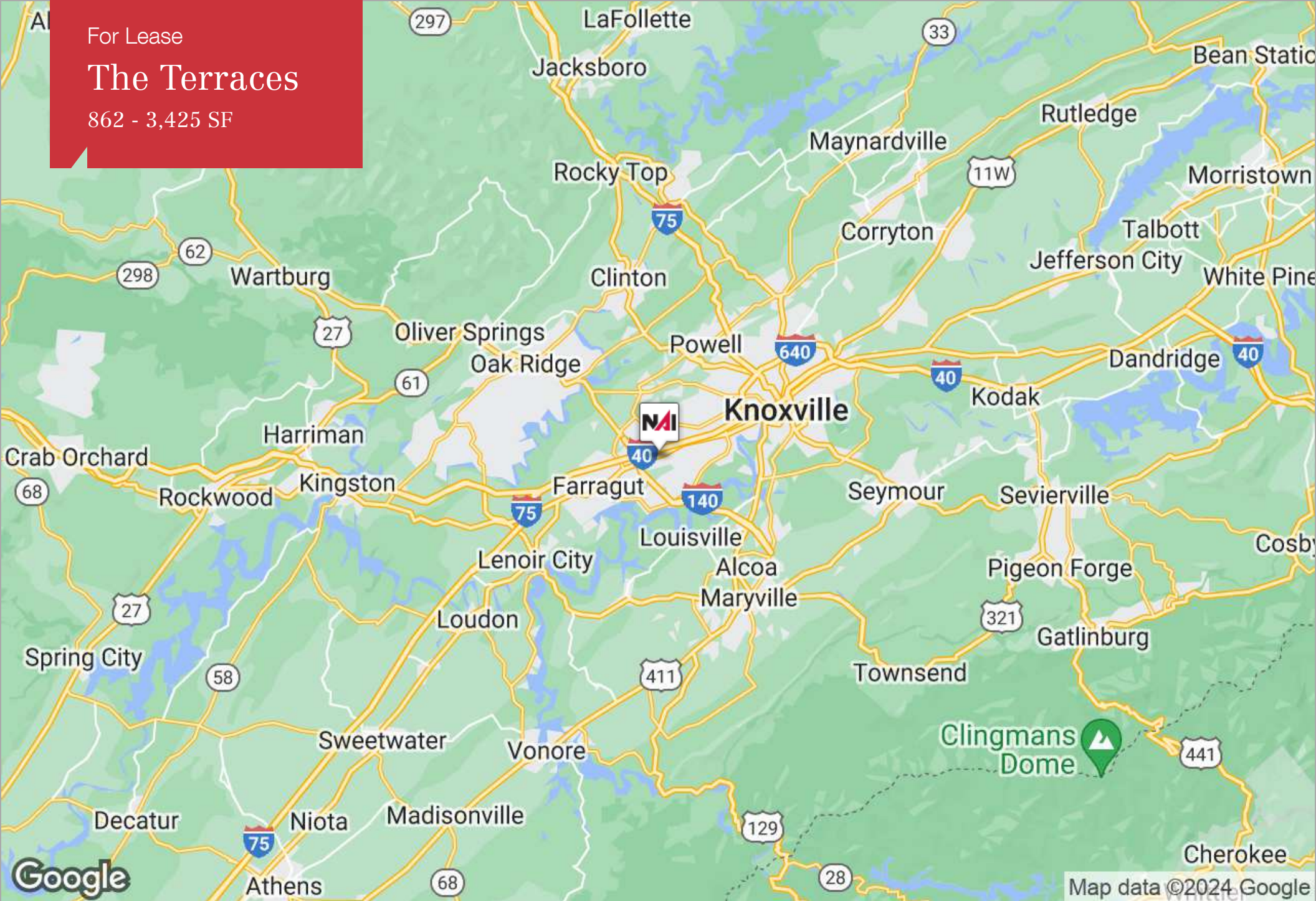




For Lease

# The Terraces

862 - 3,425 SF

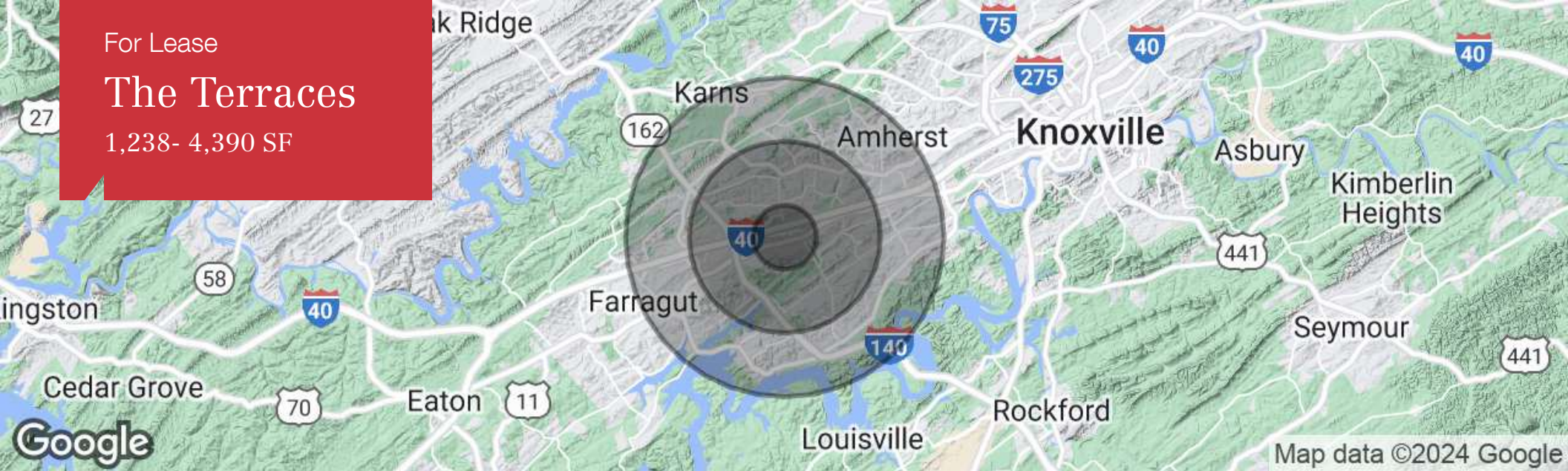




For Lease

# The Terraces

1,238- 4,390 SF



## Population

	1 Mile	3 Miles	5 Miles
Total Population	5,033	51,732	123,908
Median Age	35.3	36.1	36.6
Median Age (Male)	35.3	34.8	35.6
Median Age (Female)	35.4	37.1	37.4

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,191	21,727	51,509
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$74,259	\$82,972	\$84,893
Average House Value	\$234,387	\$231,233	\$225,431

## Race

	1 Mile	3 Miles	5 Miles
% White	87.4%	88.6%	89.5%
% Black	7.1%	5.9%	5.3%
% Asian	2.4%	3.1%	2.6%
% Hawaiian	1.1%	0.2%	0.1%
% Indian	0.0%	0.1%	0.2%
% Other	0.8%	0.7%	0.6%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	7.4%	5.0%	4.4%

\* Demographic data derived from 2020 ACS - US Census

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862 - 3,425 SF



## 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.