

For Sale

Office Building

18,324 SF | \$3,200,000



1124 N. Broadway St.

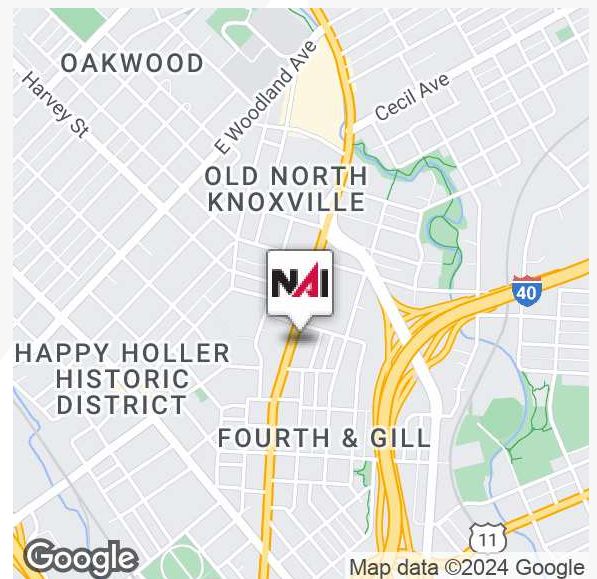
1124 N. Broadway St.
Knoxville, Tennessee 37917

Property Highlights

- Great Location located on Broadway and convenient to downtown Knoxville.
- Multi-story office building consisting of 18,324 square feet - approximately 6108+ square feet on each floor
- Plenty of parking
- Elevator and stairwell access
- Renovations completed in 2023/2024

Property Description

Three-story 18,324 square-foot office building with interiors consisting of multiple offices, open area, and plenty of storage. The building is on 1.3 acres with plenty of parking on all sides.



For more information

Michelle Gibbs

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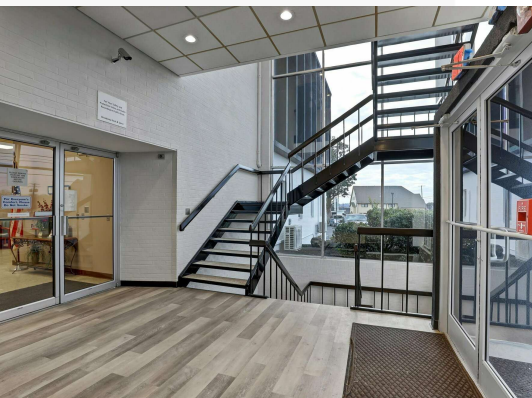
Heidi Adams

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hadams@koellamoore.com

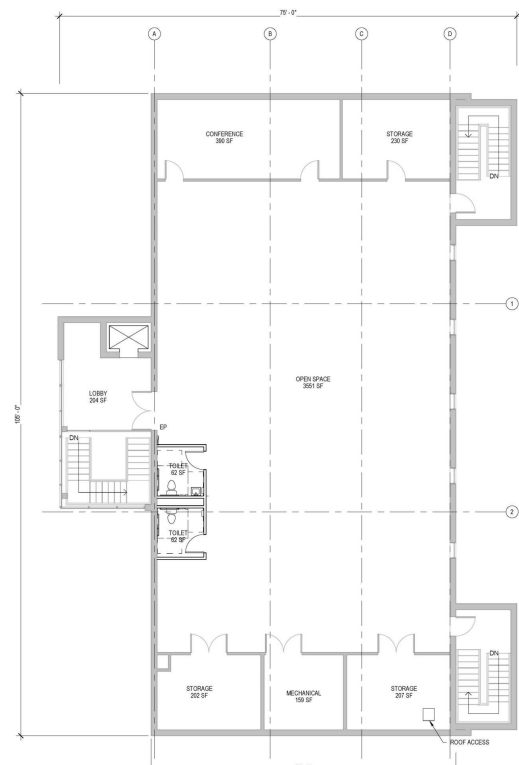
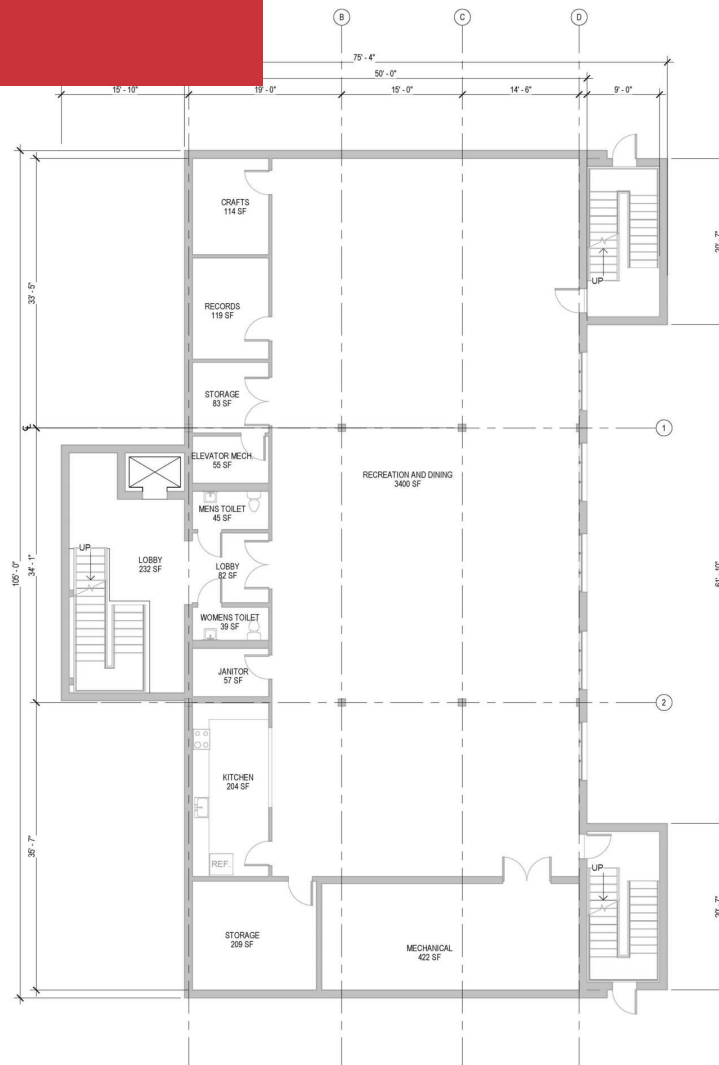
Roger M. Moore, Jr, SIOR

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Additional Photos



Floor Plans



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Property Description

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PROPERTY DESCRIPTION

Three-story, 18,324 square-foot office building located between the Old North and Fourth and Gill neighborhoods in Knoxville. The property is located on North Broadway Street, the main thoroughfare through the area and sits within minutes of Knoxville's CBD.

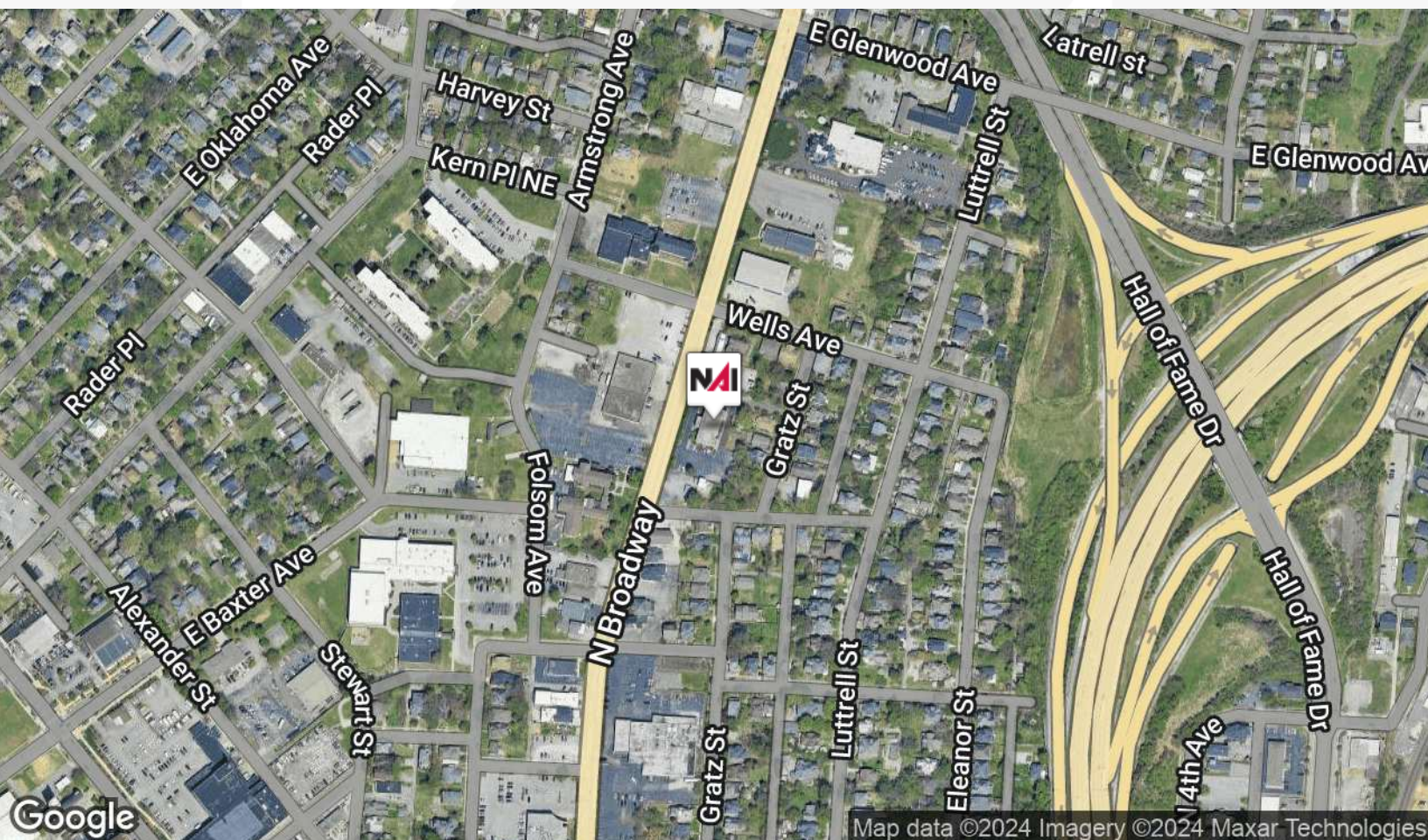
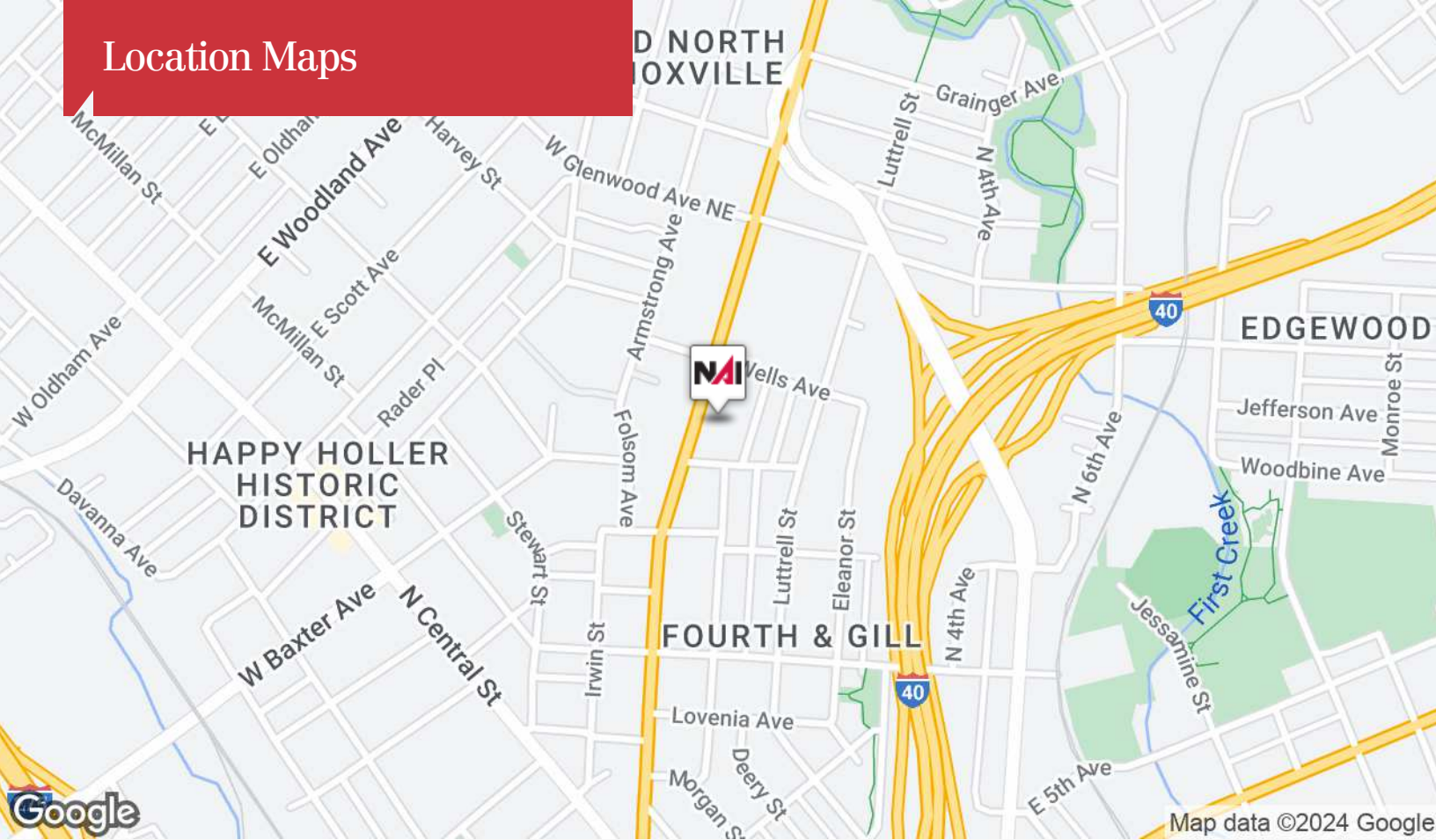
This building is an excellent opportunity for an owner/occupant or investor.

RENOVATION SUMMARY

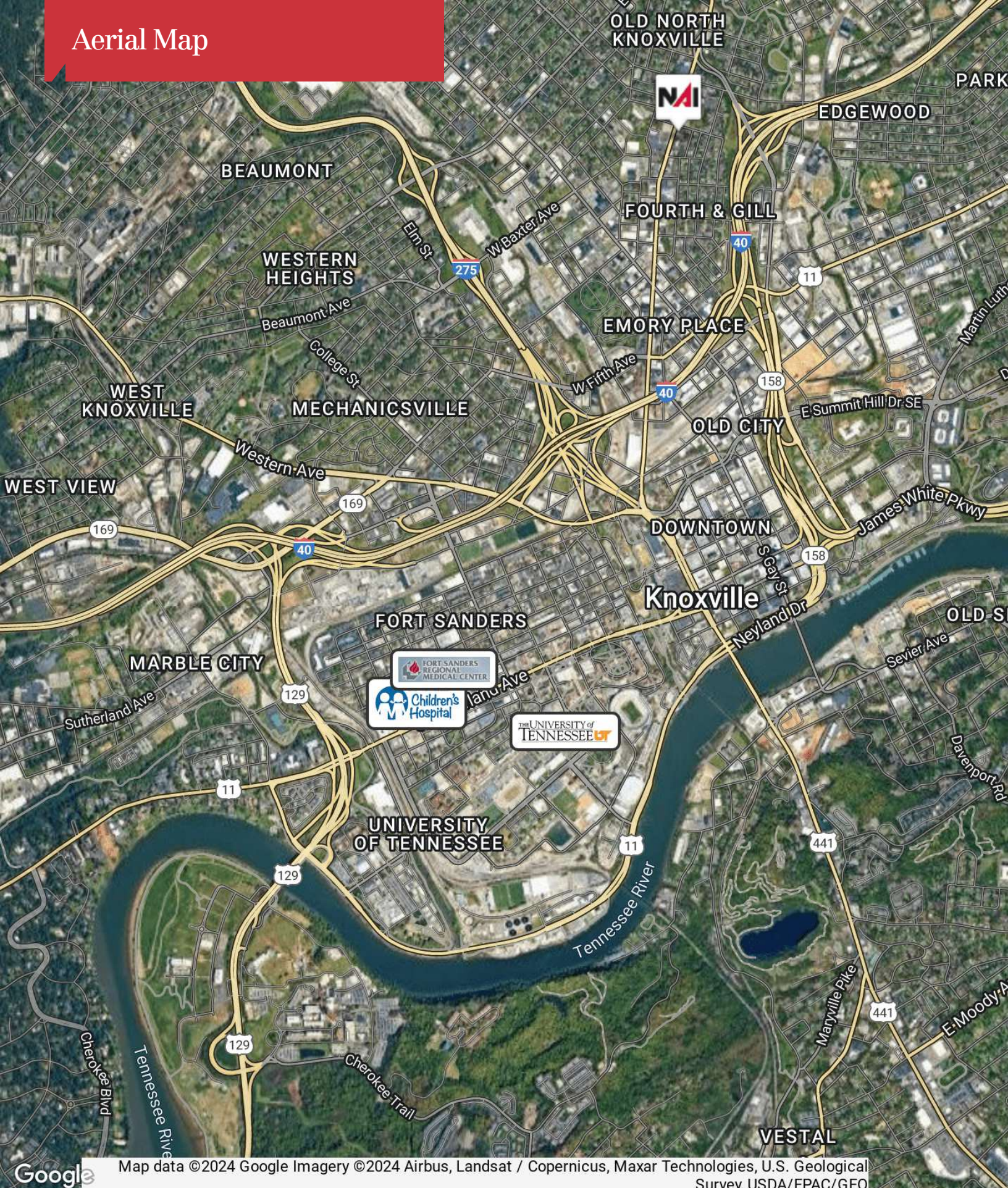
- New split-system HVAC units (4) to the top floor.
- Added ceiling HVAC to control hallway temperatures.
- Removal of old chiller/boiler system.
- Exterior repairs and repainting of entire building.
- Repaired front glass facade, upgraded frames and tinted windows.
- Replaced all flooring in common areas.
- Cosmetic upgrades throughout the entire building.
- Electrical and plumbing upgrades.
- HVAC additions in the basement and main floor.
- Parking lot resurfacing.
- New sprinkler system.



Location Maps



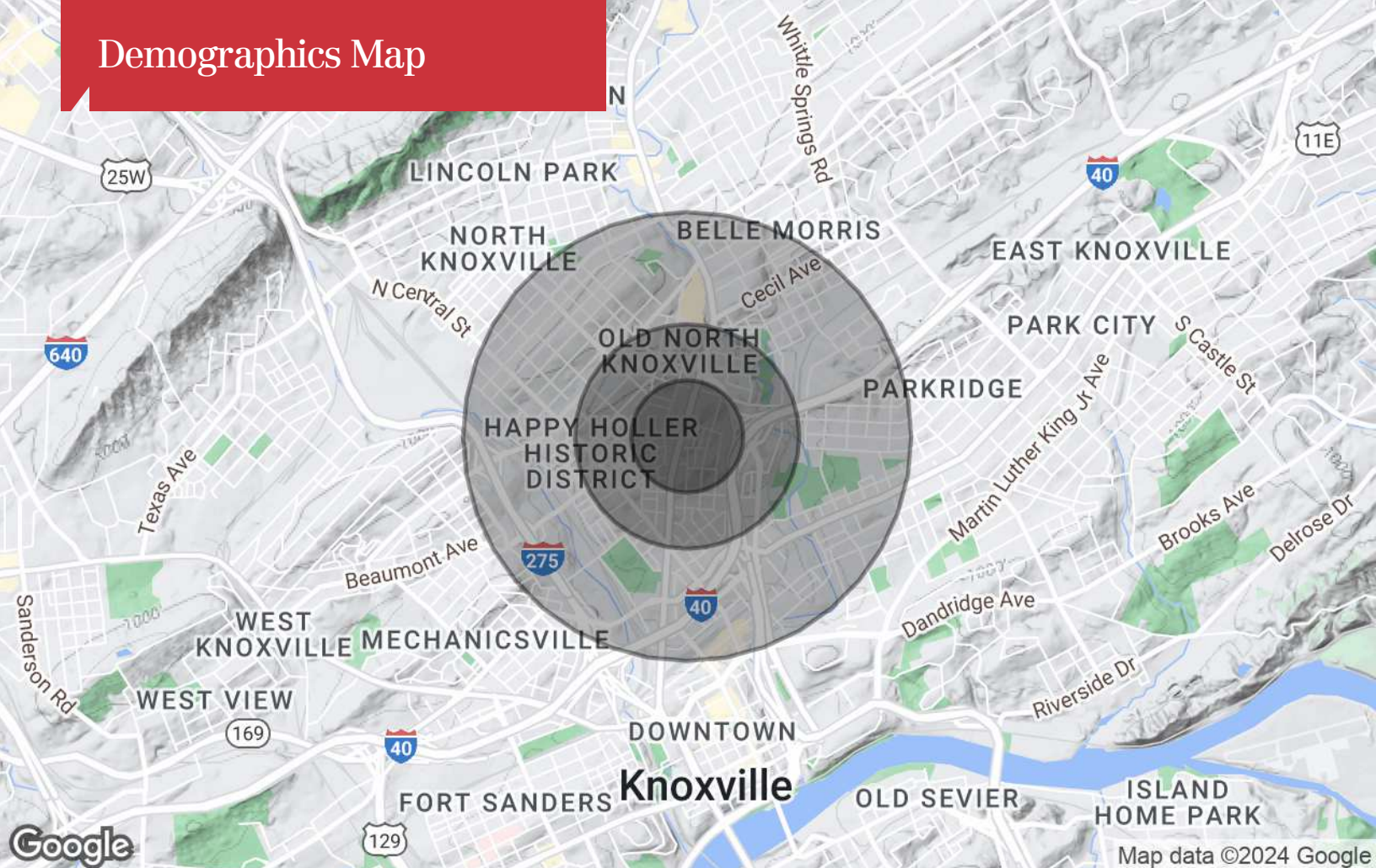
Aerial Map



Google

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

Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	829	2,548	8,819
MEDIAN AGE	43.8	42.8	39.5
MEDIAN AGE (MALE)	47.6	46.8	41.0
MEDIAN AGE (FEMALE)	38.7	38.4	38.9

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	609	1,679	4,871
# OF PERSONS PER HH	1.4	1.5	1.8
AVERAGE HH INCOME	\$62,633	\$58,128	\$50,082
AVERAGE HOUSE VALUE	\$244,419	\$229,555	\$179,644

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio

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MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

Direct: 865.531.6400 | Cell: 865.228.4264

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.

NAI Koella | RM Moore

255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

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HEIDI ADAMS

Senior Advisor

hadams@koellamoore.com

Direct: 865.862.6412 | Cell: 321.439.3175

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 comprehensively analyze projects and effectively guide owners and investors through a series of detailed steps to reach overall goals. Heidi's diverse experience in development, investment sales 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. The Florida Real Estate Journal recognized Heidi as a 2008 Top Woman in Commercial Real Estate. 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 the firm's Top Producer for 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.

MEMBERSHIPS

Licensed in the State of Tennessee and Florida

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ROGER M. MOORE, JR., SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

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.

EDUCATION

University of 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:

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