



1124 N. Broadway St.

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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 6000+ on each floor
- Plenty of parking
- Elevator and stairwell access
- 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 including common area paint and flooring, exterior paint and HVAC

Property Overview

Three story office building consisting of 18,324 SF. Space consists of multiple offices, open area and plenty of storage.
Located on 1.3 acres with plenty of parking on all sides of the building
Priced at \$3,200,000 for Purchase / \$16.50 PSF for Lease.

Offering Summary

Sale Price:	\$3,200,000
Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	18,324 SF
Lot Size:	1.3 Acres

For More Information

Michelle Gibbs

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Heidi Adams

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Roger M. Moore, Jr, SIOR

O: 865 531 6400

rogermoore@koellamoore.com

For Sale & Lease

2,500 - 18,324 SF | Lease \$16.50 PSF / Sale \$3,200,000
Office Space

Property Description

Three story office building consisting of 18,324 SF. Space consists of multiple offices, open area and plenty of storage. Located on 1.3 acres with plenty of parking on all sides of the building

Priced at \$3,200,000 for Sale
\$16.50 PSF for Lease

Location Description

Building is located on N. Broadway St. in a great location near downtown Knoxville. Located within close proximity to North Central Street.



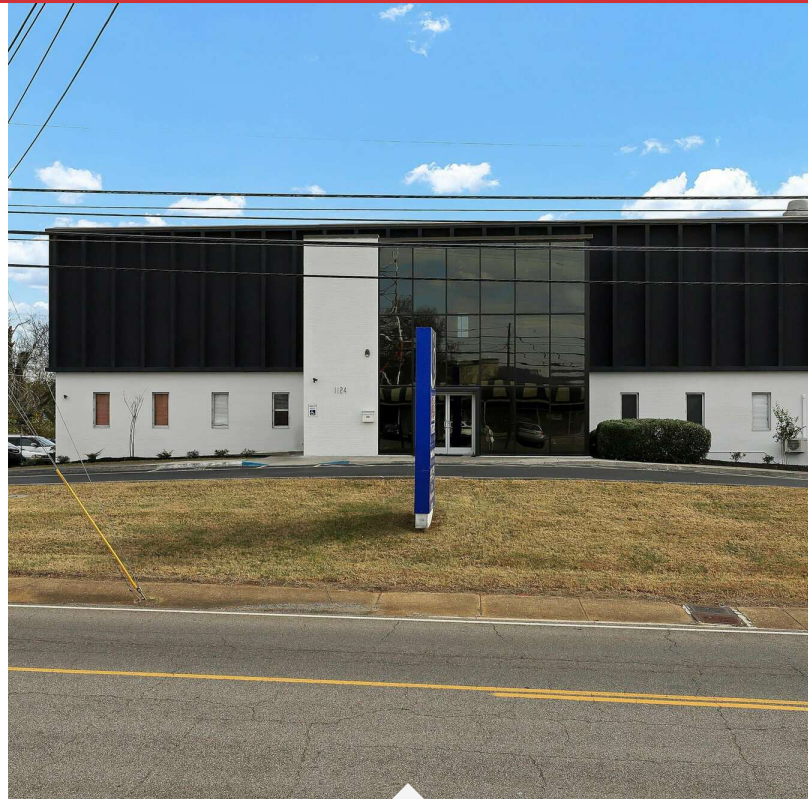
For Sale & Lease

2,500 - 18,324 SF | \$3,200,000
Office Space

Building Name	1124 N. Broadway St.
Property Type	Office
Property Subtype	Office Building
APN	081MF025
Building Size	18,324 SF
Lot Size	1.3 Acres
Building Class	B
Year Built	1971
Year Last Renovated	2023
Number of Floors	3

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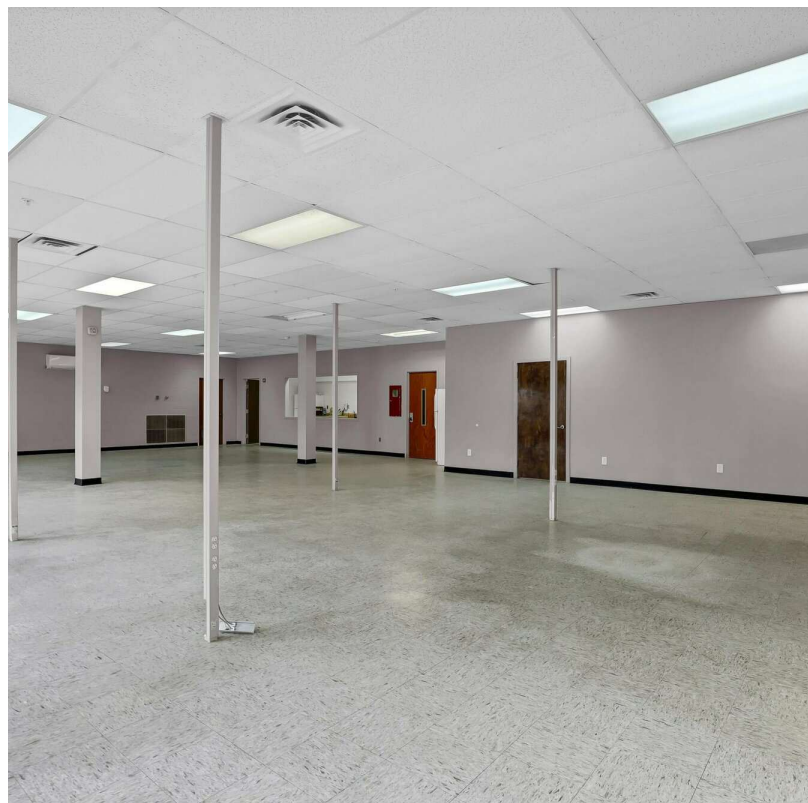
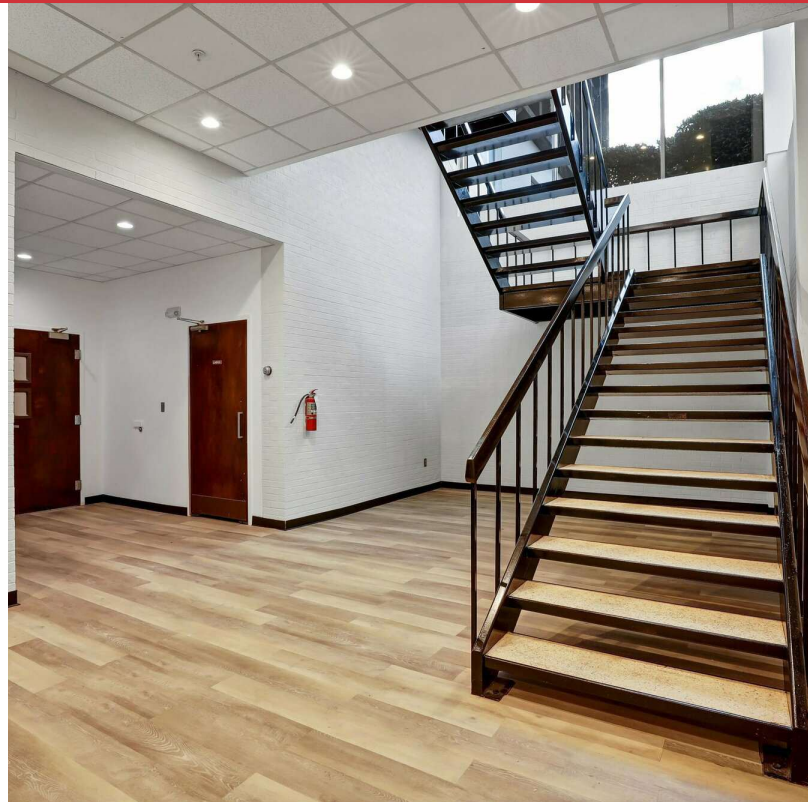
Priced at \$3,200,000



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For Sale & Lease

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Office Space



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255 N Peters Road, Suite 101

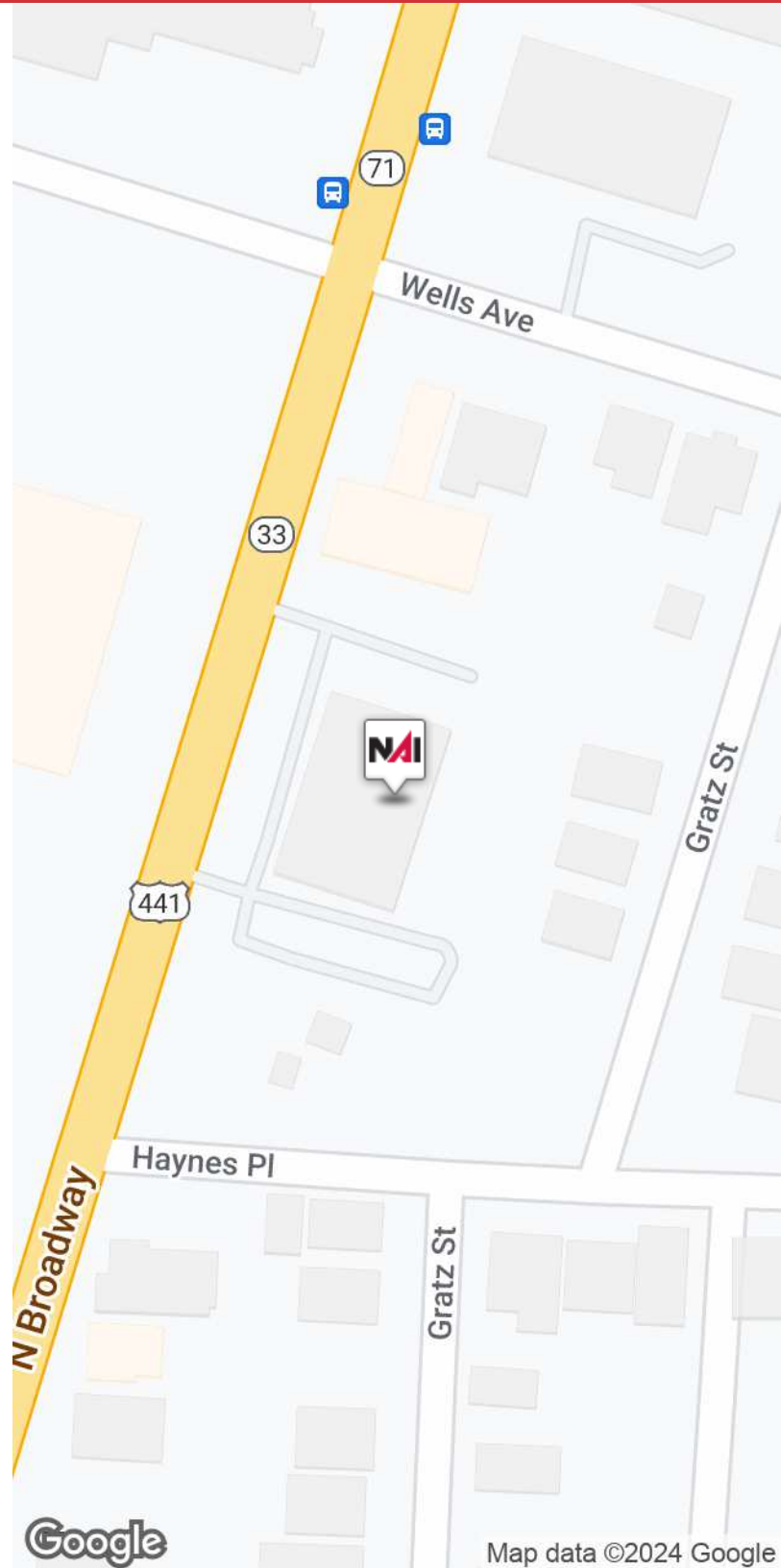
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For Sale & Lease

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Office Space



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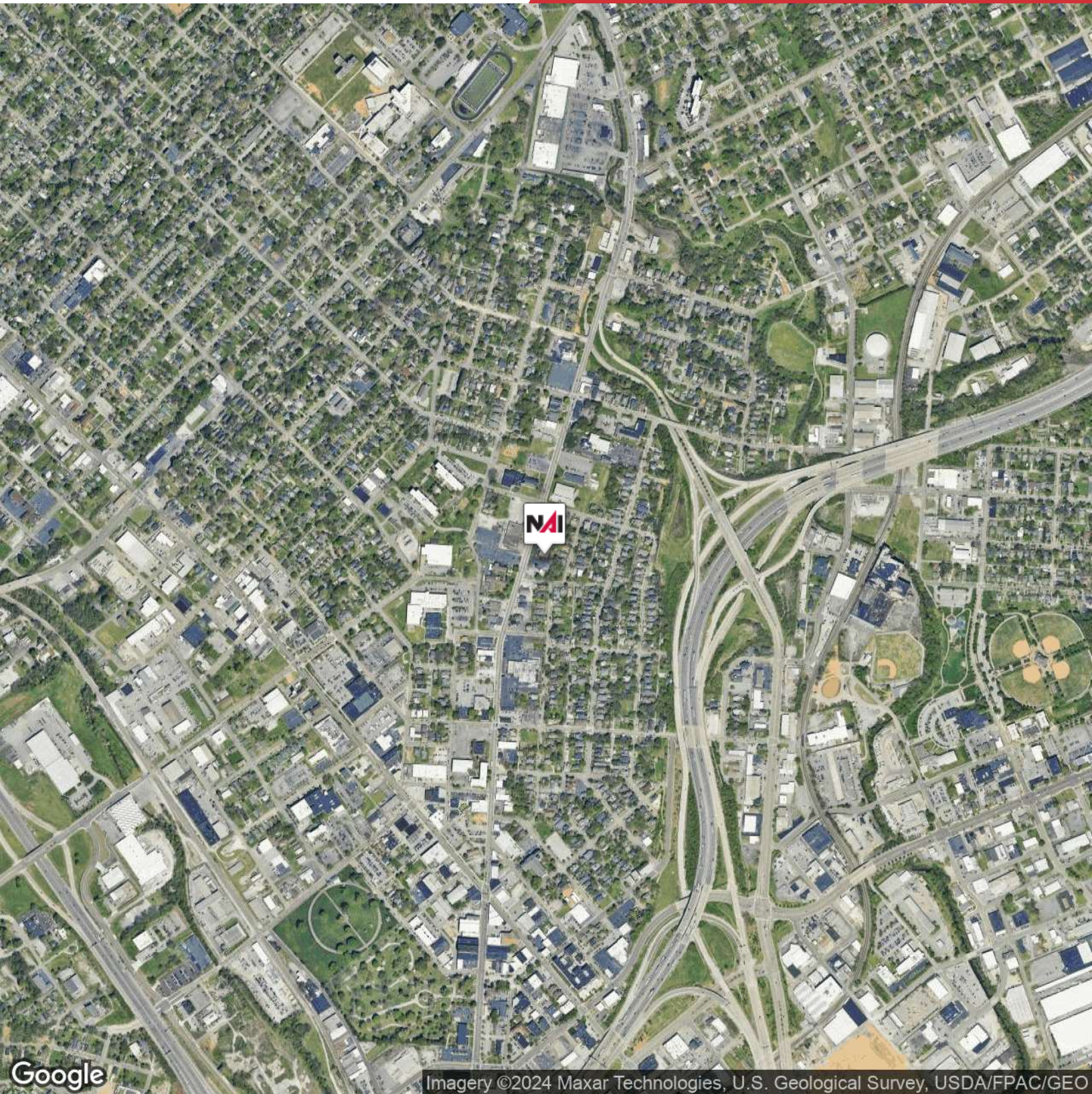


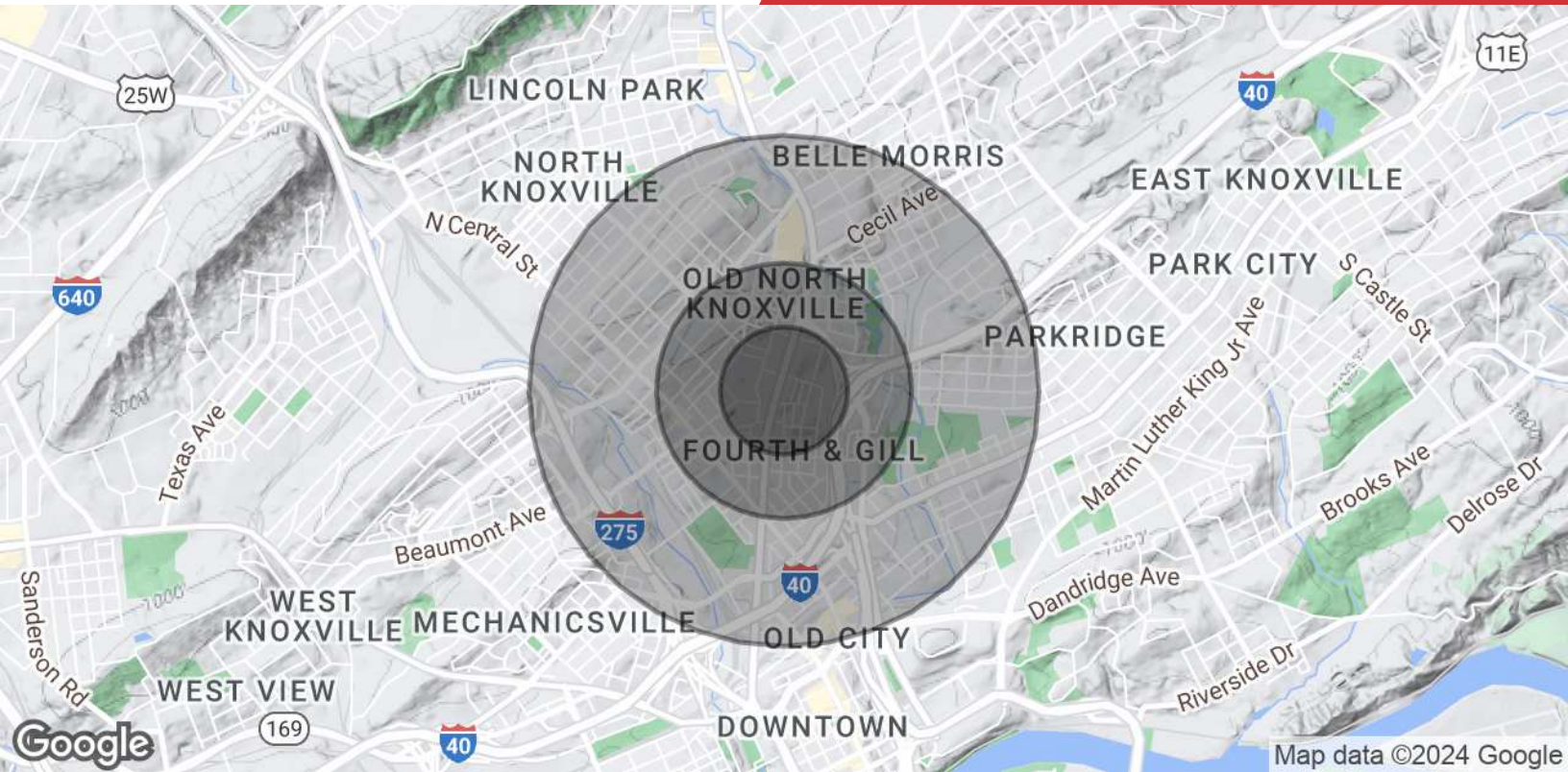
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	829	2,548	8,819
Average Age	43.8	42.8	39.5
Average Age (Male)	47.6	46.8	41.0
Average 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

**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
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,
865.531.6400



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:

Leadership Knoxville

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