

FOR SALE

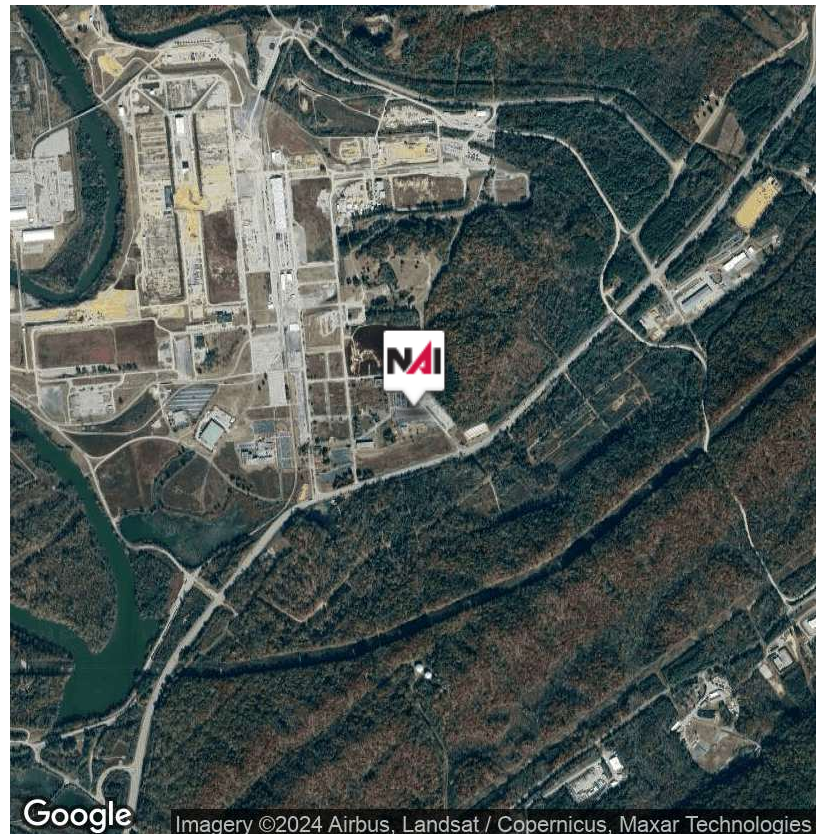
203 Victorious Blvd E Oak Ridge, TN 37830

NAI Koella
RM Moore



Office Building | 14,236 SF

- 2 level brick office building on 1.64 acres +/-
- Prominent view from Oak Ridge Turnpike -Hwy 58
- 5 per 1,000 parking ratio (70+/- spaces)
- Oak Ridge Airport is proposed on adjacent property.
- Available immediately
- Located at the front of Heritage Center Business Park.
- Wet sprinkled building.
- Additional land may be available.
- For Sale \$1,725,000
- Contact Sam Tate, CCIM, Broker (865) 806-6517 cell



Google

Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

✉ **Sam Tate, CCIM**
+1 865 777 3035
state@koellamoore.com

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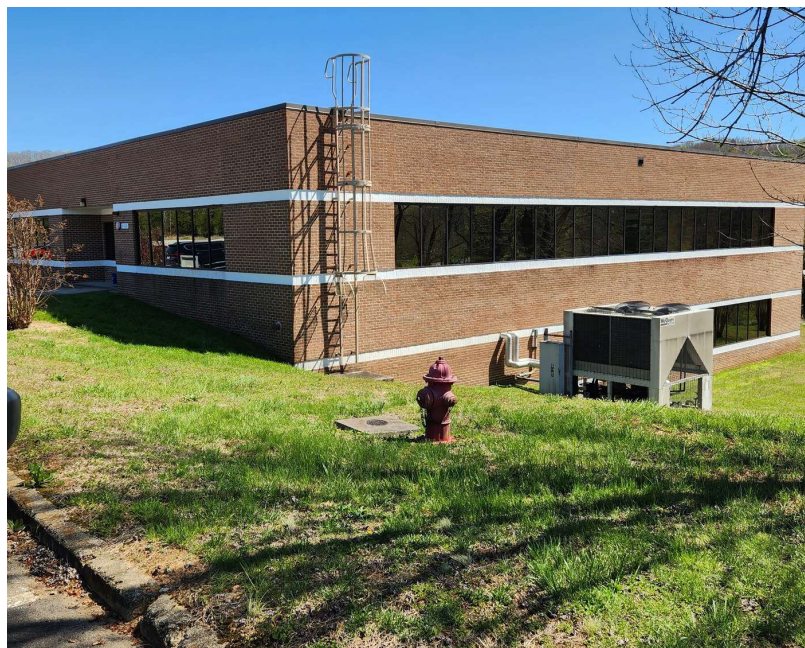
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COMPLETE HIGHLIGHTS

Sale Highlights

- 2 level brick office building
- New (1) RTU Package is a 20 ton Trane unit that supports the upper level
- New (3) unit split system consisting of- (2) gas heat 5 ton Trane units, (1) 5 ton Trane heat pump. These all support the lower level.
- New Dedicated 1 ton mini split for the server room
- New Zonal thermostat to support HVAC system
- Dehumidification system in bottom floor
- New LED light fixtures throughout
- Occupancy sensors on lighting
- New Building exterior lighting
- FLS panel monitored system- CO monitors, heat sensors, smoke sensors, mobile/cell based dialers
- New emergency lighting throughout building
- Existing card reader access control system in place
- New bathroom fixtures and repainted partition stalls
- Freshly painted interior, cleaned carpets and VCT
- • New ACT as needed during HVAC replacement.
- Windows:
 - Full building replacement with install expected in May 2024.
- Roof
 - Insulated foam (~ year 2000 installed under previous ownership). No active leaks.
- Parking:
 - New seal coat and striping of parking area
- Utilities:
 - New gas line that services the new HVAC system.
 - Re-negotiated Electrical service demand charge on building correlated to efficient new HVAC system.
- Prominently viewed from Gallaher Road (Hwy 58)



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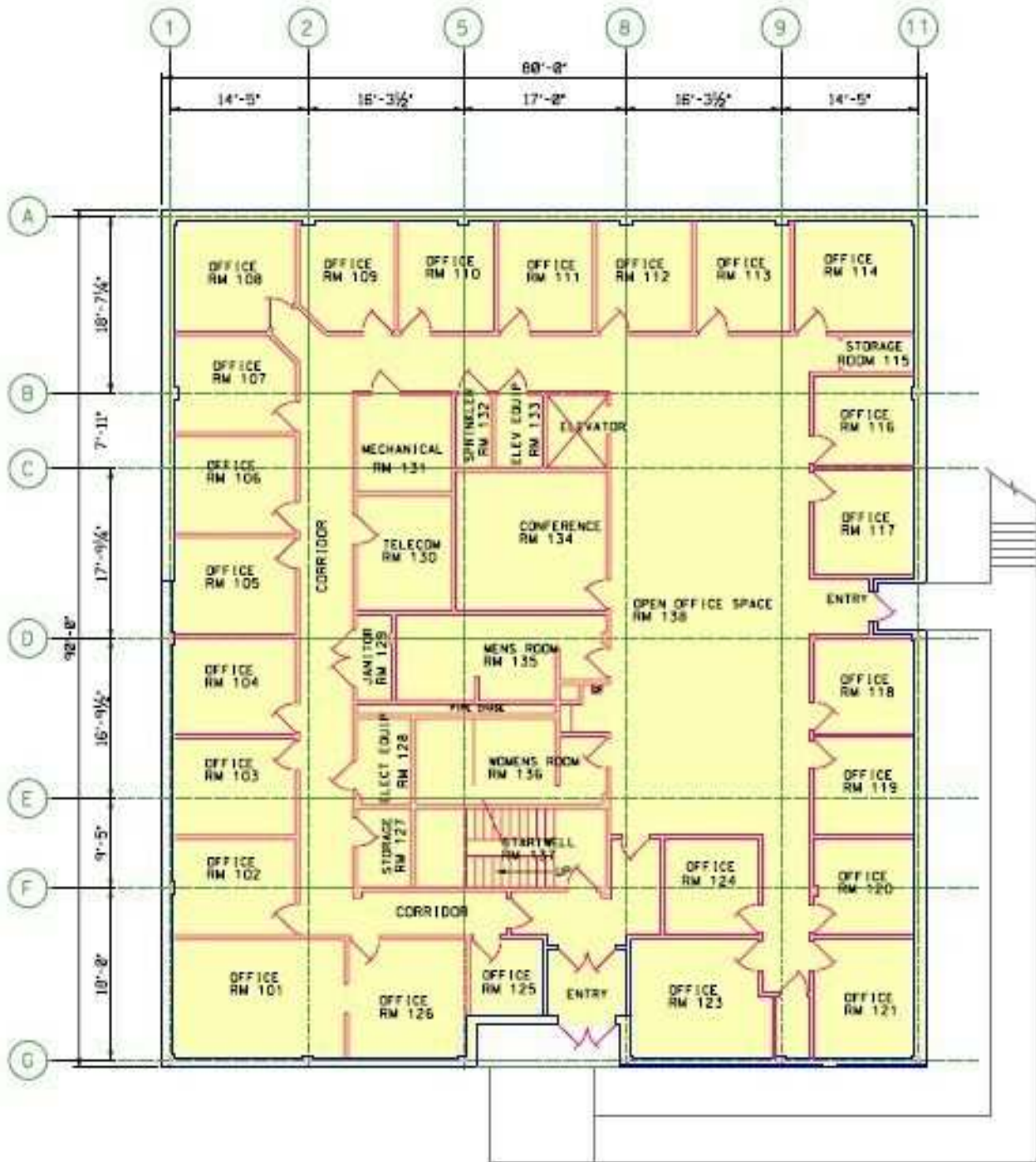
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Lower Level Floor Plan

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K-1330 FIRST FLOOR PLAN

$\frac{1}{8}'' = 1' - 0''$

FINISH FLOOR 780.00

Total square footage = 14,236.88 sf

first floor = 7,107.78 sf

second floor = 7,129.10 sf

Upper Level Floor Plan

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K-1330 SECOND FLOOR PLAN

1/16"=1'-0"

FINISH FLOOR 193.00

Total square footage = 14,236.88 sf

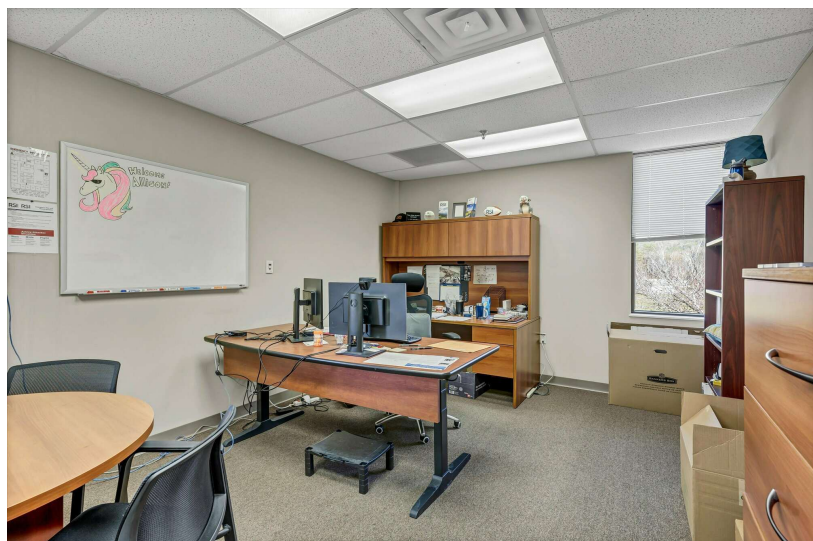
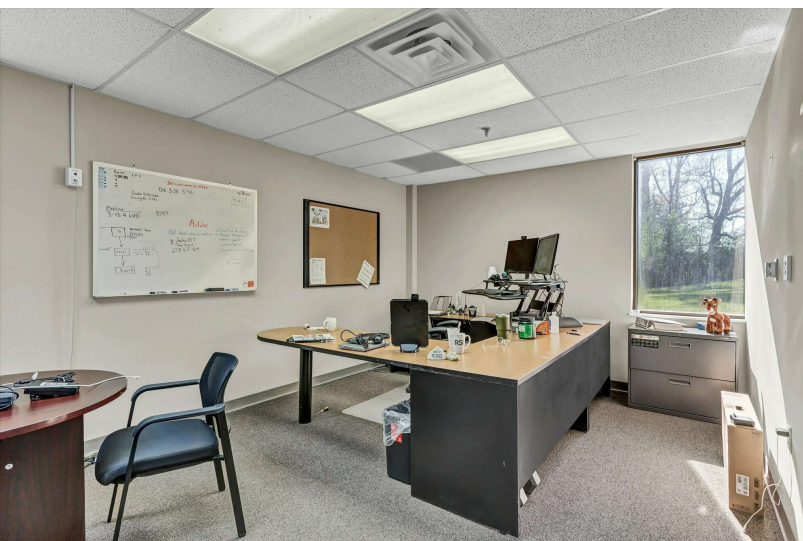
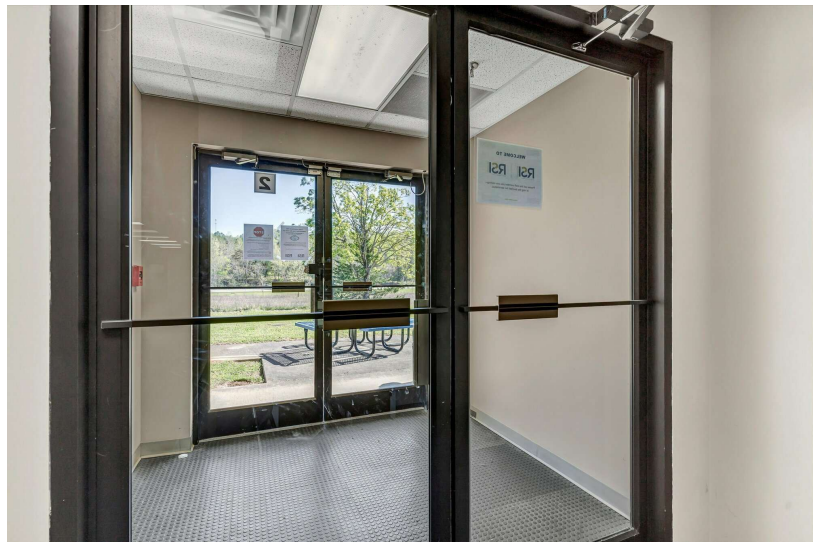
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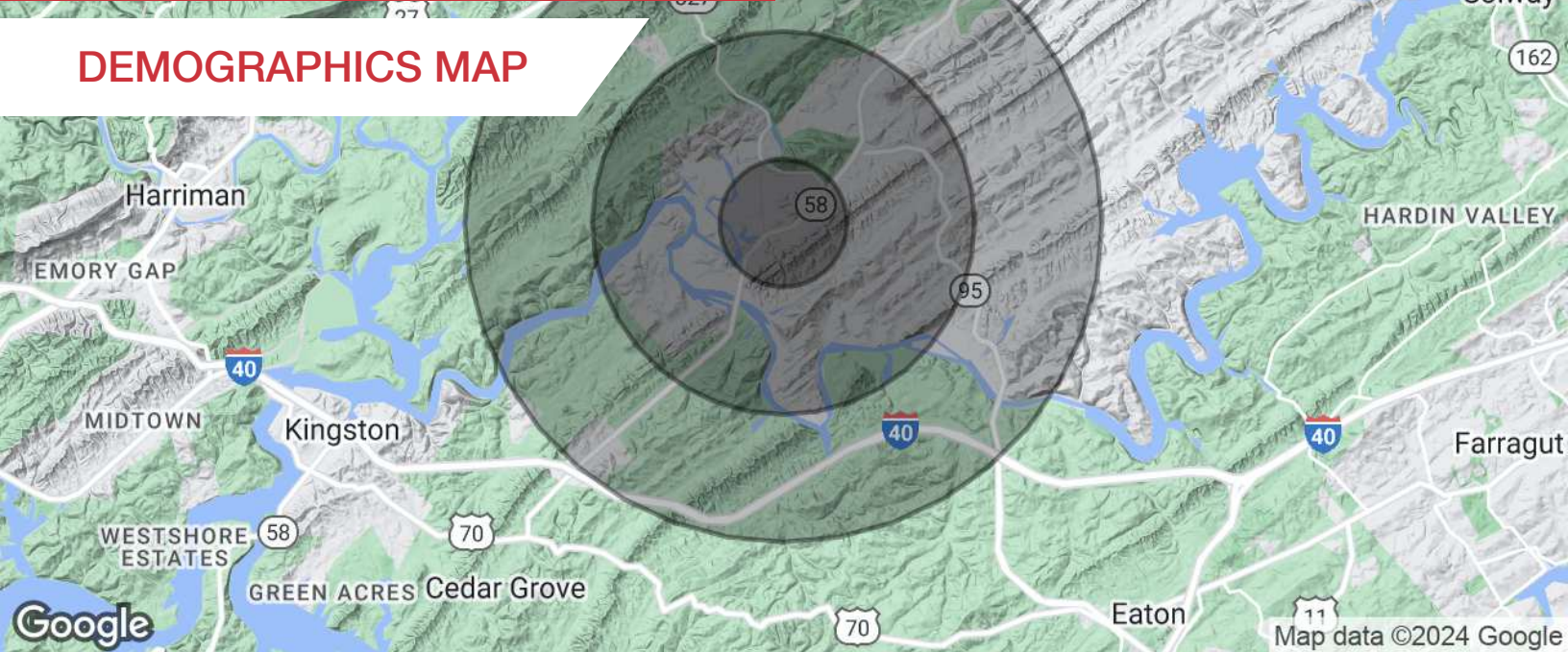
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DEMOGRAPHICS MAP



Population

1 Mile

3 Miles

5 Miles

Total population	0	1,632	7,022
Median age		50.0	48.9
Median age (male)		46.9	46.2
Median age (Female)		51.3	50.6

Households & Income

1 Mile

3 Miles

5 Miles

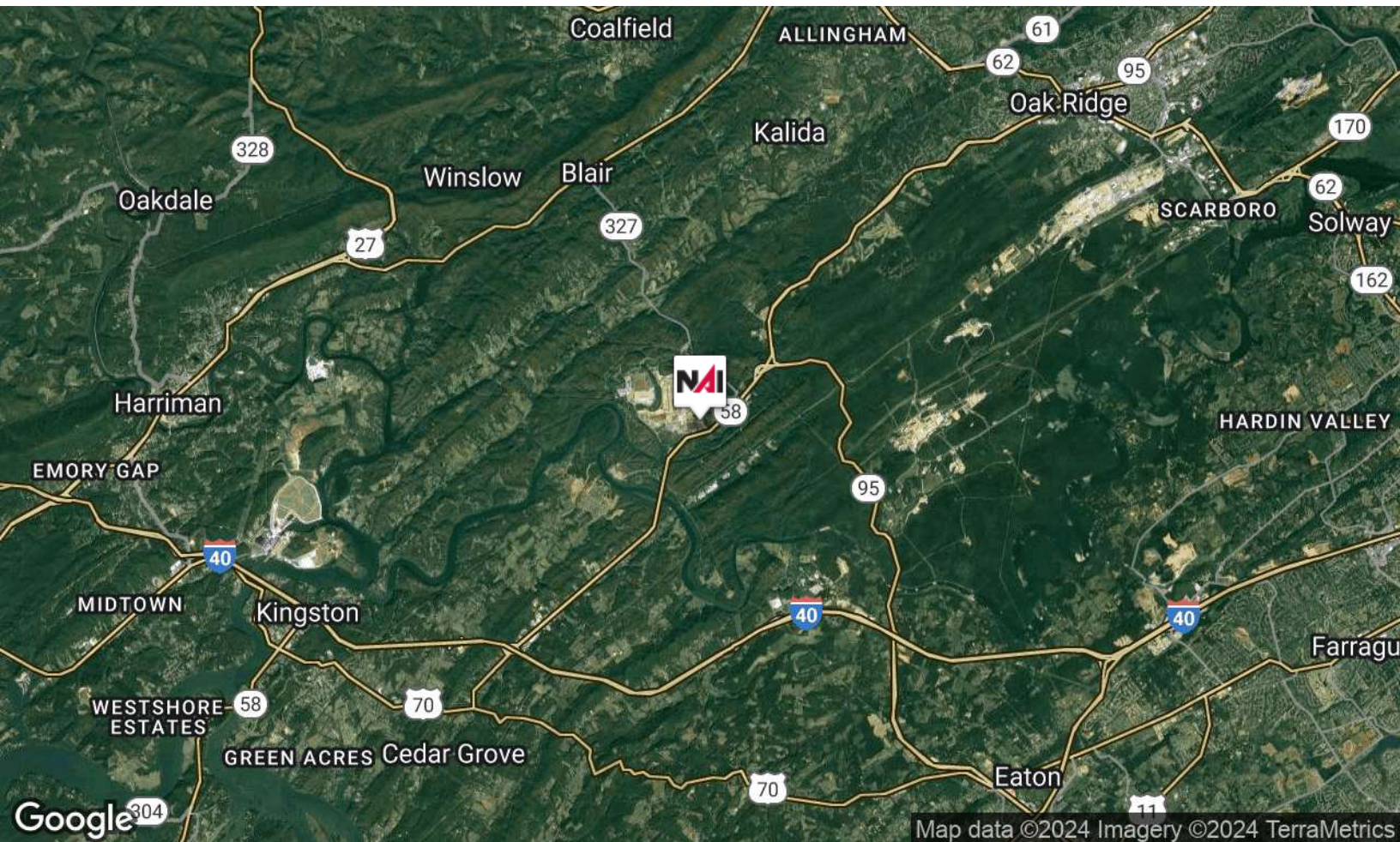
Total households	0	813	3,311
# of persons per HH		2.0	2.1
Average HH income		\$95,105	\$91,576
Average house value		\$201,157	\$204,331

* Demographic data derived from 2020 ACS - US Census

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LOCATION MAPS



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