

For Lease

Office Building

14,236 SF | \$11.75 SF/yr/NNN

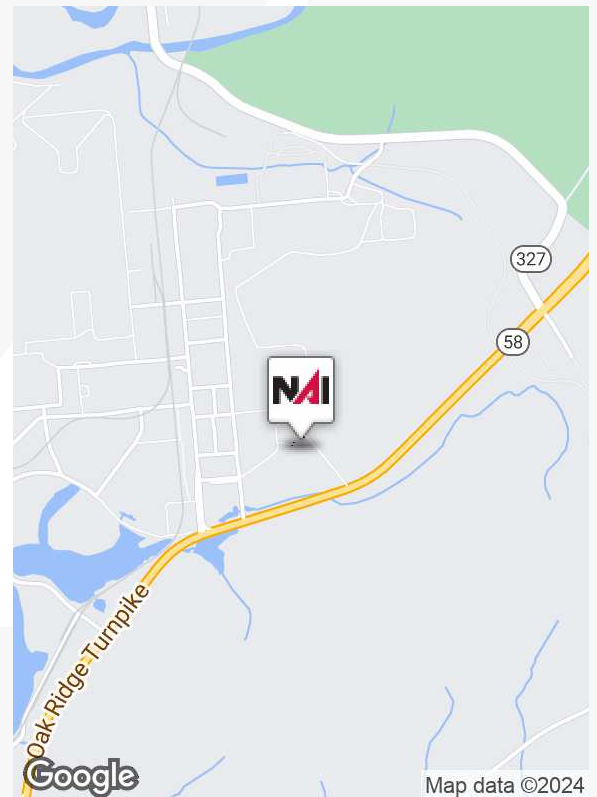


203 Victorious Blvd E

Heritage Center Business Park
Oak Ridge, Tennessee 37830

Property Highlights

- 71 car parking, freshly resealed and striped
- Private offices and open work areas
- New (1) RTU Package is a 20 ton Traine unit that supports the upper floor. Lower level is 3 new split split systems consisting of- (2) gas heat 5 ton Traine units, (1) 5 ton Traine heat pump.
- New Dedicated 1 ton mini split for the server room
- New Zonal thermostat to support HVAC system
- Dehumidification system for lower level
- New LED light fixtures throughout with occupancy sensors
- 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 newly repainted bathroom stalls
- Freshly painted interior and carpets cleaned, VCT stripped and resealed
- Full building replacement of windows scheduled May 2024.



For more information

Sam Tate, CCIM

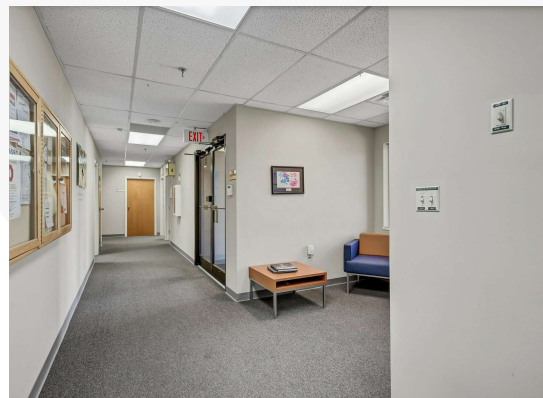
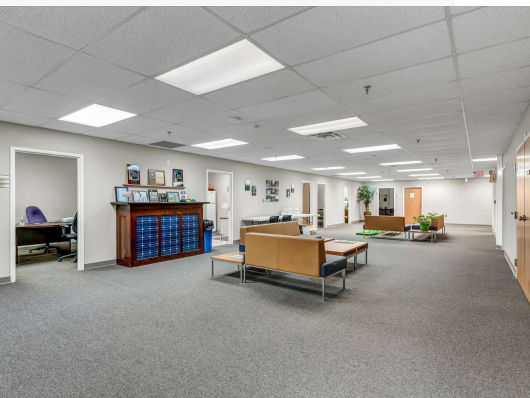
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state@koellamoore.com



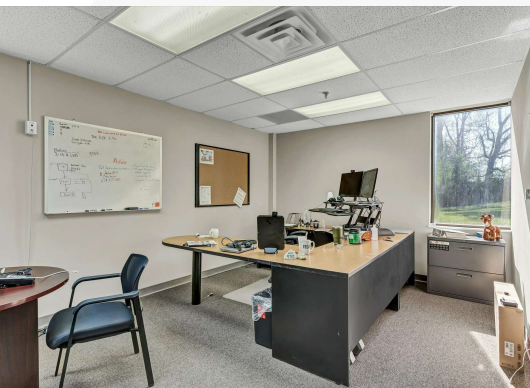
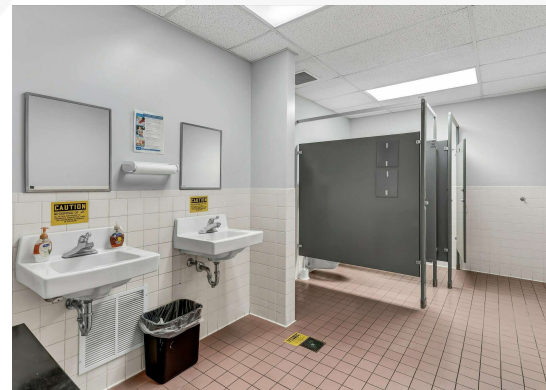
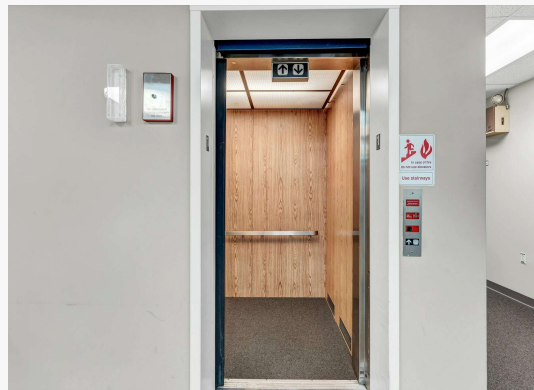
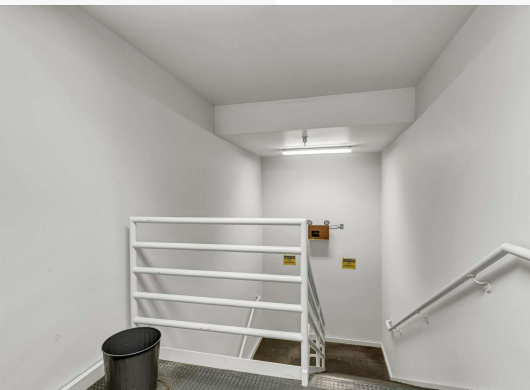
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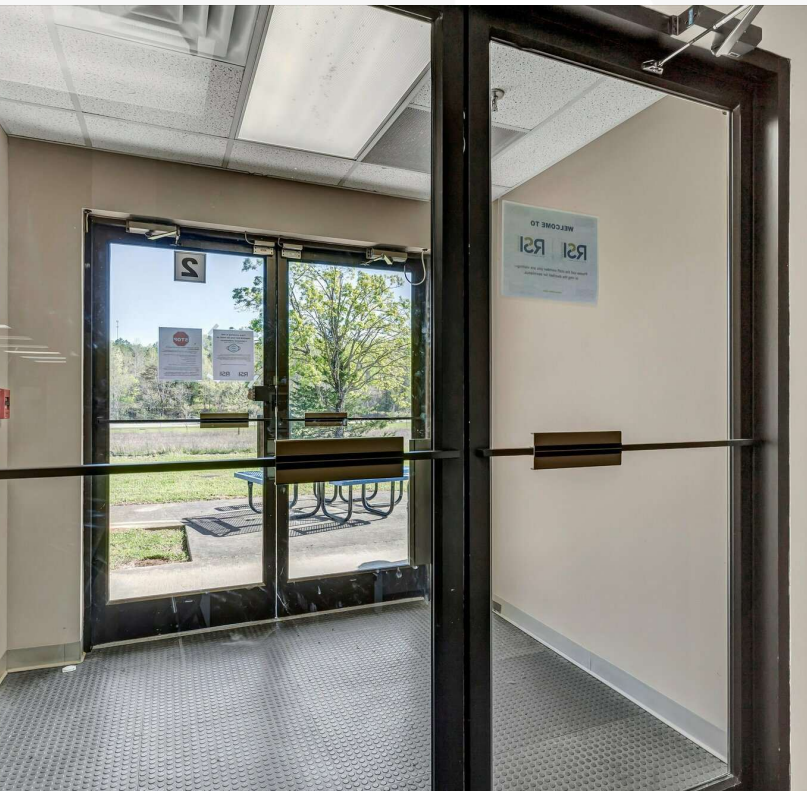
Additional Photos



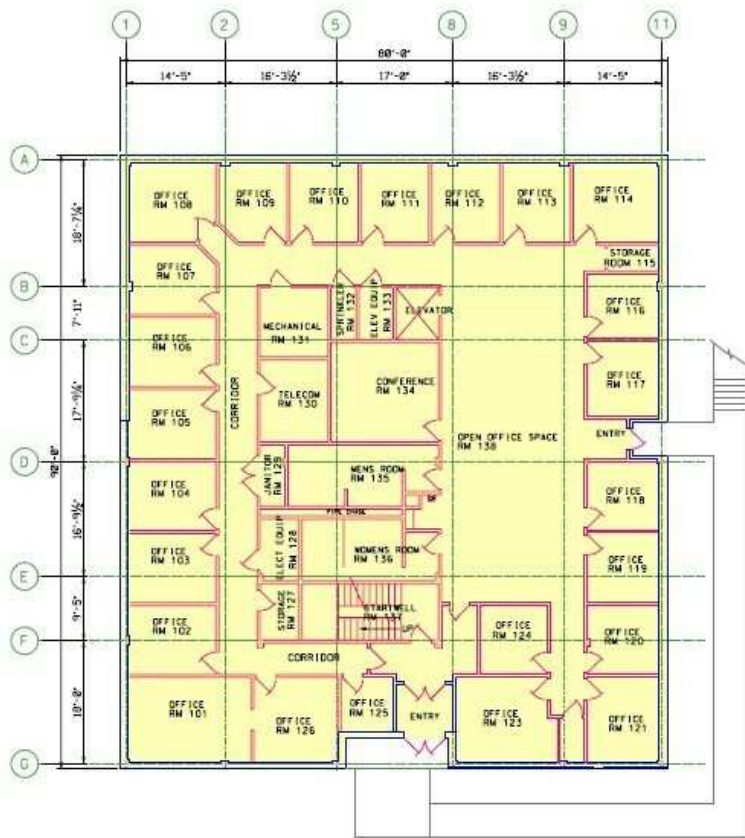
Additional Photos



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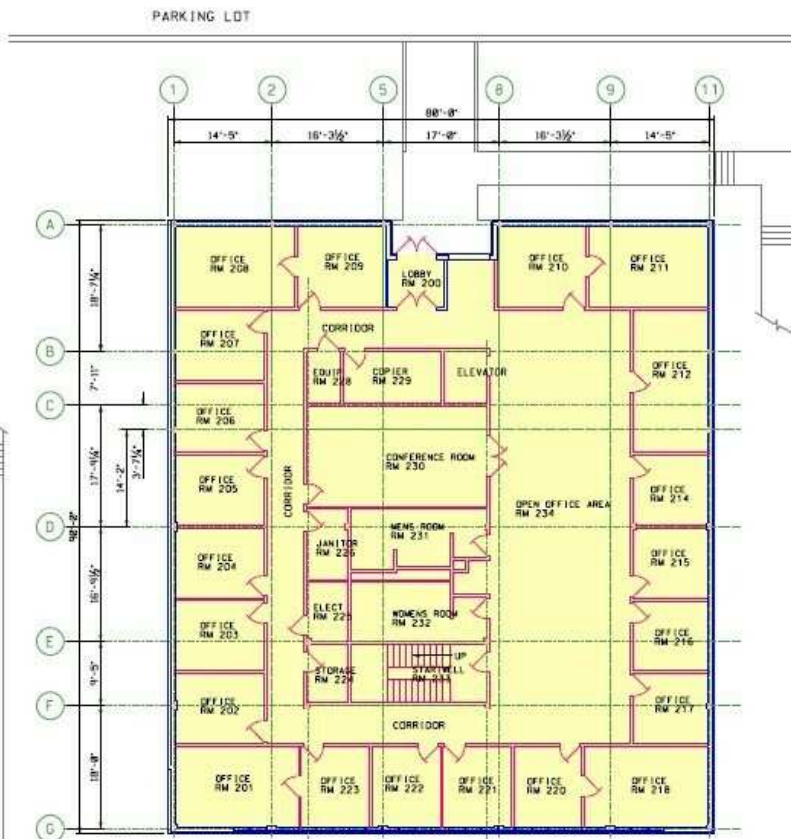
Floor Plans



K-1330 FIRST FLOOR PLAN

FINISH FLOOR 780.00

3/16"=1'-0"
Total square footage = 14,236.88 sf
first floor = 7,187.78 sf
second floor = 7,129.10 sf



K-1330 SECOND FLOOR PLAN

FINISH FLOOR 793.00

3/16"=1'-0"
Total square footage = 14,236.88 sf
first floor = 7,187.78 sf
second floor = 7,129.10 sf

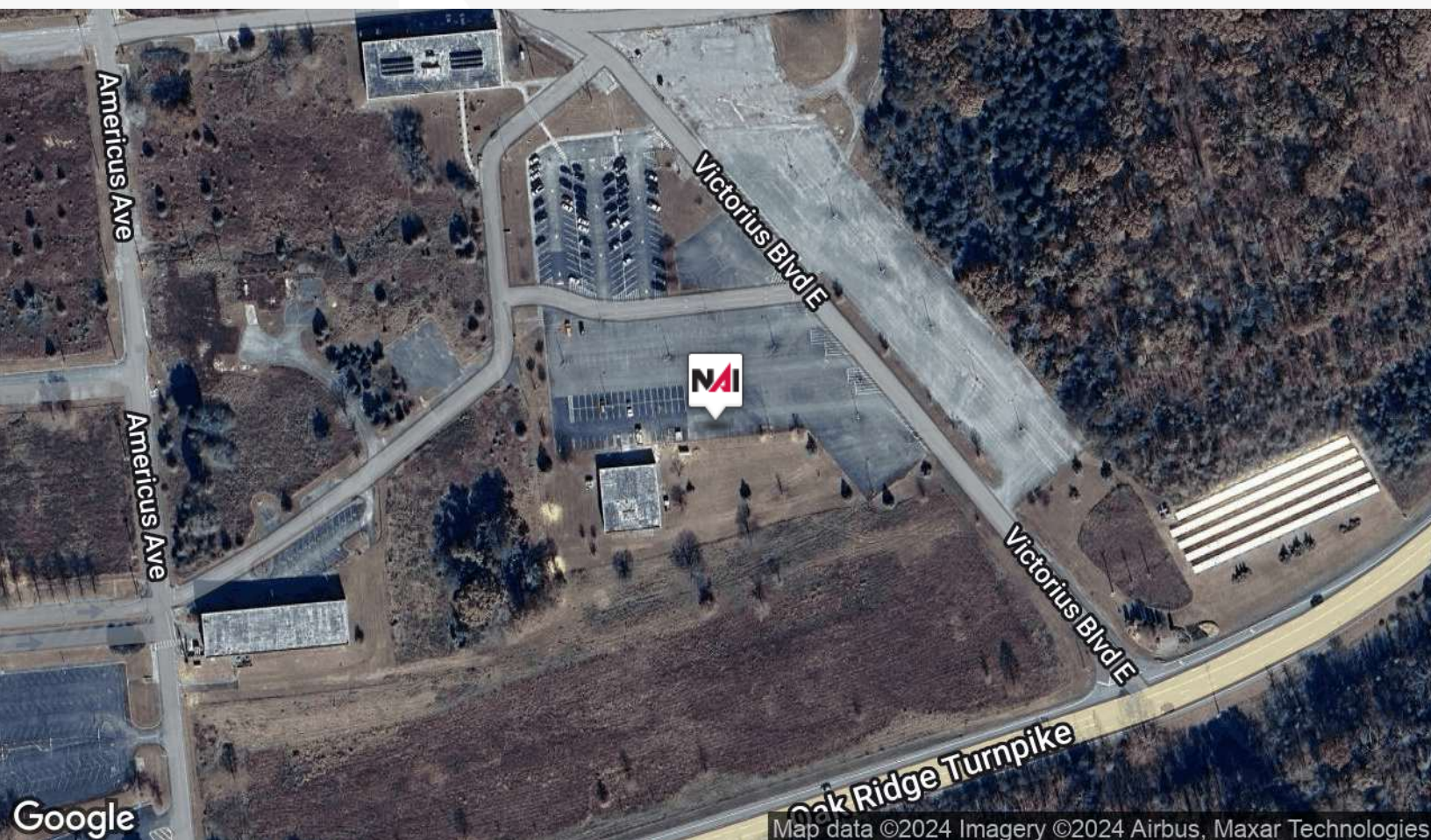
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Location Maps

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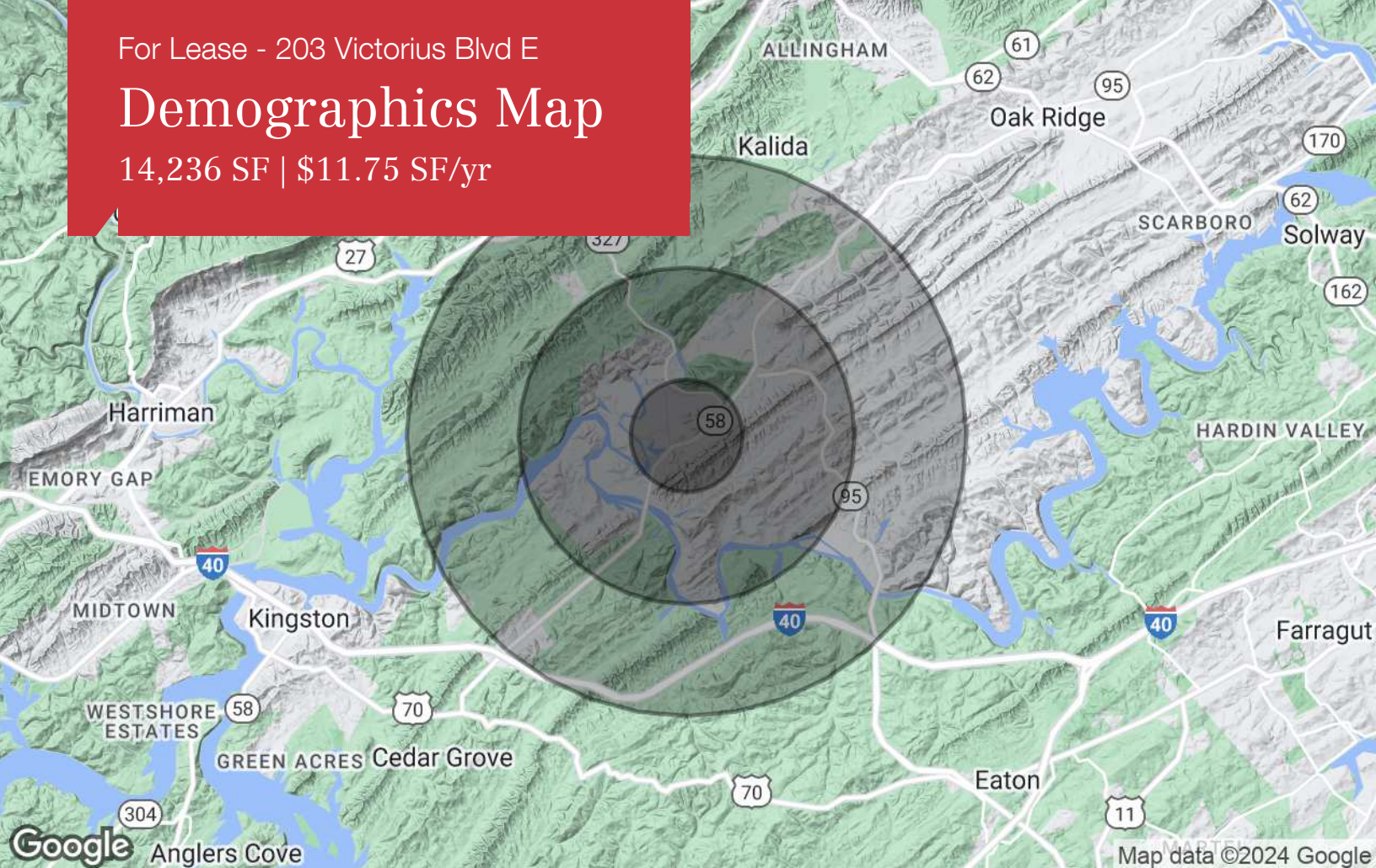


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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Demographics Map

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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

Race

	1 Mile	3 Miles	5 Miles
% WHITE	LIQUID ERROR: DIVIDED BY 0%	95.3%	95.8%
% BLACK	LIQUID ERROR: DIVIDED BY 0%	2.6%	2.3%
% ASIAN	LIQUID ERROR: DIVIDED BY 0%	0.4%	0.5%
% HAWAIIAN	LIQUID ERROR: DIVIDED BY 0%	0.0%	0.0%
% INDIAN	LIQUID ERROR: DIVIDED BY 0%	1.6%	1.1%
% OTHER	LIQUID ERROR: DIVIDED BY 0%	0.0%	0.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	-	1.9%	2.5%

* Demographic data derived from 2020 ACS - US Census