



Class A Space For Lease
Office Building
 4,400+ SF | \$18.00 SF/yr

Victory Centre

575 Oak Ridge Turnpike
 Oak Ridge, TN 37830

Property Highlights

- Fully-Wired Data & Telecom Systems
- T.I. Allowances & Concessions Available
- Building Signage, Emergency Generator Capacity
- High-End Medical & Professional Svcs Co-Tenancy
- Class A Elevator-Served Office Building Built 2003

Available:

4,400 SF Suite 100 (first floor)

\$18.00 PSF NNN / NNN's estimated at \$6.00 PSF

For more information

Michelle Gibbs

O: 865 531 6400 | C: 865 228 4264
 mgibbs@koellamoore.com

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
 state@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400 | C: 865 567 0232
 rmcelveen@koellamoore.com

OFFERING SUMMARY

Available SF	4,400 SF
Lease Rate	\$18.00 SF/yr (NNN)
Parking Ratio	5 per 1,000
Building Size	37,978 SF
Traffic Counts	21,551 Cars per Day
Zoning	B-2

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	39,168	\$71,623
10 Miles	129,213	\$83,020
Knox Metro	1,172,792	\$77,766

[#TARGET](#) [#BLANK](#) [VIEW PROPERTY VIDEO](#)

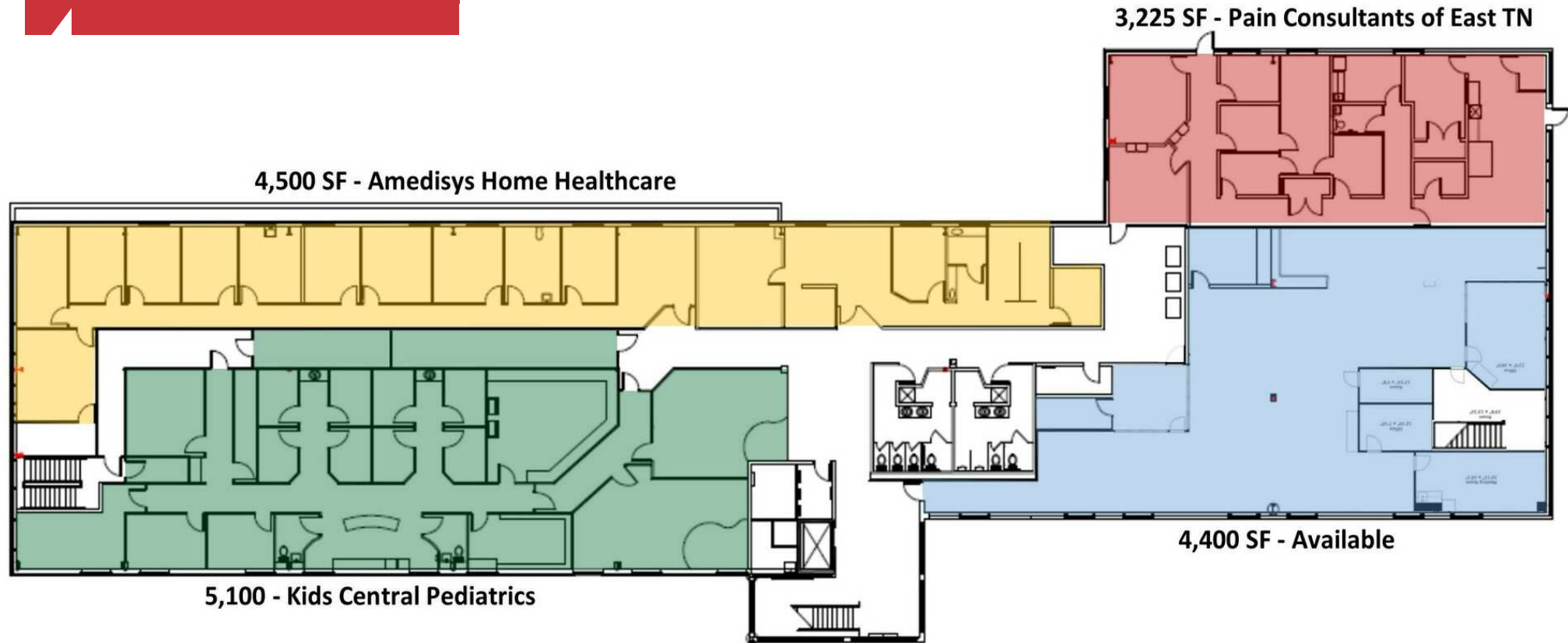
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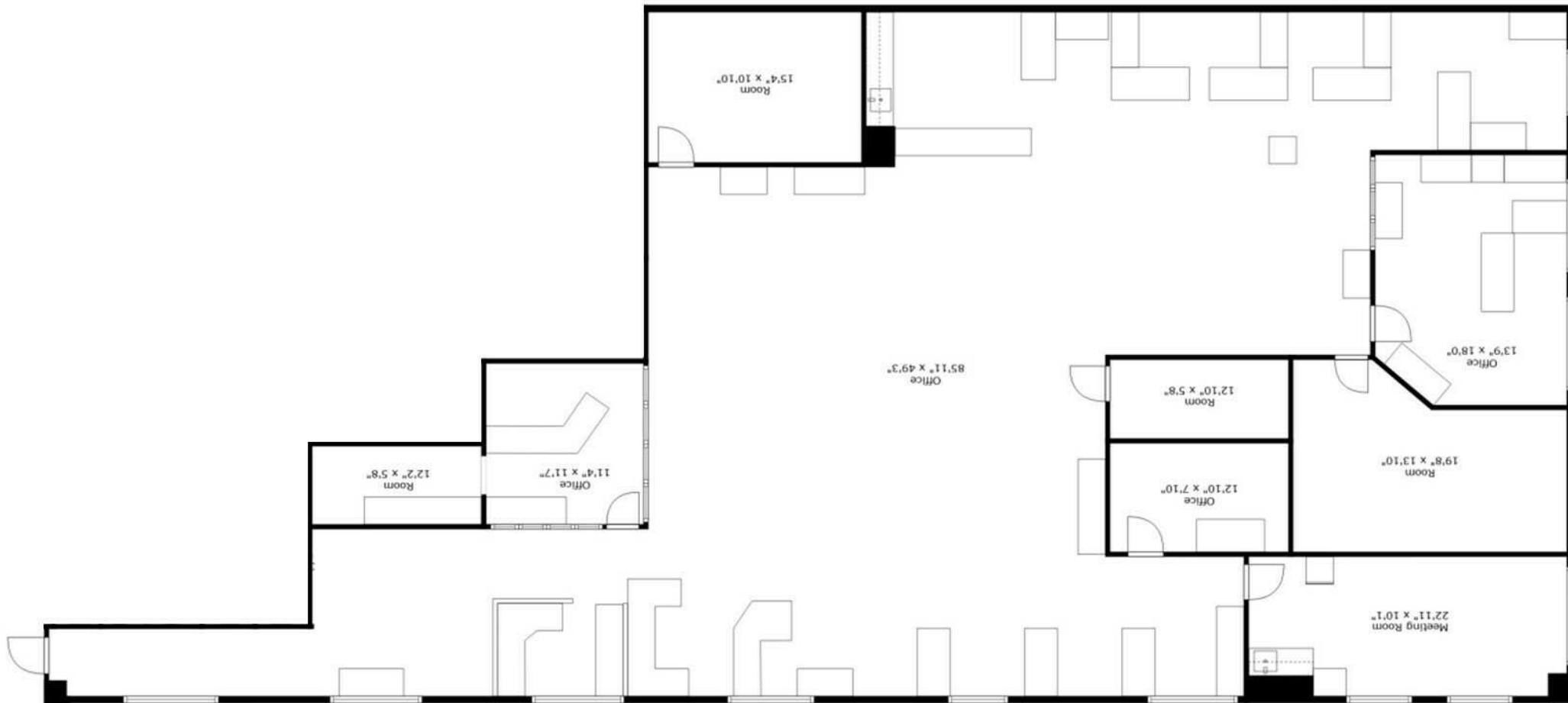


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575 OAK RIDGE TURNPIKE – 1ST FLOOR

Suite 100 - 4,400 SF Avail. 10/1/23



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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.

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255 N Peters Road, Suite 101
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865.531.6400

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SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

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RYAN MCELVEEN, MBA

Advisor

rmcelveen@koellamoore.com

Direct: 865.531.6400 | Cell: 865.567.0232

PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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