



For Lease

# Office Condo Building

2,513 - 6,108 SF | \$23.50 SF/yr

## 2575 Willow Point Way, Suite 109

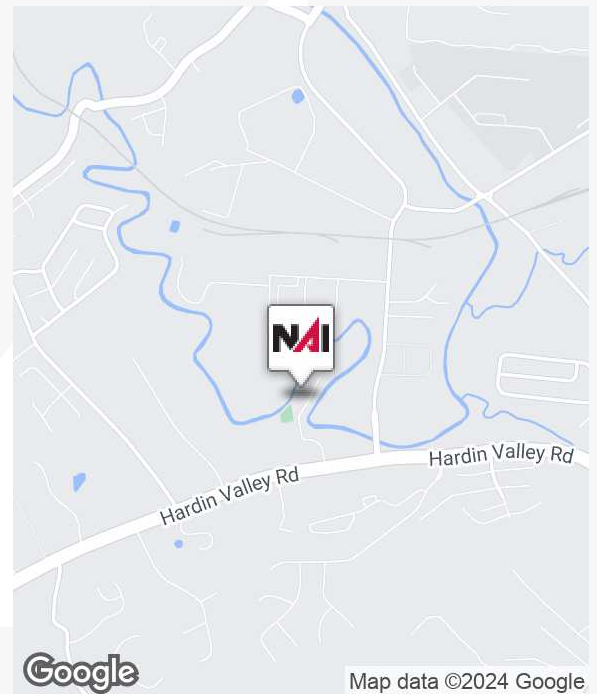
2575 Willow Point Way Ste 109  
Knoxville, Tennessee 37931

### Property Highlights

- Located in the high demand Hardin Valley area
- Class "A" Office Space
- Easy access to Pellissippi Parkway
- 6,108 SF - priced at \$23.50 PSF NNN - NNN's estimated at \$2.81 PSF
- Space can be sub-divided:
  - - 3,595 square feet
  - - 2,513 square feet

### Property Description

Approximately 6,108 square feet located on two levels. The space provides offices, executive conference room, open space, large kitchen and patio area. Upper level consists of office and open space.



For more information

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# Additional Photos

2,513 - 6,108 SF | \$23.50 SF/yr





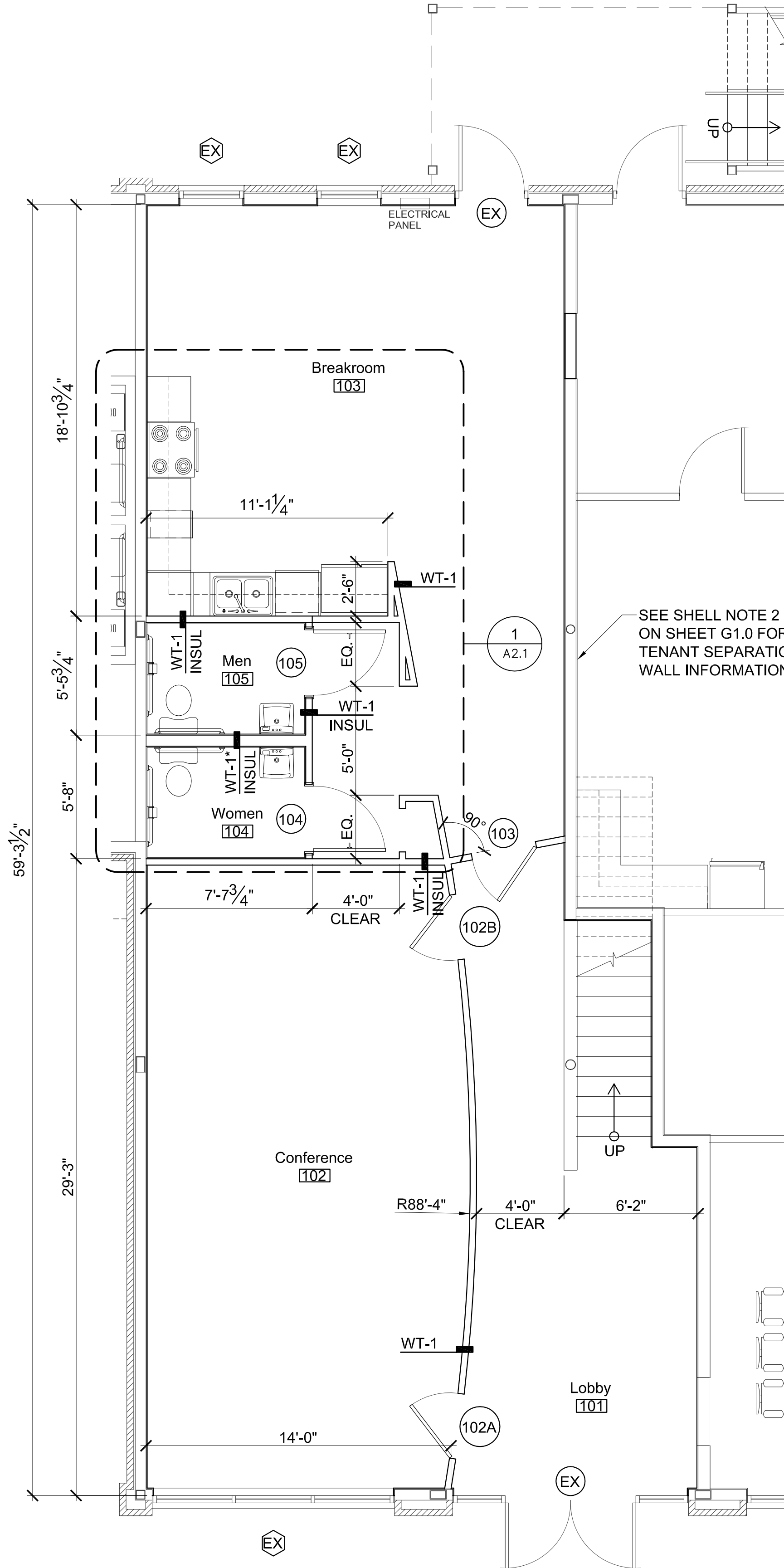
For Lease - 2575 Willow Point Way Ste 109

## Additional Photos

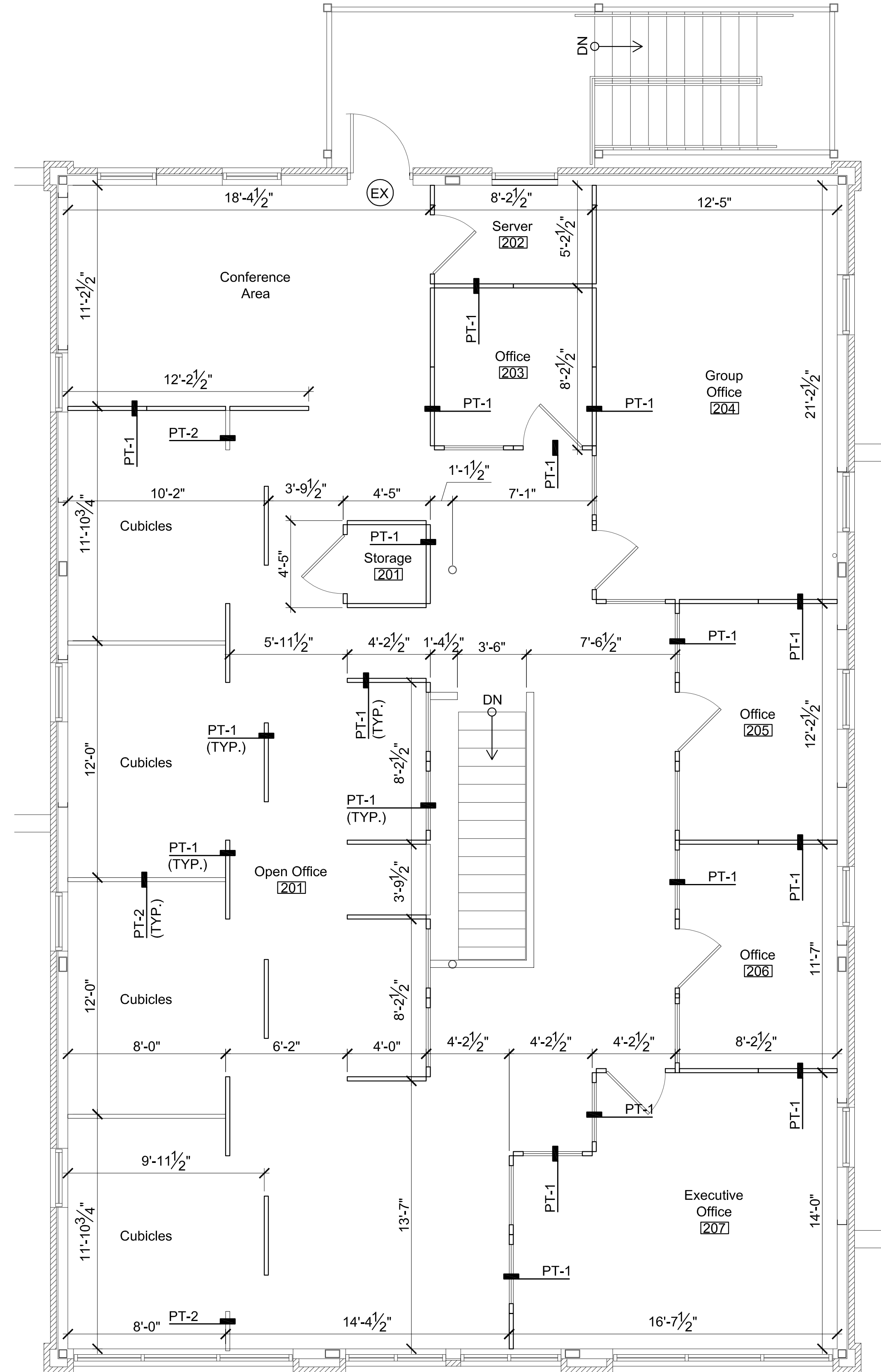
2,513 - 6,108 SF | \$23.50 SF/yr







1 First Floor Plan  
1/4" = 1'-0"

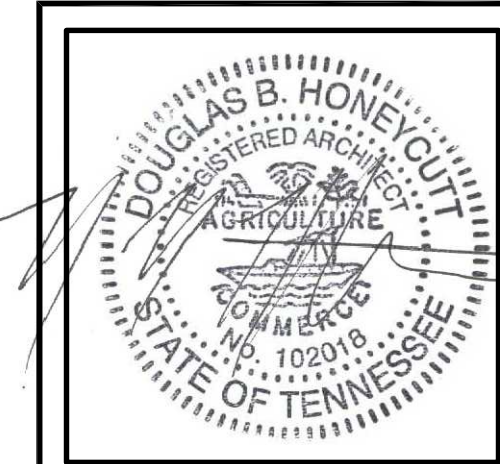
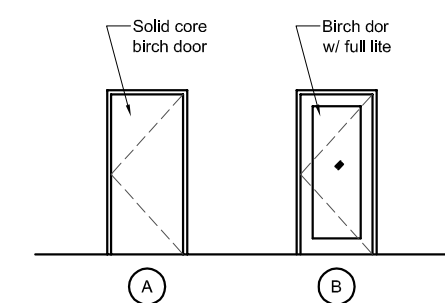


2 Second Floor Plan  
1/4" = 1'-0"

WALL / PARTITION TYPES	
WT-1	20 GA 3 5/8" Metal Stud Wall, 16"O.C., w/ (1) Layer 5/8" Gypsum Board Each Side, 12'-0" A.F.F. (6" Studs @ Wet Wall)
PT-1	Modular Landscape Partitions, Full-Height to Underside of Ceiling (Ceiling Height Varies; See RCP)
PT-2	Modular Landscape Partitions, 1/2 Height (4'-6" A.F.F.)
** INSUL Below Wall Type Marker Indicates Wall to be Insulated w/ R-13 Batt Insulation	

DOOR SCHEDULE										
DOOR NUMBER	DOOR						FRAME			
	TYPE	LEAF		SIZE		MATERIAL	FINISH		MATERIAL	FINISH
		SINGLE LEAF	DOUBLE LEAF	WIDTH	HEIGHT		PAINT	STAIN		
102 A/B	B	SI		3'-0"	7'-0"		•	•	•	•
103	B	SI		3'-0"	7'-0"		•	•	•	•
104	A	SI		3'-0"	7'-0"		•	•	•	•
105	A	SI		3'-0"	7'-0"		•	•	•	•

- GENERAL DOOR NOTES:
- 1) Provide a complete set of quality commercial grade hardware for all doors. Coordinate hardware schedule w/ Owner.
  - 2) Shim and plumb units as required.
  - 3) Door openings to be min. 4" from adjacent walls.
  - 4) Contractor to verify that all existing door hardware is in functioning order and complies with all applicable local code requirements.



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ISSUE FOR:	NO.	DATE
Permit	1	09-29-11
	2	
	3	
	4	
	5	
	6	
	7	
DRAWN BY: JEH		CHECKED BY: DBH

PROJECT: TENANT BUILD-OUT FOR EVENTBOOKING.COM  
2575 WILLOW POINT WAY, SUITE 109  
KNOXVILLE, TENNESSEE 37931

SHEET TITLE: FLOOR PLANS, SCHEDULES AND NOTES

PROJECT NUMBER 1139	DATE 09-29-11
SHEET NUMBER A2.0	



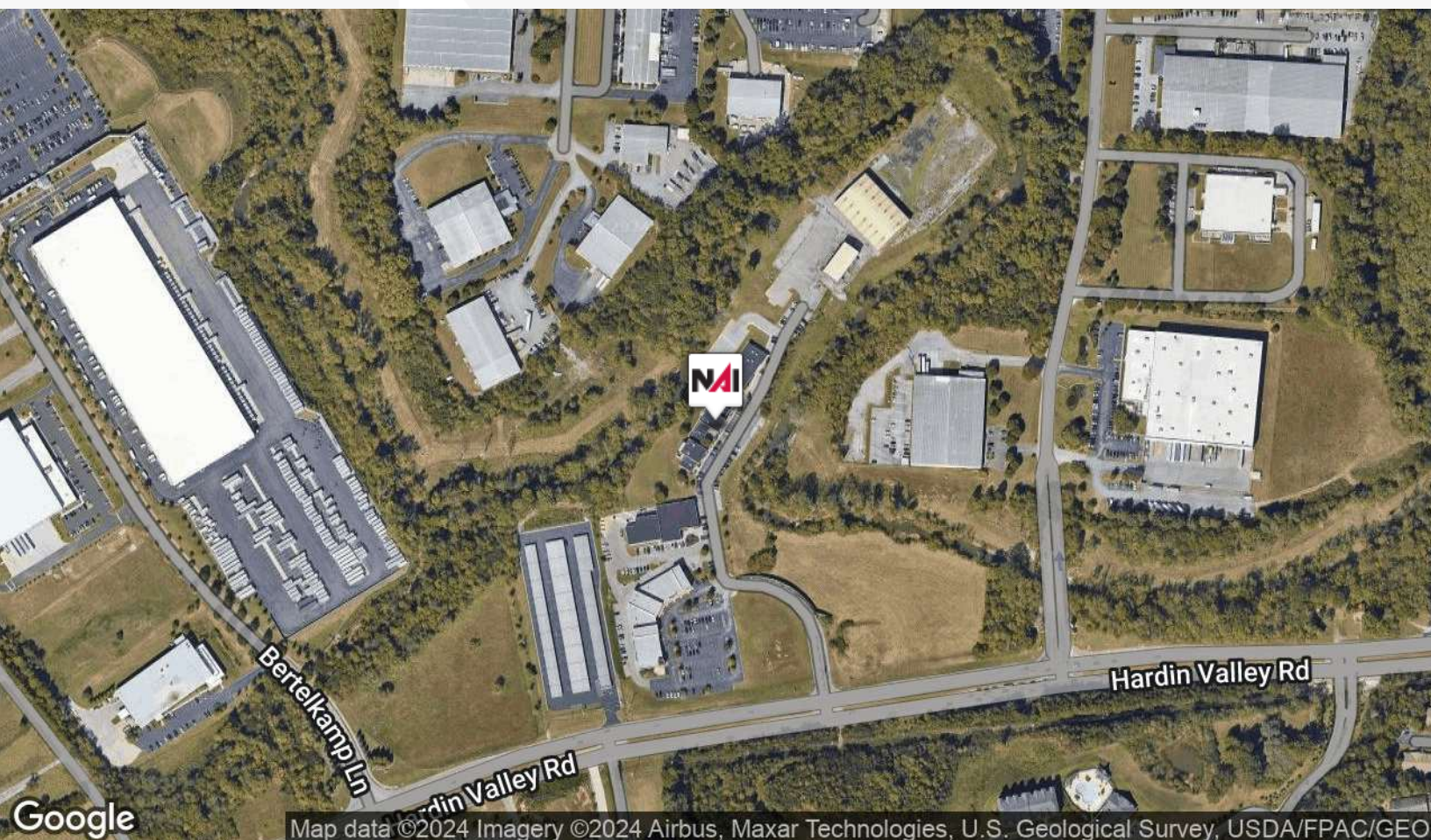
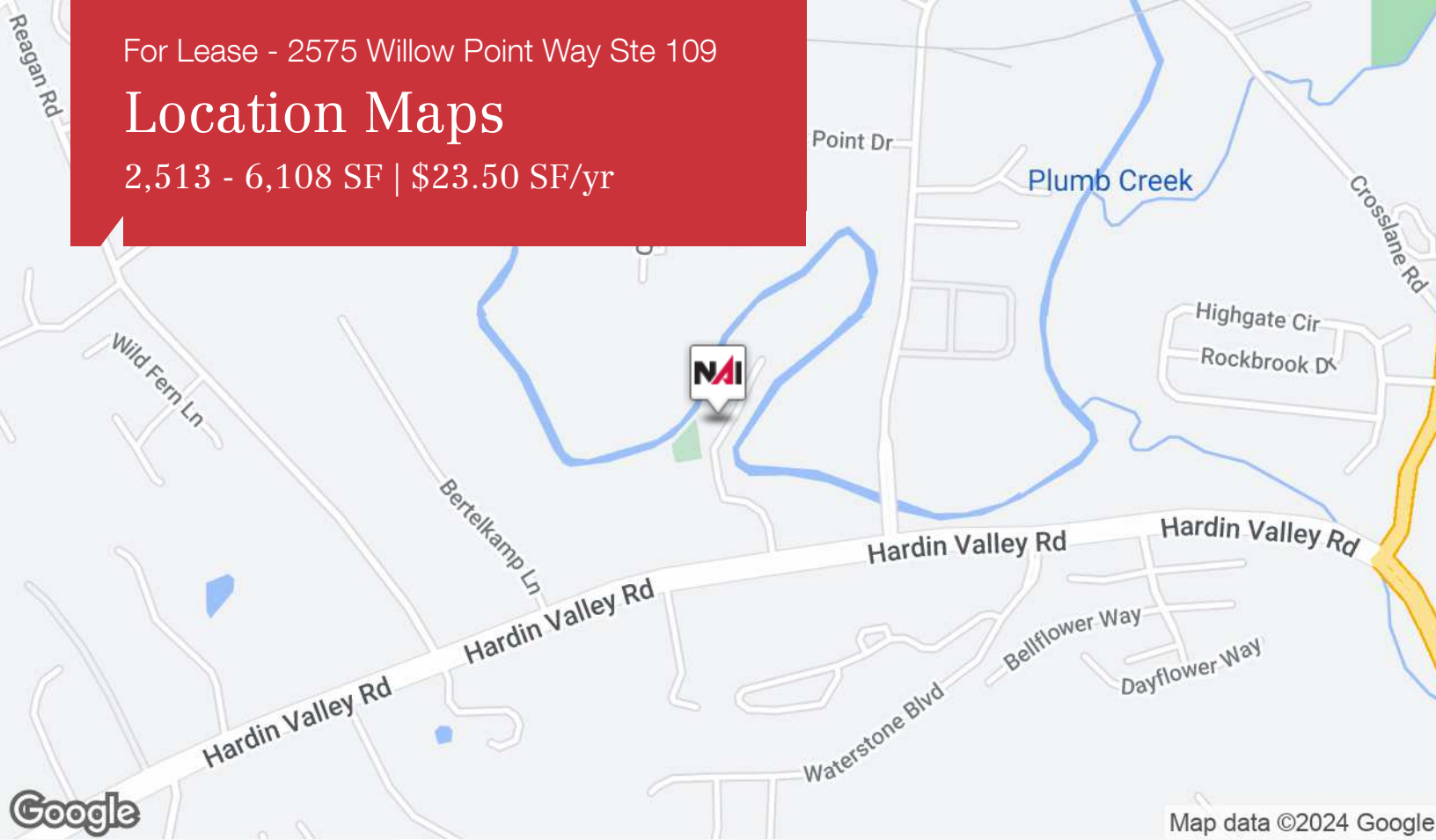
**1** Floor Plan  
1/8" = 1'-0"



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# Location Maps

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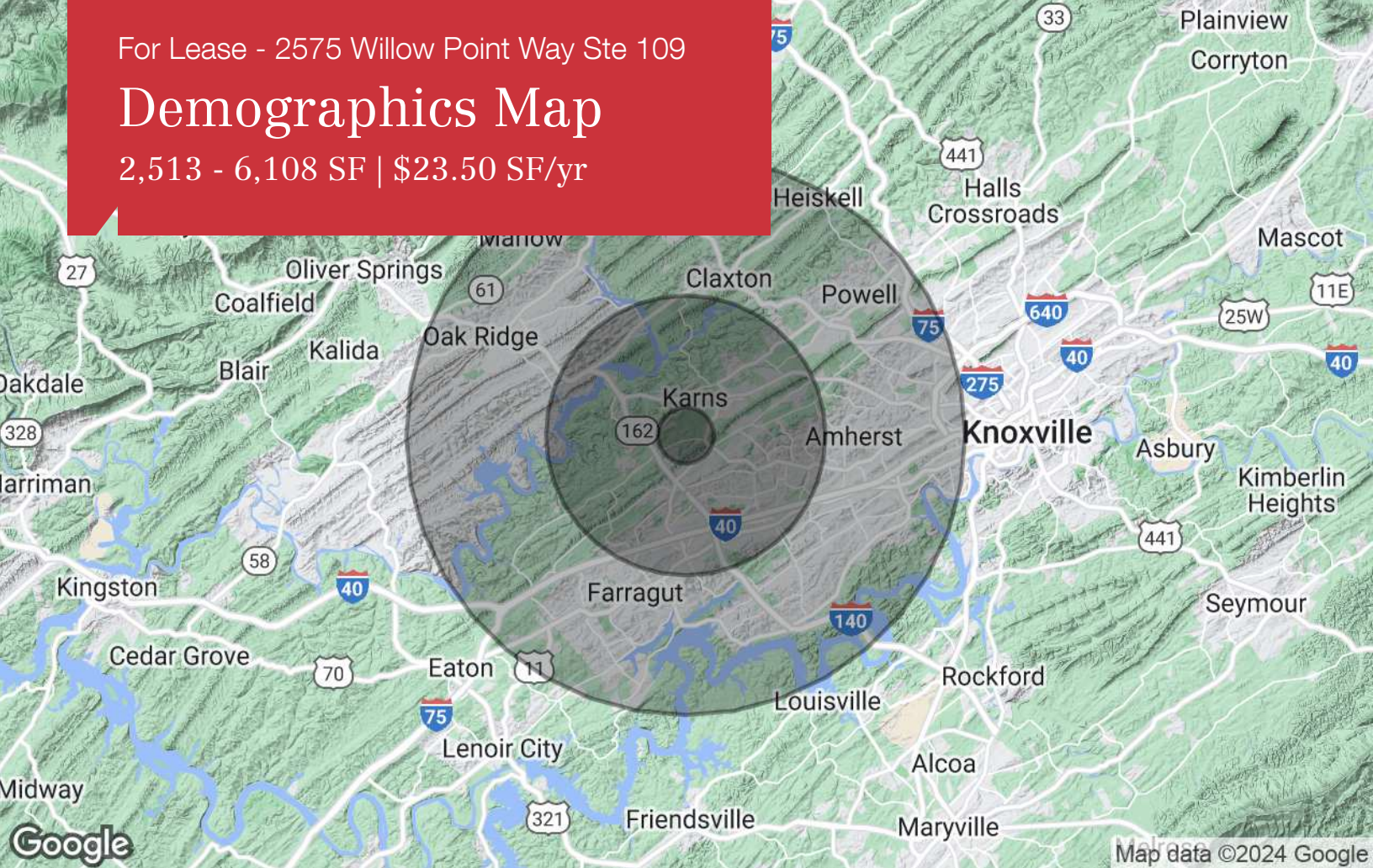




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# Demographics Map

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,534	85,198	289,335
MEDIAN AGE	41.3	38.6	39.9
MEDIAN AGE (MALE)	39.9	37.4	38.6
MEDIAN AGE (FEMALE)	43.0	39.9	41.1
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,154	36,433	126,422
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$97,284	\$86,338	\$89,483
AVERAGE HOUSE VALUE	\$277,248	\$233,699	\$246,812
Race	1 Mile	5 Miles	10 Miles
% WHITE	95.3%	89.9%	89.7%
% BLACK	2.0%	4.9%	5.5%
% ASIAN	1.1%	3.1%	3.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.5%	0.4%
% OTHER	1.7%	1.5%	1.2%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	5.1%	5.4%	5.0%

\* Demographic data derived from 2020 ACS - US Census