

For Lease

Office Building

1,000 - 3,600 SF | \$15.00 SF/yr

One Tennessee Square

1 Tennessee Square - 105 W Tennessee Avenue

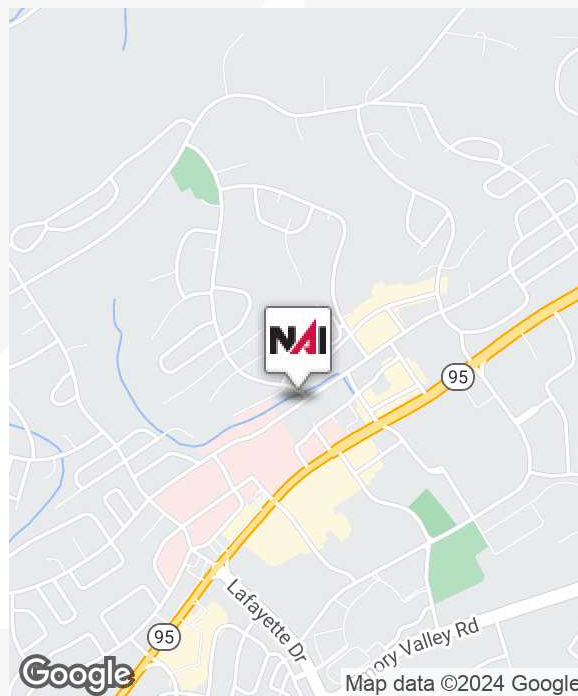
1 Tennessee Sq, 105 W, Tennessee Avenue, Suite 107B
Oak Ridge, Tennessee 37830

Property Highlights

- 1,000 and 3,600 square feet professional office space
- Direct access into the space
- Move-In Ready
- Conveniently located nearby historic Jackson Square and Methodist Medical Center
- Parking like setting

Property Description

Professional office space available consisting of 1,000 square feet.
Office-park setting with professional financial service and legal professionals.
Unit consists of 3-4 offices, open plan and restroom.
Direct access into space.
Move-In Ready
1,000 square feet - \$15.00 PSF Modified Gross
3,600 square feet - \$15.00 PSF Modified Gross
Tenant pays utilities and janitorial services for the premises.



For more information

Michelle Gibbs

O: 865 531 6400
mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



For Lease - 1 Tennessee Sq, 105 W, Tennessee Avenue, Suite 107B

Additional Photos

1,000 - 3,600 SF | \$15.00 SF/yr



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Property Description

1,000 - 3,600 SF | \$15.00 SF/yr



PROPERTY DESCRIPTION

Professional office space available consisting of 1,000 square feet. Office-park setting with professional financial service and legal professionals.

Unit consists of 3-4 offices, open plan and restroom.

Direct access into space.

Move-In Ready

1,000 square feet - \$15.00 PSF Modified Gross

3,600 square feet - \$15.00 PSF Modified Gross

Tenant pays utilities and janitorial services for the premises.

LOCATION DESCRIPTION

Office Park development - 105 W Tennessee Avenue, Suite 107B
Oak Ridge, TN

Conveniently located nearby historic Jackson Square and Methodist Medical Center.

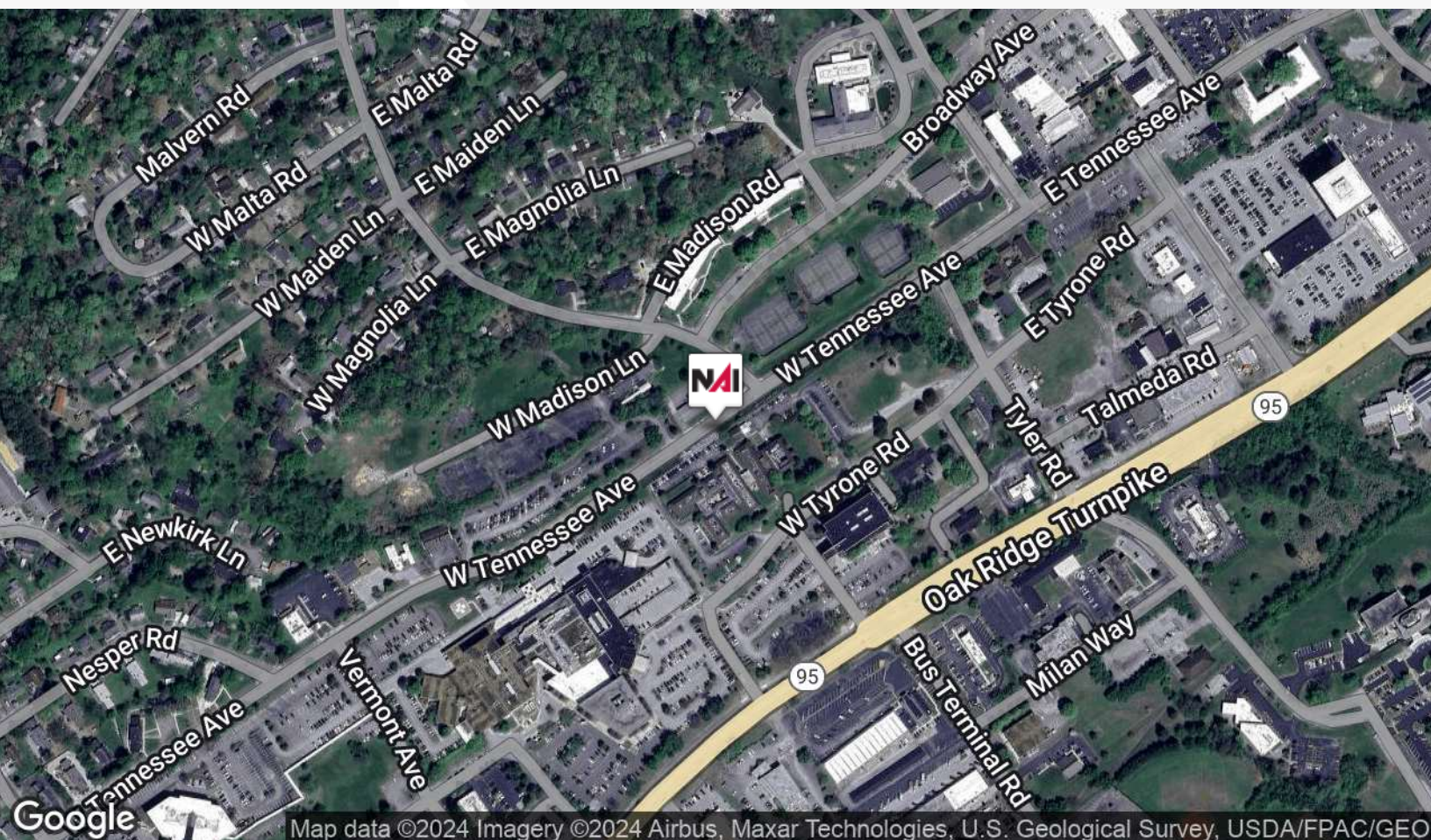
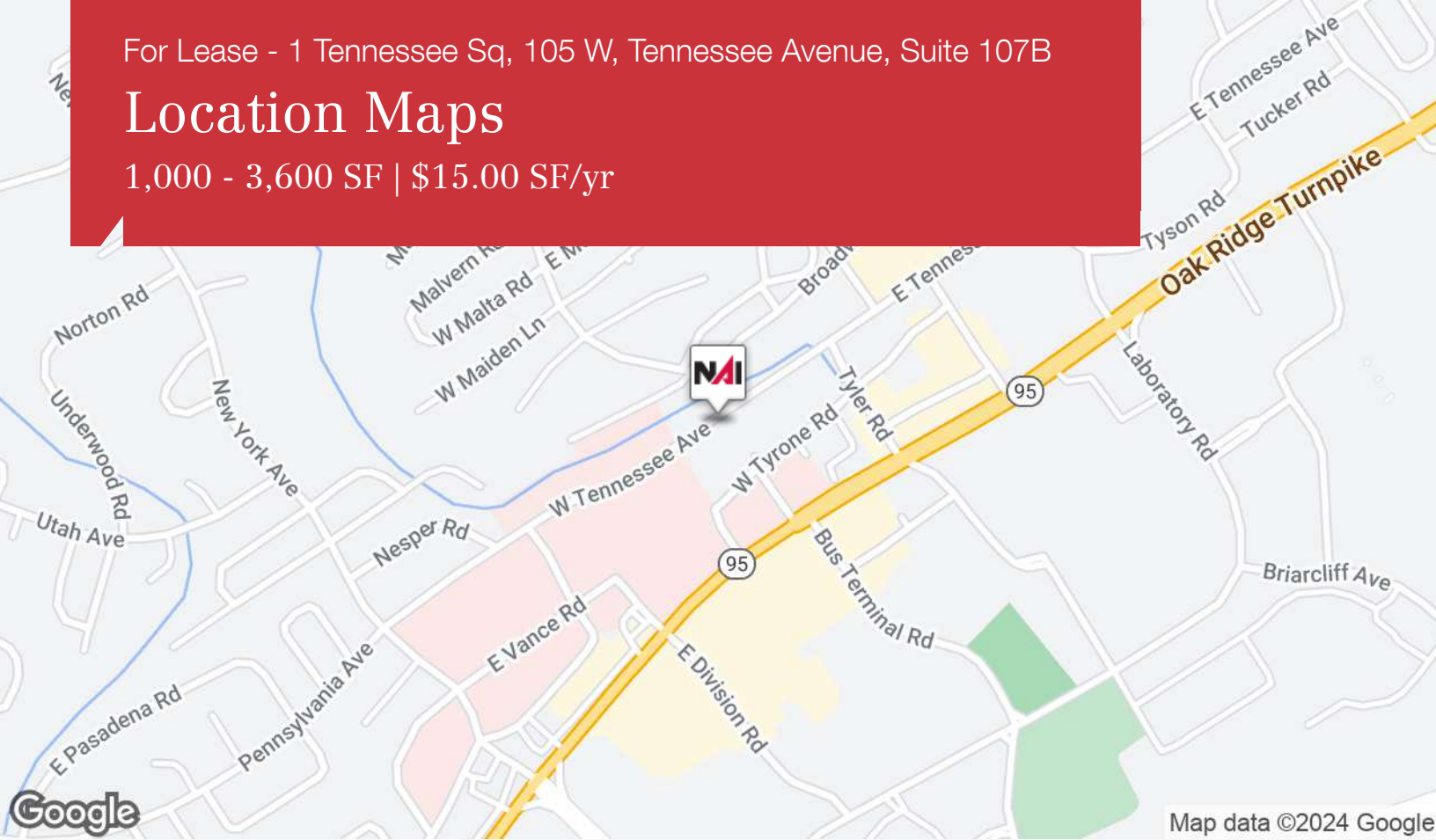
Approximately 25 minutes from Knoxville.

Nearby restaurants, banking and shopping

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Location Maps

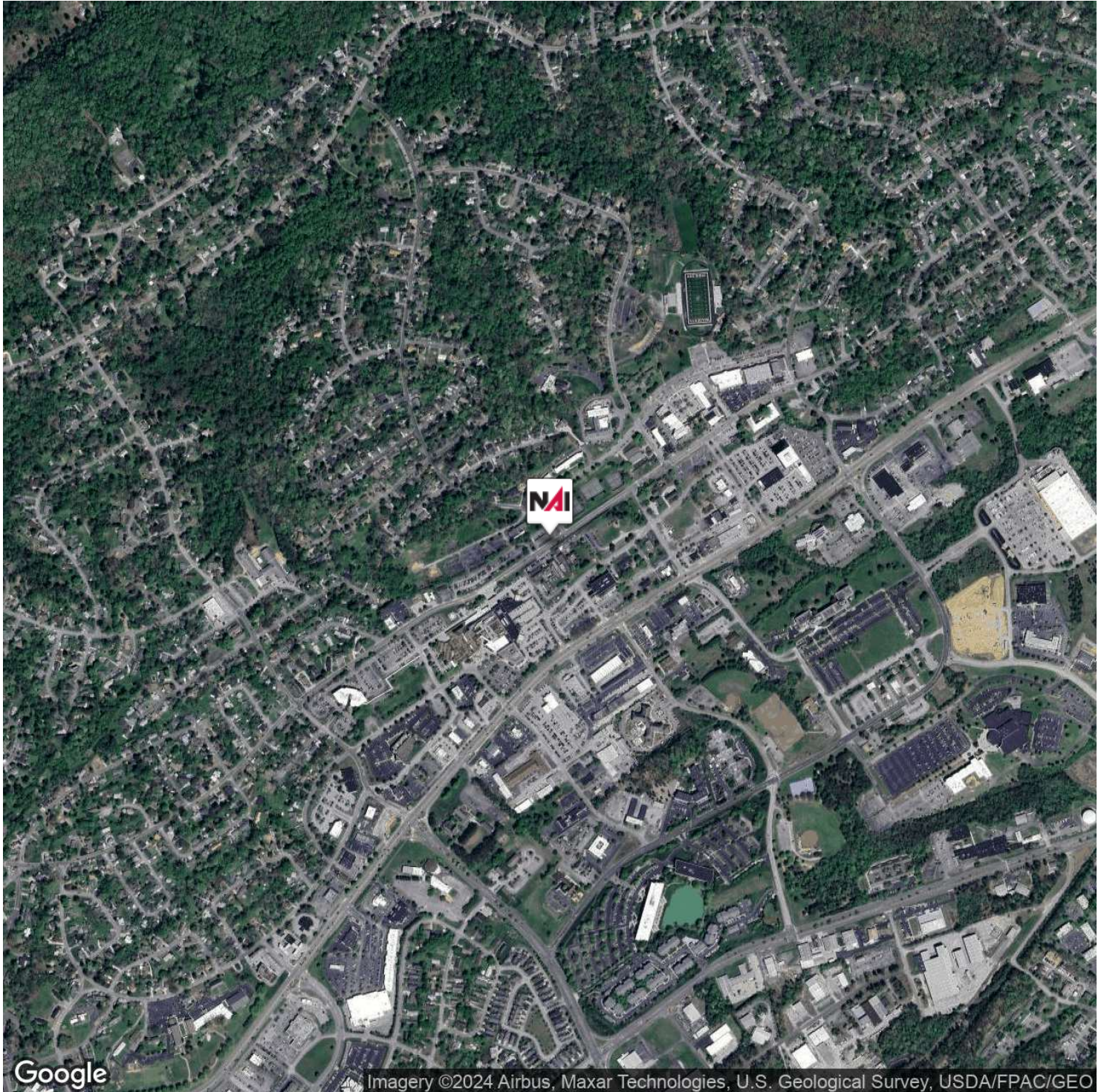
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Aerial Map

1,000 - 3,600 SF | \$15.00 SF/yr



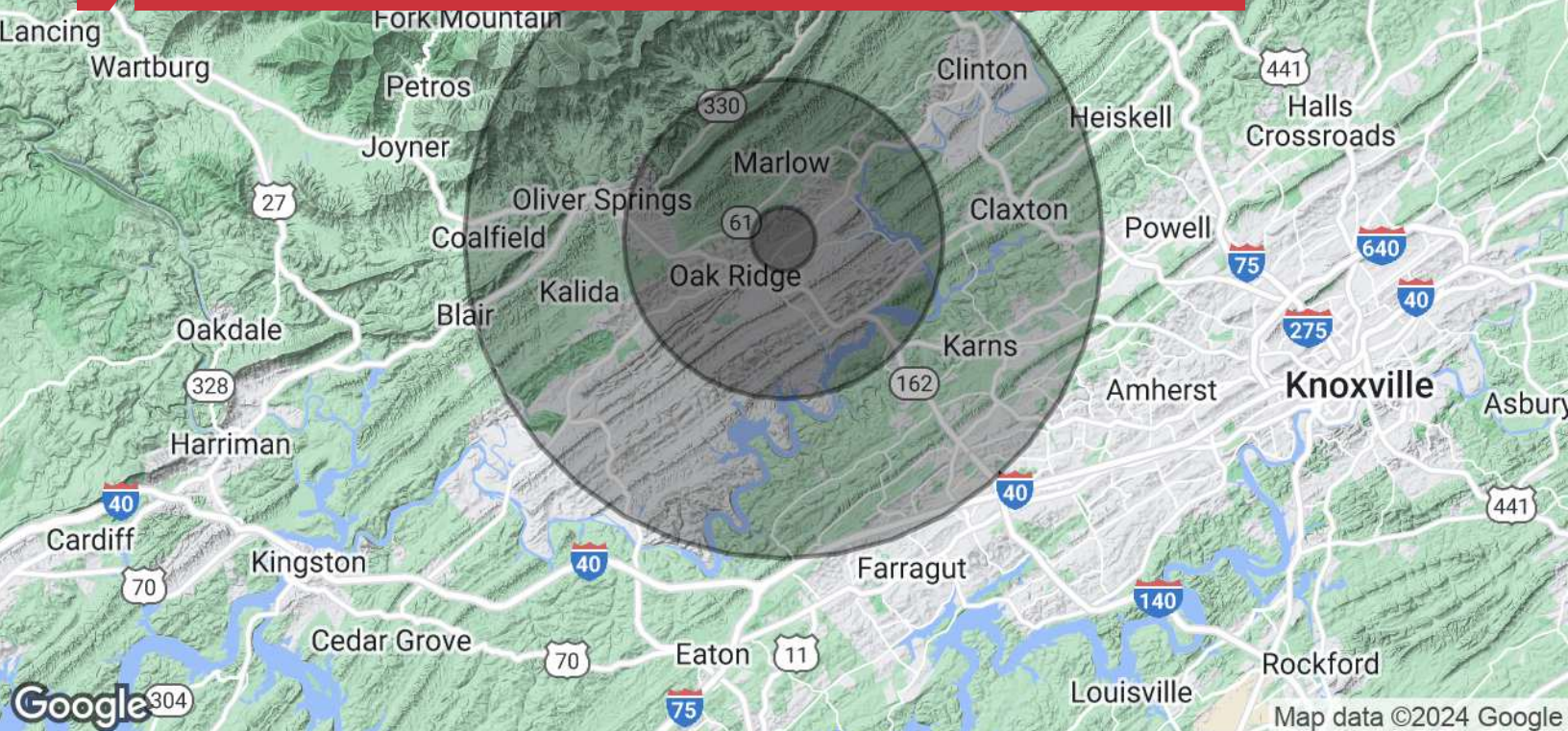
Google

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Demographics Map

1,000 - 3,600 SF | \$15.00 SF/yr



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	4,921	36,334	116,580
MEDIAN AGE	39.3	40.1	41.2
MEDIAN AGE (MALE)	36.8	38.5	39.7
MEDIAN AGE (FEMALE)	41.5	42.4	42.7

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,526	17,079	50,938
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$48,678	\$63,172	\$76,381
AVERAGE HOUSE VALUE	\$126,699	\$164,813	\$207,120

Race

	1 Mile	5 Miles	10 Miles
% WHITE	88.6%	88.7%	92.5%
% BLACK	2.8%	6.6%	3.7%
% ASIAN	3.1%	2.7%	2.2%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.7%	0.4%	0.4%
% OTHER	4.8%	1.6%	1.1%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	8.7%	5.5%	4.0%

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1

1,000 - 3,600 SF | \$15.00 SF/yr



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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Advisor Bio 2

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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:

NAI Koella | RM Moore

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