

For Lease

1,230 SF | \$16.50 SF/yr

Office layout, broad C-G-2 Zoning Space



138 Chamberlain Blvd

Knoxville, Tennessee 37920

Property Highlights

- Rare standalone office opportunity just over a mile from downtown
- Competitively priced
- On site parking
- Attractive 2024 interior remodel

Property Overview

Introducing a rare standalone office opportunity just over a mile from downtown and Baker Creek Preserve, this attractively priced property offers an affordable opportunity to have your own building. Boasting ample on-site parking, tenants will appreciate the convenience and accessibility this feature affords. The property's interior underwent an attractive remodel in 2024, seamlessly blending modern aesthetics with functional design. With its competitive pricing, prime location, and on site parking, this centrally located office space presents an opportunity for businesses seeking a well-appointed and conveniently situated workspace.

Offering Summary

| | |
|-----------------------|---------------------|
| Lease Rate: | \$16.50 SF/yr (NNN) |
| Building Size: | 1,230 SF |
| Available SF: | 1,230 SF |
| Lot Size: | 11,783 SF |

Demographics 1 Mile 5 Miles 10 Miles

| | | | |
|--------------------------|----------|----------|----------|
| Total Households | 3,642 | 56,083 | 152,951 |
| Total Population | 7,979 | 114,197 | 330,547 |
| Average HH Income | \$45,813 | \$48,089 | \$64,992 |

For More Information

Michael Moore

O: 865 531 6400

mmoore@koellamoore.com | TN #324982

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Property Description

Introducing a rare standalone office opportunity just over a mile from downtown and Baker Creek Preserve, this attractively priced property offers an affordable opportunity to have your own building. Boasting ample on-site parking, tenants will appreciate the convenience and accessibility this feature affords. The property's interior underwent an attractive remodel in 2024, seamlessly blending modern aesthetics with functional design. With its competitive pricing, prime location, and on site parking, this centrally located office space presents an opportunity for businesses seeking a well-appointed and conveniently situated workspace.

Location Description

The area surrounding the property offers a vibrant mix of amenities and attractions, making it an ideal locale for prospective office tenants. Situated in the thriving South Knoxville market, the location provides easy access to clientele, dining, entertainment, and cultural destinations. Nearby attractions such as Market Square, the historic Tennessee Theatre, and scenic Ijam's Nature Trails and Baker Creek offer an array of leisure options for tenants to enjoy. Additionally, the area is home to a variety of businesses, creating a dynamic environment for networking and collaboration. With its blend of modern conveniences and historic charm, this location presents an enticing opportunity for office tenants seeking a dynamic and vibrant workspace.

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

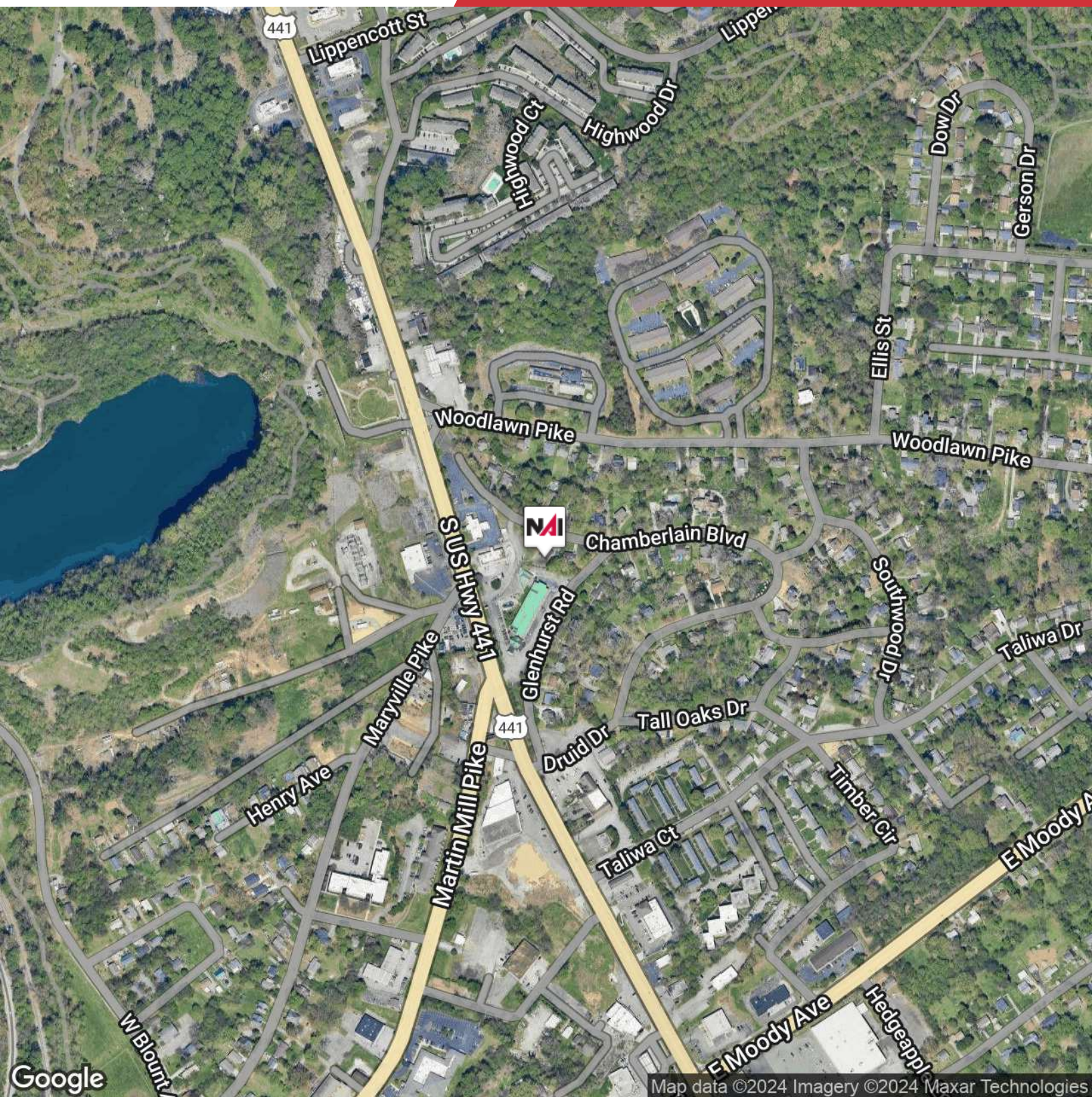


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9.2 USE MATRIX

- A. Table 9-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.
- B. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- C. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 9.4.
- D. For accessory uses, see Article 10.
- E. Townhouse and multi-family dwellings are allowed in the RN-4 District as either permitted or special based upon the number of units, as described in Section 4.2.B. Therefore, the use matrix indicates both a P and a S within the cell.
- F. Additional use restrictions apply to certain DK District subdistricts per Section 5.2.B.
- G. Certain uses are prohibited as standalone structures in the OP District per Section 5.2.C.
- H. See Article 7 for use permissions within the CU and SW Districts.
- I. In the case of the C-G-1, C-G-2, and C-G-3 Districts, the uses allowed in the C-G District in Table 9-1 apply to all districts.
- J. In the case of the C-H-1 and C-H-2 Districts, the uses allowed in the C-H District in Table 9-1 apply to all districts.
- K. In the case of the C-R-1 and C-R-2 Districts, the uses allowed in the C-R District in Table 9-1 apply to all districts.

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

| PRINCIPAL USE | EN | RN-1 | RN-2 | RN-3 | RN-4 | RN-5 | RN-6 | RN-7 | C-N | C-G | C-H | C-R | DK | O | OP | I-MU | I-RD | I-G | I-H | AG | INST | OS | NA | USE STANDARD (Section) |
|-------------------------------------|----|------|------|------|------|------|------|------|-----|-----|-----|-----|----|---|----|------|------|-----|-----|----|------|----|----|------------------------|
| Agriculture | | | | | | | | | | | | | | | | | | | | P | P | | | |
| Airport | | | | | | | | | | | | | | | | | | | P | | S | | | 9.3.? |
| Alternative Correctional Facility | | | | | | | | | | | S | | | | | | | | | | | | | |
| Amusement Facility—Indoor | | | | | | | | | | P | P | P | P | | | P | | | | | | | | |
| Amusement Facility—Outdoor | | | | | | | | | | | P | P | | | | S | | | | | | | | |
| Animal Care Facility—Large Animal | | | | | | | | | | | | | | | | | | | | P | P | | | |
| Animal Care Facility—Small Animal | | | | | | | | S | P | P | P | P | S | S | | P | | | | P | P | | | 9.3.A1 |
| Animal Breeder | | | | | | | | | | | | | | | | | | | | P | | | | 9.3.A1 |
| Art Gallery | | | | | | | | | P | P | P | P | P | | | P | | | | | | | | |
| Arts and Fitness Studio | | | | | | | | | P | P | P | P | P | P | S | P | S | | | | | | | |
| Bed and Breakfast | P | P | P | P | | | | | | | | | | | | | | | | P | | | | 9.3.B |
| Body Modification Establishment | | | | | | | | | S | P | P | P | P | | | P | | | | | | | | |
| Broadcasting Facility—With Antennae | | | | | | | | | | | | | | | P | | P | P | P | | P | | | |
| Broadcasting Facility—No Antennae | | | | | | | | | P | P | P | P | P | P | P | P | P | | | | P | | | |
| Campground | | | | | | | | | | | | | | | | | | | | S | | P | | 9.3.C |
| Car Wash | | | | | | | | | | S | P | P | | | | | | | | | | | | 9.3.D |
| Cemetery | | | | | | | | | | | | | | | | | | | | | | P | | |
| Community Center | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | | | | | P | | | |
| Conservation Area | | | | | | | | | | | | | | | | | | | | P | | P | P | |
| Crematory | | | | | | | | | | S | S | S | | | | | | | | | | | | 9.3.M |
| Country Club | | | | | | | | | | | | | | | | | | | | | | P | | |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------|
| Cultural Facility | | S | S | S | S | S | S | S | P | P | P | P | P | P | | P | | | | | | P | | |
| Day Care Center | | | | | | | | | P | P | P | P | P | P | | P | P | | | | | | | 9.3.E |
| Day Care Home | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | 9.3.E |
| Domestic Violence Shelter | P | P | P | P | P | P | P | P | | | | | | | | | | | | | P | | | |
| Drive-Through Facility | | | | | | | | | | S | P | P | | | | | | | | | | | | 9.3.F |
| Drug/Alcohol Treatment Facility, Residential | | | | | | | | | | | S | | | S | | | | | | | P | | | |
| Drug Treatment Clinic | | | | | | | | | | P | P | P | | P | P | | | | | | P | | | 9.3.G |
| Dwelling—Above the Ground Floor | | | | | | | | | P | P | P | P | P | P | | P | | | | | | | | |
| Dwelling—Manufactured Home | P | P | P | P | P | P | P | | | | | | | | | | | | | S | | | | 9.3.H |
| Dwelling—Multi-Family | | | | | P,S | P | P | P | P | P | P | P | P | P | | P | | | | | | | | 9.3.I |
| Dwelling—Townhouse | | | | S | P,S | P | P | P | P | P | P | P | P | P | | P | | | | | | | | 9.3.I |
| Dwelling—Single-Family | P | P | P | P | P | P | P | | P | P | | | | P | | P | | | | P | | | | |
| Dwelling—Two-Family | | S | S | P | P | P | P | | P | P | | | | P | | P | | | | | | | | 9.3.J |
| Eating and Drinking Establishment | | | | | | | | | S | P | P | P | P | | | P | P | P | | | | | | |
| Educational Facility—Primary or Secondary | P | P | P | P | P | P | P | P | | P | P | P | P | | | S | | | | | P | | | |
| Educational Facility—University or College/Vocational | | | | | | | | | | P | P | S | P | | P | S | P | P | | S | P | | | |
| Financial Institution | | | | | | | | | P | P | P | P | P | P | P | | P | | | | | | | |
| Financial Service, Alternative | | | | | | | | | | S | S | S | | | | | | | | | | | | 9.3.K |
| Food Bank | | | | | | | | | | | | | | | | P | | P | P | | | | | |
| Food Pantry | | | | | | | | | | S | S | | | | | | | | | | P | | | |
| Food Truck Park | | | | | | | | | S | P | P | P | P | | | P | P | | | | | | | 9.3.L |
| Fraternity/Sorority | | | | S | S | S | S | | | | | | | | | | | | | | P | | | |
| Funeral Home | | | | | | | | | | S | S | S | | | | | | | | | | | | 9.3.M |
| Garden, Community | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 9.3.N |
| Garden, Market | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 9.3.N |
| Garden, Personal | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 9.3.N |
| Gas Station | | | | | | | | | S | S | P | P | | | | S | S | P | P | | | | | 9.3.O |

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|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--------|
| Golf Course/Driving Range | | | | | | | | | | | P | P | | | | | | | | | P | | | |
| Government Office/Facility | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | | P | | | |
| Greenhouse/Nursery—Retail | | S | S | S | S | S | S | S | S | P | P | P | | S | | | | | | P | | | | |
| Group Home | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | | |
| Halfway House | | | | | | S | S | S | | P | P | P | P | S | S | S | | | | | P | | | |
| Healthcare Facility | | | | | | | | | | | | S | | | S | | S | | | | P | | | |
| Heavy Retail, Rental, and Service | | | | | | | | | | | P | P | | | | | | P | | S | | | | |
| Heliport | | | | | | | | | | | | | | | S | S | S | S | S | | S | | | |
| Homeless Shelter | | | | | | | | | | | S | S | S | | | | | | | | P | | | |
| Hotel | | | | | | | | | | P | P | P | P | | P | P | P | | | | | | | |
| Impound Lot | | | | | | | | | | | | | | | | | | | P | | | | | 9.3.P |
| Independent Living Facility | | | | S | S | P | P | P | P | P | P | P | P | S | | | | | | | | | | |
| Industrial—Craft | | | | | | | | | | P | P | P | P | | | P | | P | | | | | | 9.3.Q |
| Industrial—General | | | | | | | | | | | | | | | | P | P | P | P | | | | | |
| Industrial—Heavy | | | | | | | | | | | | | | | | | | | P | | | | | |
| Industrial Design | | | | | | | | | P | P | P | P | P | | P | P | P | P | | | | | | |
| Kennel | | | | | | | | | | | S | S | | | | S | | | | P | | | | 9.3.A1 |
| Live Entertainment—Secondary Use | | | | | | | | | | P | P | P | P | | | P | | | | | | | | |
| Live Performance Venue | | | | | | | | | | S | P | P | S | | | P | | | | | | | | |
| Live/Work | | | | | | | | | P | P | | | P | P | | P | | | | | | | | 9.3.R |
| Lodge/Meeting Hall | | | | | | | | | P | P | P | P | P | P | | P | P | P | P | P | | | | 9.3.S |
| Marina | | | | | | | | | | S | | | | | | S | | S | | | | S | | 9.3.T |
| Medical/Dental Office/Clinic | | | | | | | | | S | P | P | P | P | P | P | | S | | | | | | | |
| Micro-Brewery/Distillery/Winery | | | | | | | | | S | P | P | P | P | | | P | | P | | | | | | 9.3.U |
| Neighborhood Nonresidential Reuse | S | S | S | S | S | S | S | S | | | | | | | | | | | | | | | | 9.3.V |
| Nightclub | | | | | | | | | | S | S | S | S | | | | | | | | | | | |

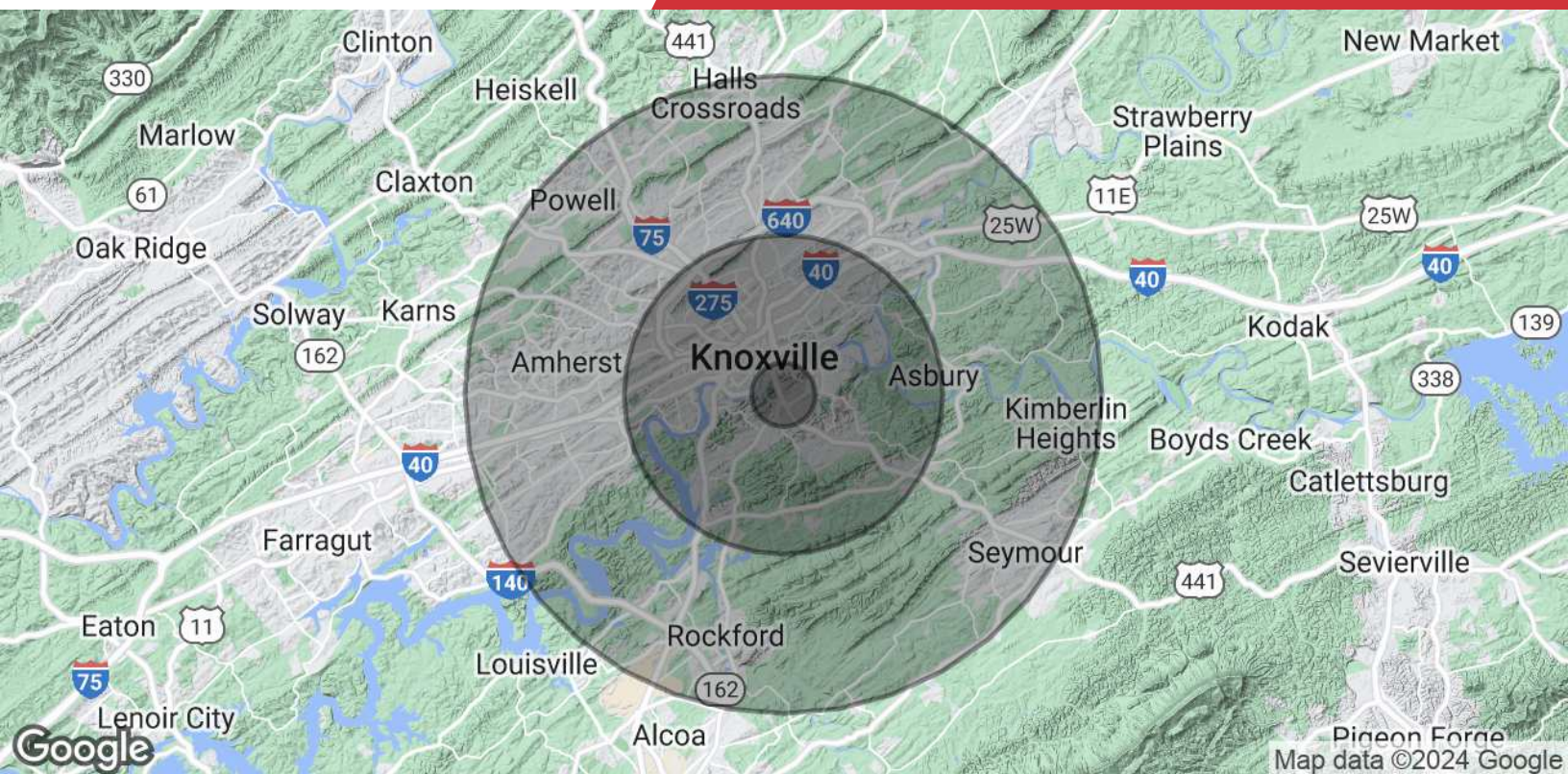
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---------|
| Office | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | | P | | | |
| Parking Lot | | | | | | | | | | S | S | P | | | | | | | | | P | | | | Art. 11 |
| Parking Structure | | | | | | | | | | P | P | P | P | | P | P | P | | | | P | | | | Art. 11 |
| Personal Service Establishment | | | | | | | | | P | P | P | P | P | | P | P | P | | | | | | | | |
| Place of Worship | S | S | S | S | S | S | S | S | P | P | P | P | P | P | | | | | | P | P | | | | |
| Pre-School/Kindergarten | S | S | S | S | S | S | S | S | P | P | P | P | P | | S | | | | | | | S | | | 9.3.W |
| Public Park | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | P | P | | |
| Public Safety Facility | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | |
| Public Works Facility | | | | | | | | | | | P | P | | | | P | | P | P | P | | | | | |
| Reception Facility | | | | | | | | | | P | P | P | P | | | S | | | | S | | | | | 9.3.X |
| Research and Development | | | | | | | | | | S | | | | | P | P | P | P | P | | | | | | |
| Residential Care Facility | | | | | | S | P | P | S | S | S | S | | | | | | | | | P | | | | 9.3.Y |
| Retail Goods Establishment | | | | | | | | | P | P | P | P | | | P | P | P | | | | | | | | |
| Retail Liquor Stores | | | | | | | | | | P | P | P | P | | P | | | | | | | | | | |
| Salvage Yard | | | | | | | | | | | | | | | | | | | S | | | | | | 9.3.Z |
| Self-Storage Facility: Enclosed | | | | | | | | | | S | P | P | | | | P | | P | P | | | | | | 9.3.AA |
| Self-Storage Facility: Outdoor | | | | | | | | | | | S | P | | | | | | P | P | | | | | | 9.3.AA |
| Social Service Center | | | | | | | | | | S | S | S | S | | | | | | | | P | | | | |
| Solar Farm | | | | | S | S | S | S | | | S | S | | | P | | P | P | P | S | S | | | | 9.3.BB |
| Storage Yard, Outdoor | | | | | | | | | | | P | | | | | | | P | P | | | | | | 9.3.CC |
| Storage Yard, Outdoor—Secondary Use | | | | | | | | | | | P | P | | | | S | | P | P | | | | | | 9.3.CC |
| Vehicle Dealership | | | | | | | | | | | P | P | | | | | | | | | | | | | |
| Vehicle Operation Facility | | | | | | | | | | | | | | | | | | P | P | | | | | | |
| Vehicle Rental—Indoor | | | | | | | | | | S | P | P | S | | | | | | | | | | | | |
| Vehicle Rental—With Outdoor Storage/Display | | | | | | | | | | | P | P | | | | | | | | | | | | | |
| Vehicle Repair/Service | | | | | | | | | | S | P | P | | | | S | | | | | | | | | 9.3.DD |
| Warehouse and Distribution | | | | | | | | | | | | | | | | P | P | P | P | | | | | | |

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|-----------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--------|
| Waste Transfer Station | | | | | | | | | | | | | | | | | | | P | | | | | |
| Wholesale Establishment | | | | | | | | | | | S | | | | | S | P | P | P | | | | | |
| Wind Energy System | | | | | | | | | | | | | | | | | S | S | S | S | S | | | 9.3.EE |
| Wireless Telecommunications | S | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | | 9.3.FF |

| TEMPORARY USE | EN | RN-1 | RN-2 | RN-3 | RN-4 | RN-5 | RN-6 | RN-7 | C-N | C-G | C-H | C-R | DK | O | OP | I-MU | I-RD | I-G | I-H | AG | INST | OS | NA | USE STANDARD (Section) |
|---|----|------|------|------|------|------|------|------|-----|-----|-----|-----|----|---|----|------|------|-----|-----|----|------|----|----|------------------------|
| Animals for Control of Invasive Species | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | 9.4.A |
| Farmers' Market | | | | | | | T | T | T | T | T | T | T | T | T | T | T | | | T | T | T | | 9.4.B |
| Farmstand | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | | | T | T | | 9.4.C |
| Mobile Food Units (MFUs)/Mobile Food Vendors | | | | | | | | | T | T | T | T | T | T | T | T | T | T | | | T | | | 9.4.D |
| Real Estate Project Sales Office/Model Unit | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | T | | | Sec. 9.4.E |
| Temporary Contractor Office and Contractor Yard | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | T | | | 9.4.F |
| Temporary Outdoor Entertainment | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | T | T | T | | 9.4.G |
| Temporary Outdoor Sales | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | T | T | | | 9.4.H |
| Temporary Outdoor | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | 9.4.I |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------|
| Storage Container | | | | | | | | | | | | | | | | | | | | | | | | | |
| Temporary Recreational Vehicle Park | | | | | | | | | | T | T | T | | | | T | | | | | T | | | | 9.4.J |
| Temporary Warehouse Sales (Indoor) | | | | | | | | | | | | | | | | T | | T | T | | | | | | 9.4.K |
| Tent | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | 9.4.L |

(Ord. No. O-43-2020 , § 1, 3-24-20; Ord. No. O-61-2020 , § 1, 4-21-20; Ord. No. O-154-2020 , § 1, 10-20-20; Ord. No. O-43-2021 , § 1, 3-23-21; Ord. No. O-110-2021 , § 1, 8-24-21; Ord. No. O-11-2022 , § 1, 1-25-22; Ord. No. O-12-2022 , § 1, 1-25-22; Ord. No. O-89-2022 , § 1, 7-26-22; Ord. No. O-91-2022 , § 1, 7-26-22; Ord. No. O-92-2022 , § 1, 7-26-22; Ord. No. O-2-2023 , § 1, 1-10-23)



Population

| | 1 Mile | 5 Miles | 10 Miles |
|-----------------------------|--------|---------|----------|
| Total Population | 7,979 | 114,197 | 330,547 |
| Average Age | 29.0 | 34.9 | 37.9 |
| Average Age (Male) | 28.8 | 33.6 | 36.5 |
| Average Age (Female) | 30.9 | 35.6 | 39.3 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|----------|-----------|-----------|
| Total Households | 3,642 | 56,083 | 152,951 |
| # of Persons per HH | 2.2 | 2.0 | 2.2 |
| Average HH Income | \$45,813 | \$48,089 | \$64,992 |
| Average House Value | \$95,934 | \$138,797 | \$178,359 |

2020 American Community Survey (ACS)

**Michael Moore**

Senior Advisor

mmoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.221.9442

TN #324982

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Education

University of Tennessee College of Journalism, 1992-1997

Memberships

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400