



11470 Parkside

11470 Parkside Dr
Knoxville, Tennessee 37934

Property Highlights

- Modern and customizable office spaces
- Ample parking for tenants and visitors
- High-speed internet connectivity
- State-of-the-art security features
- Proximity to major transportation routes
- - Professional management and responsive maintenance
- Flexible floor plans to accommodate diverse business needs
- High visibility and prominent signage opportunities
- Well-maintained and attractive exterior
- Accessible and convenient location for employees and clients

Offering Summary

Lease Rate:	\$22.50 SF/yr (MG)
Building Size:	22,032 SF
Available SF:	2,300 - 5,100 SF
Lot Size:	107,057 SF

Demographics 1 Mile 5 Miles 10 Miles

Total Households	1,536	33,451	102,835
Total Population	4,024	81,425	237,398

For More Information

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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Property Description

Discover an exceptional leasing opportunity at 11470 Parkside Dr, Knoxville, TN, 37934. This prime property boasts modern amenities, flexible floor plan for design to fit Tenant's needs, and professional management to cater to your business needs. With ample parking, high visibility, and easy access to major thoroughfares, this property offers convenience for both employees and clients. The well-maintained premises provide a professional environment, while the strategic location ensures prominence and accessibility. Experience the ideal combination of functionality and allure at this sought-after address.

Suite 300 - 2,550 square feet

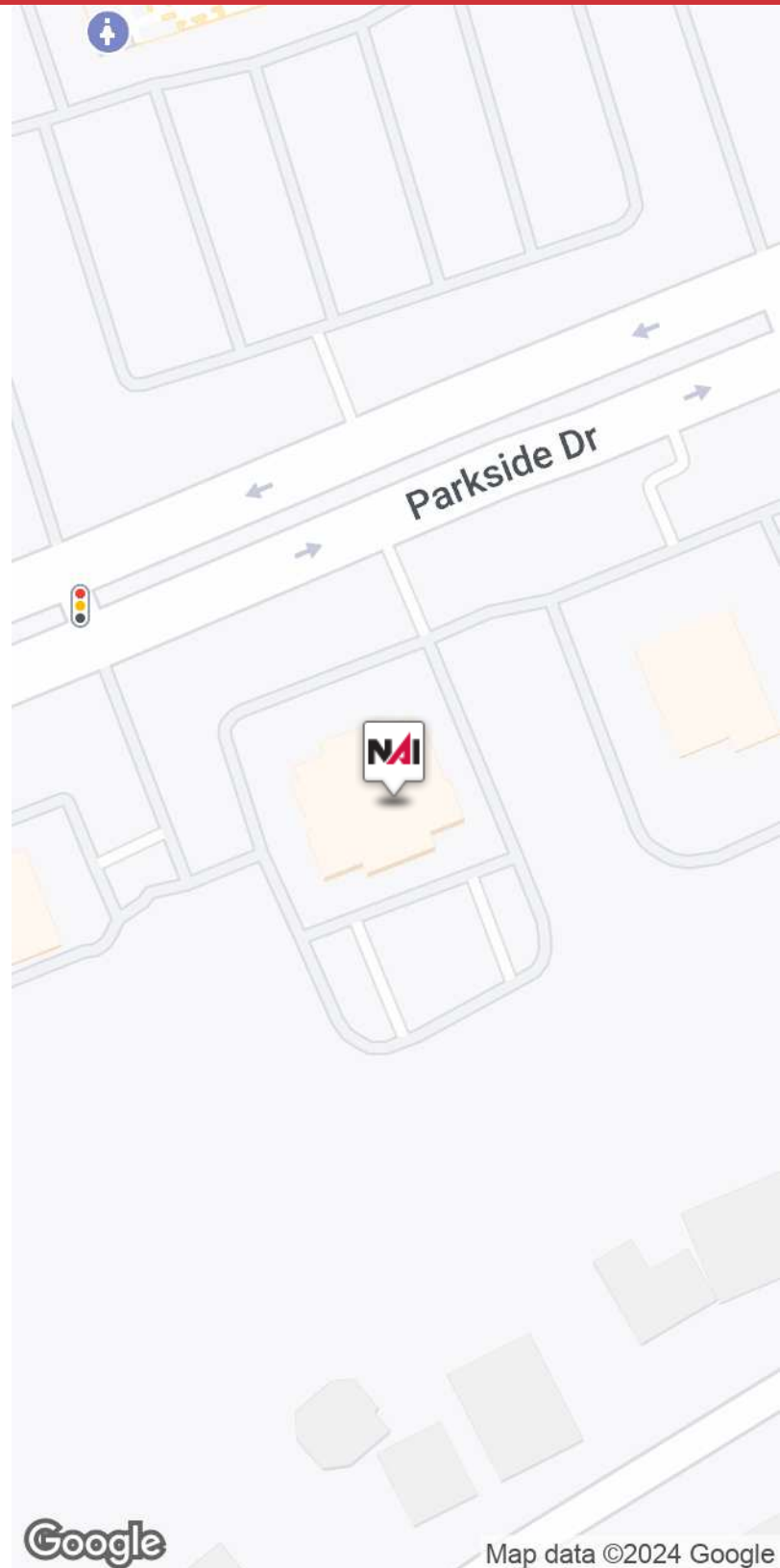
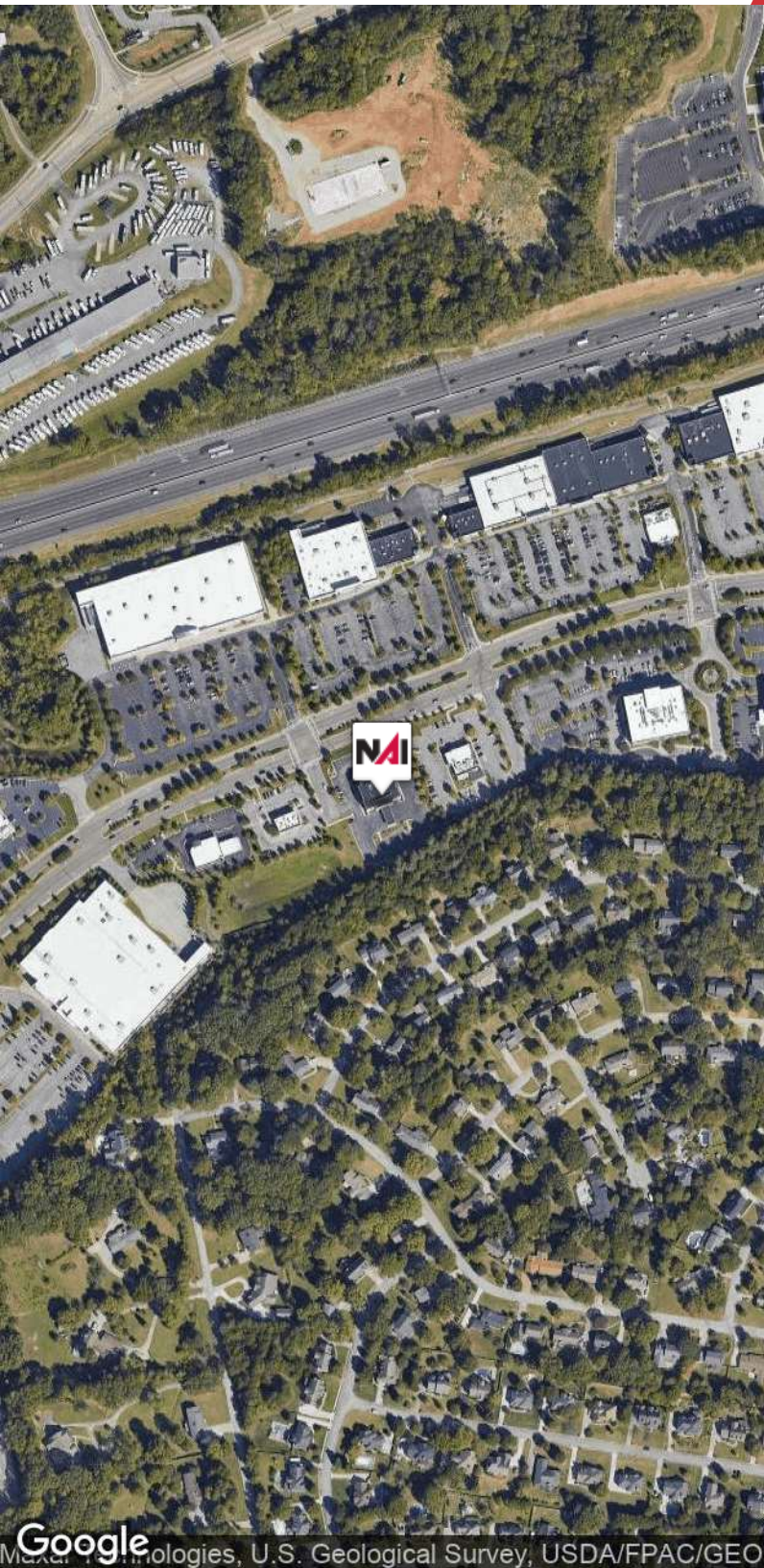
Suite 301 - 2,550 square feet

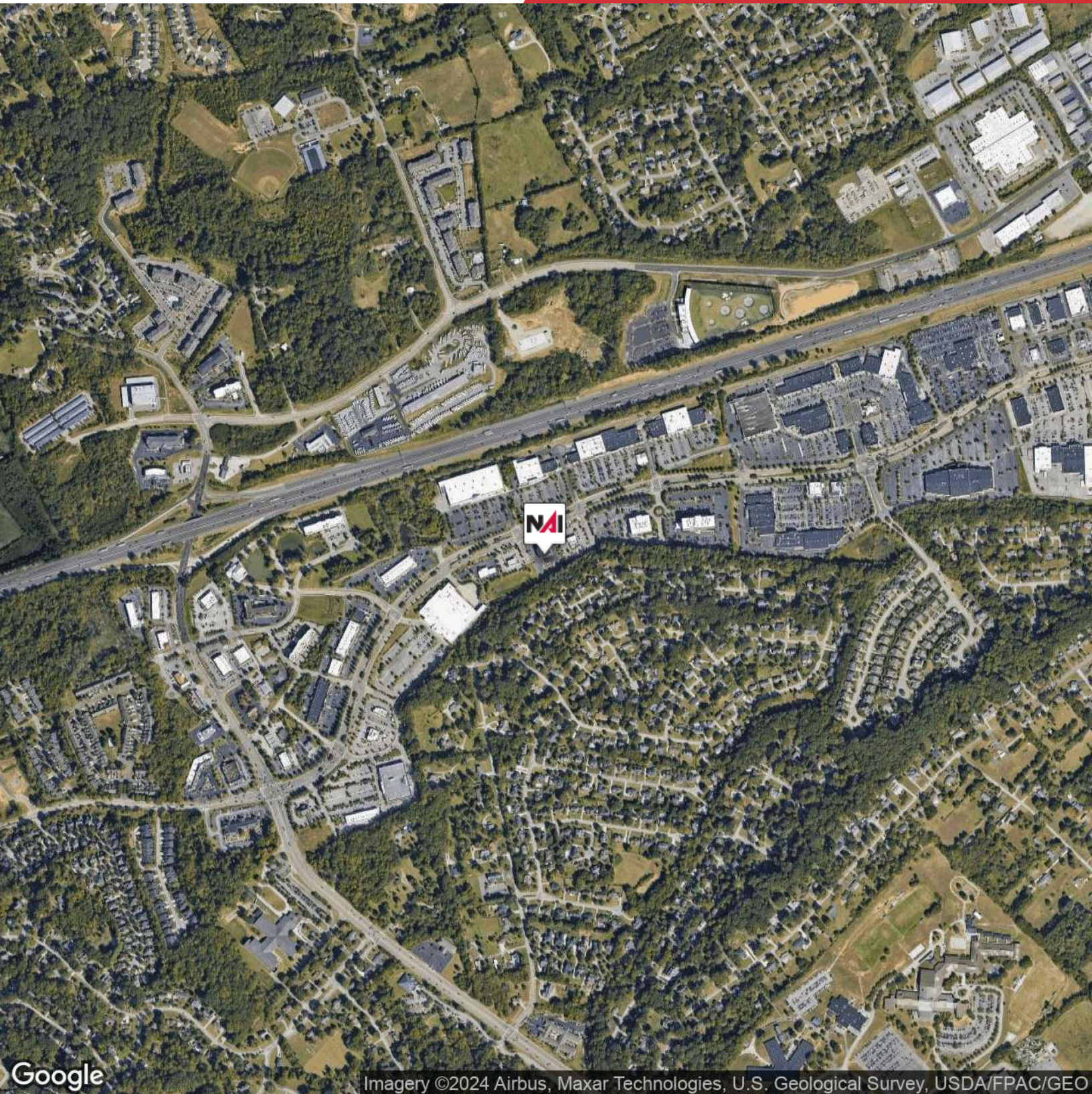
Third Floor -- 5,100 square feet

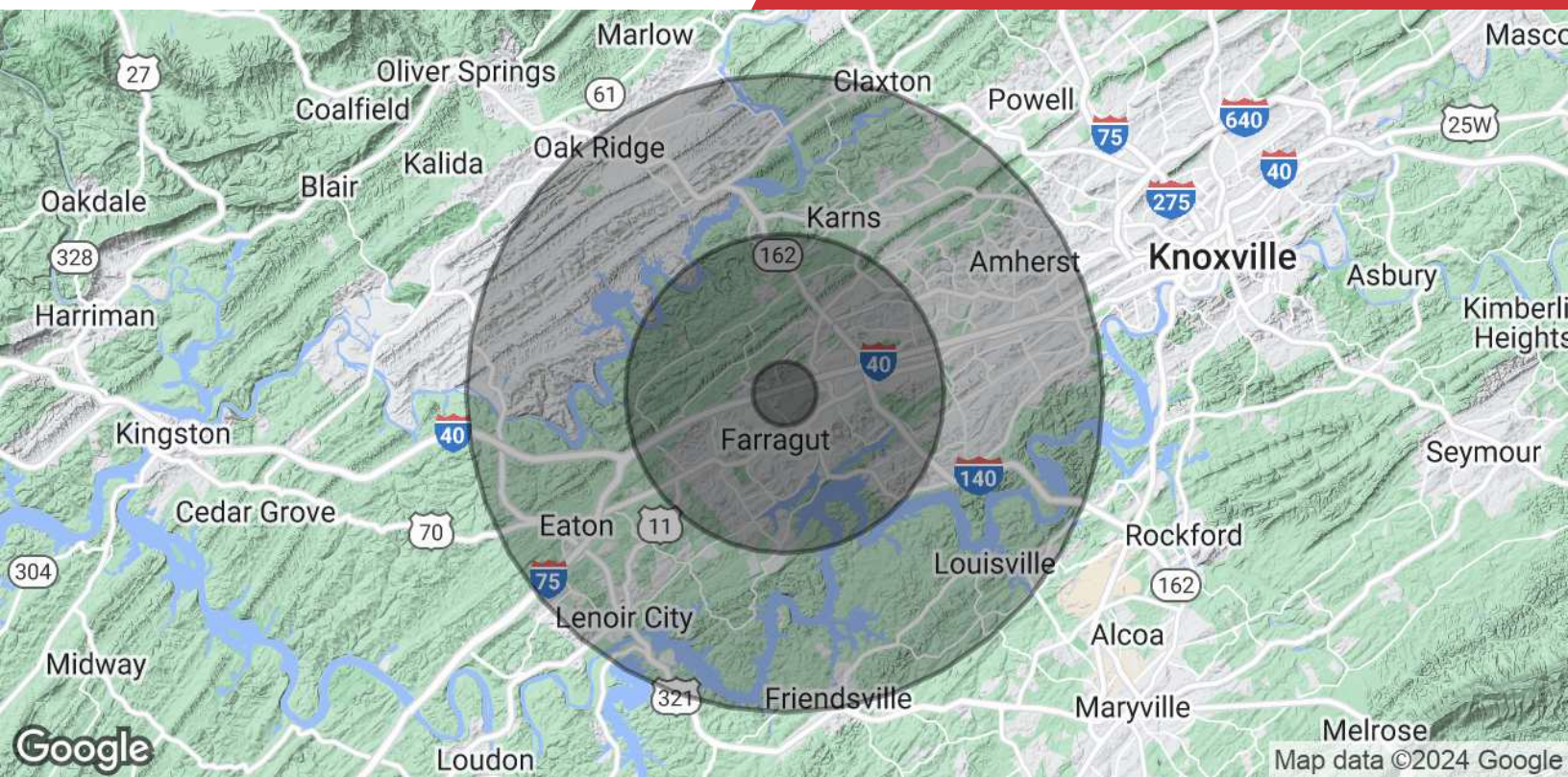
Location Description

The property located at 11470 Parkside Dr, Knoxville, TN, 37934 located in the heart of Turkey Creek, a prominent location in the West Knoxville market. It is surrounded by a variety of amenities, including dining options, shopping centers, and recreational facilities, making it an attractive destination for tenants. The area offers a perfect blend of work and play, with access to professional services, leisure activities, and dining experiences. Provides easy access to Lovell Road, Campbell Station Road and I-40.









Population

	1 Mile	5 Miles	10 Miles
Total Population	4,024	81,425	237,398
Average Age	43.4	41.8	40.7
Average Age (Male)	43.2	40.8	39.6
Average Age (Female)	43.0	42.5	41.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,536	33,451	102,835
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$120,607	\$116,264	\$97,253
Average House Value	\$302,781	\$322,387	\$275,265

* Demographic data derived from 2020 ACS - US Census

**Michelle Gibbs**

Senior Advisor

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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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Roger M. Moore, Jr, SIOR

President

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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:

Leadership Knoxville

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