

For Lease

Office Building

1,500 SF | \$2,875.00 per month



120 Suburban Road

120 Suburban Road
Knoxville, Tennessee 37922

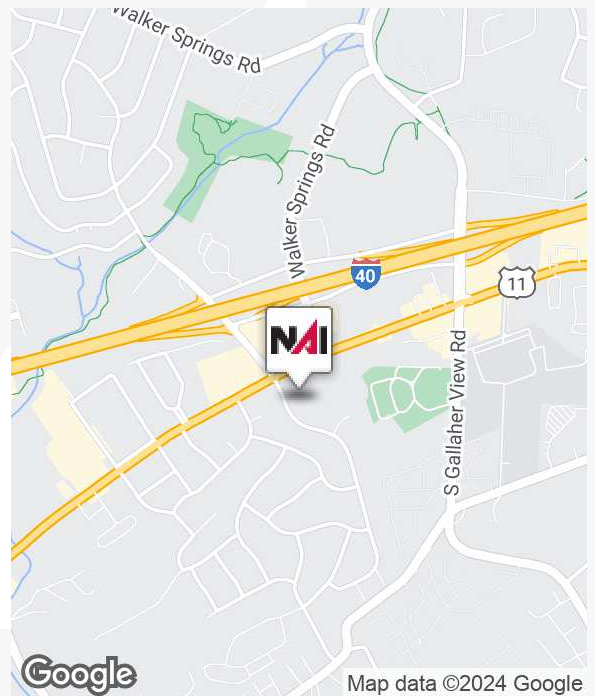
Property Highlights

- Prime West Knoxville location
- Excellent visibility to Kingston Pike and I-40
- High traffic location near professional businesses
- Modern high-end finishes
- Ample parking for tenants and guests
- Professional and well-maintained building
- Easily accessible from major highways
- Efficient HVAC and energy-efficient lighting
- Dedicated management and maintenance team
- High-speed internet and telecom infrastructure
- Direct access from parking lot into the space

Property Description

Two-story, traditional, brick office building in suburban West Knoxville located one block off Kingston Pike. Move in ready with Class A faux finishes, crown molding, hardwood floors, restrooms and kitchen in each suite. Great floor plans with multiple offices and open floor plans. Suite 101 - 1,500 SF

Total Monthly: 2,875.00 with 4% annual escalations



For more information

Michelle Gibbs

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mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com



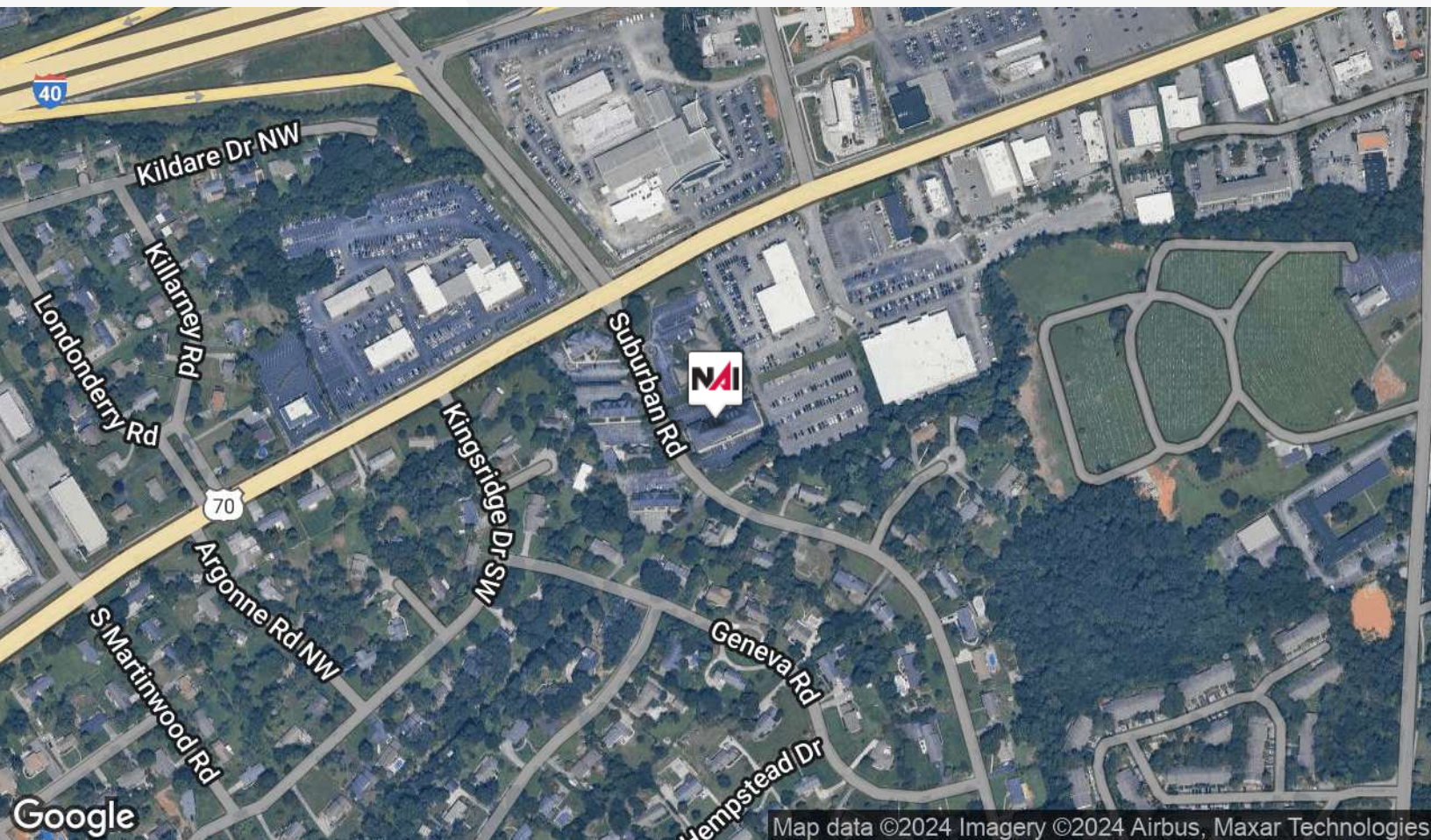
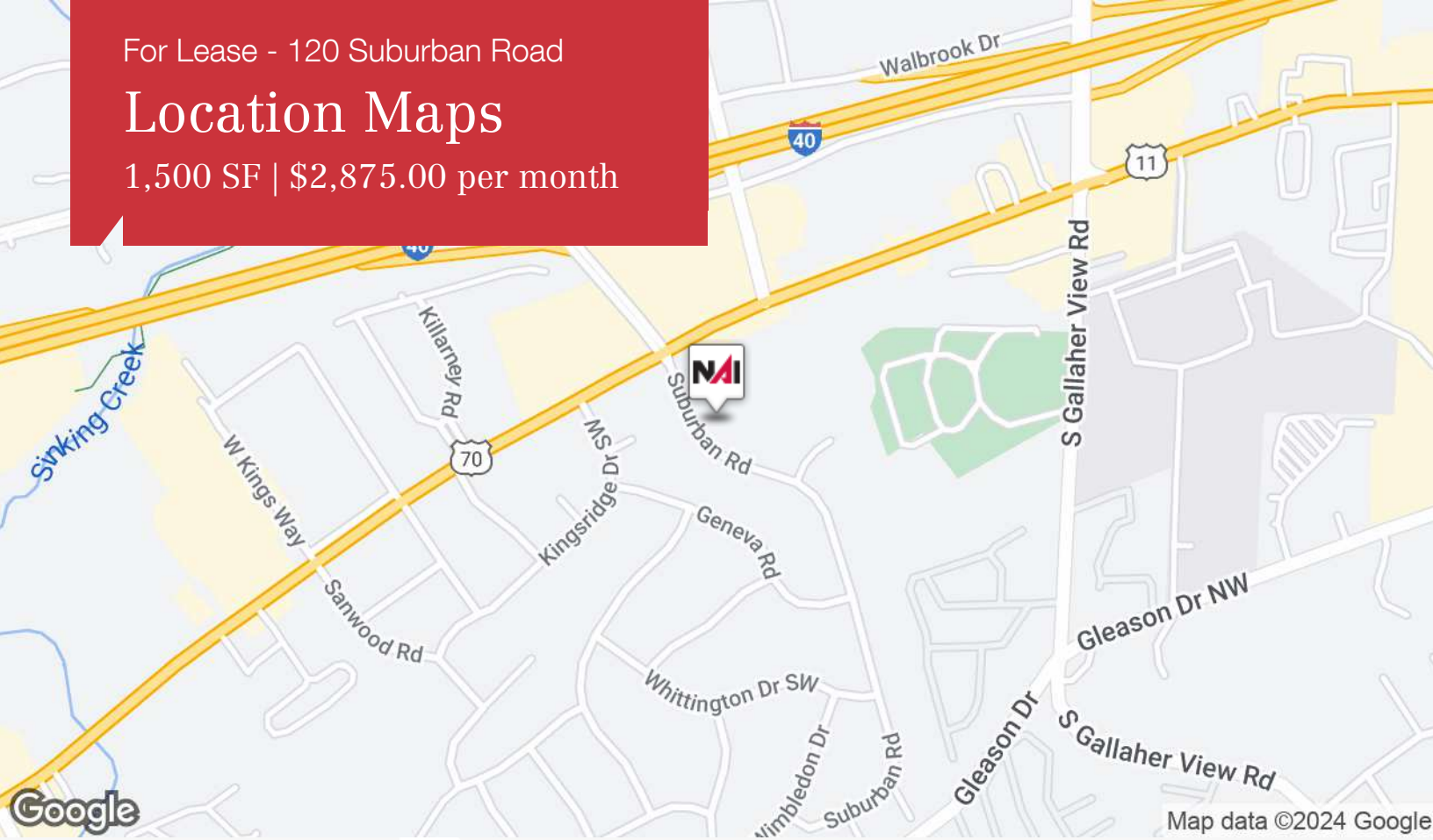
255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



For Lease - 120 Suburban Road

Location Maps

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Executive Summary

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GRM:

AVAILABLE SF: 1,500 SF

LEASE RATE: \$2,875.00 per month
(NNN)

LOT SIZE: 1.26 Acres

BUILDING SIZE: 23,310 SF

BUILDING CLASS: A

YEAR BUILT: 2006

MARKET: West Knoxville

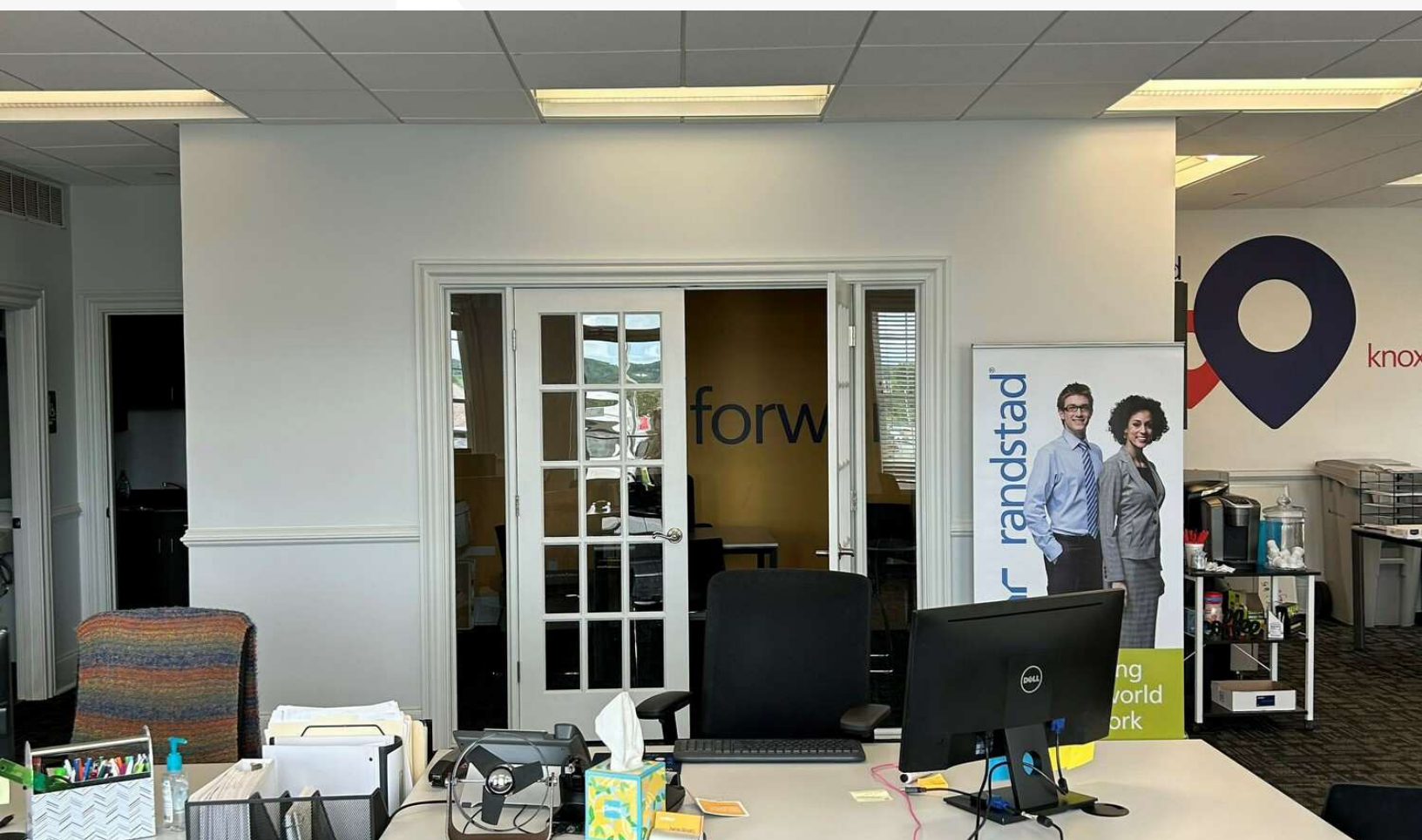
SUB MARKET: Walker Springs

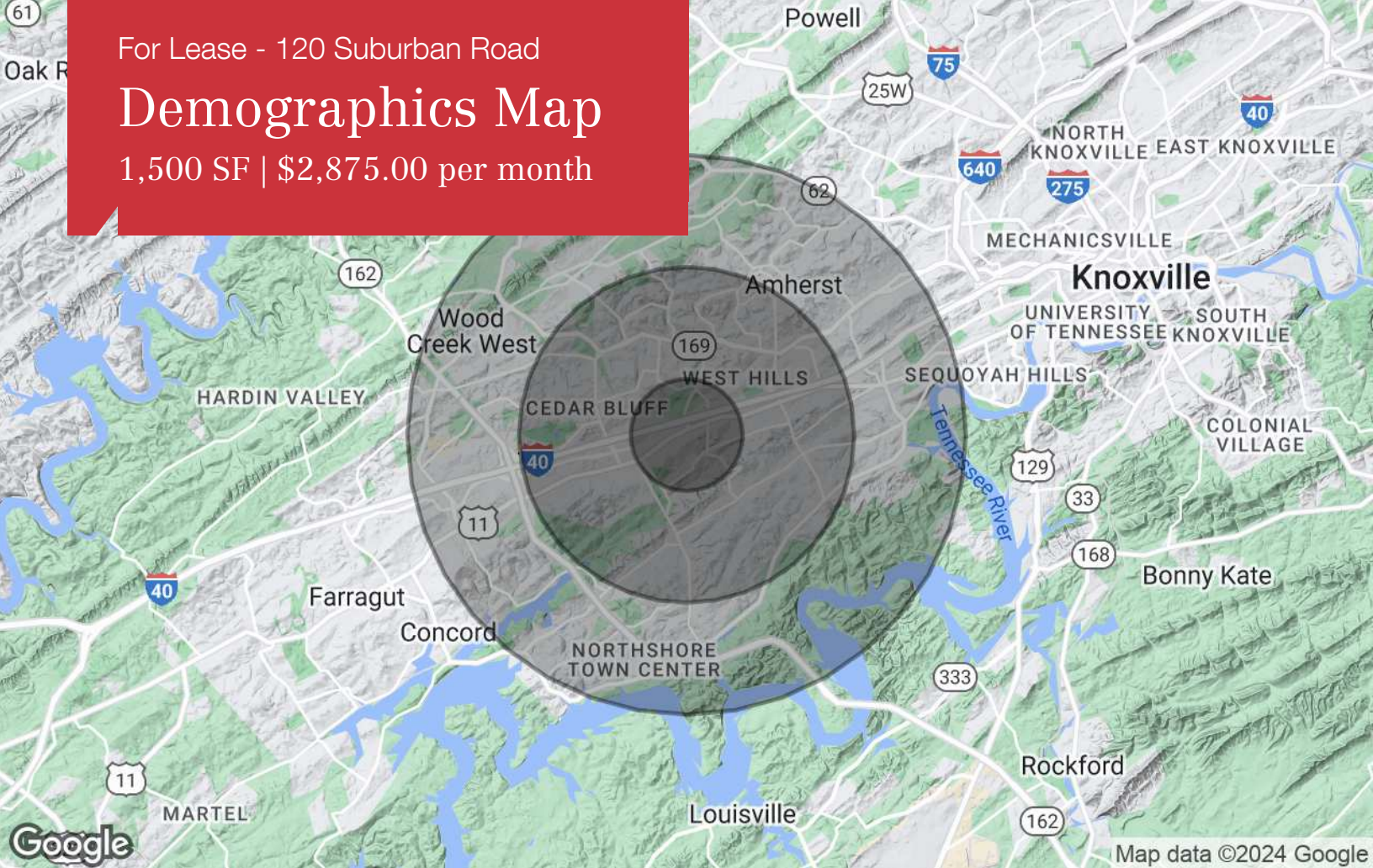
CROSS STREETS: Kingston Pike

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Additional Photos
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,151	62,100	130,821
MEDIAN AGE	34.0	35.5	36.0
MEDIAN AGE (MALE)	30.7	34.2	35.2
MEDIAN AGE (FEMALE)	36.8	37.0	36.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,007	27,438	55,174
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$60,497	\$78,480	\$83,089
AVERAGE HOUSE VALUE	\$177,854	\$201,512	\$222,588

Race

	1 Mile	3 Miles	5 Miles
% WHITE	87.7%	90.7%	90.4%
% BLACK	7.9%	5.8%	5.9%
% ASIAN	2.8%	2.6%	2.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.5%	0.8%	0.7%

Ethnicity

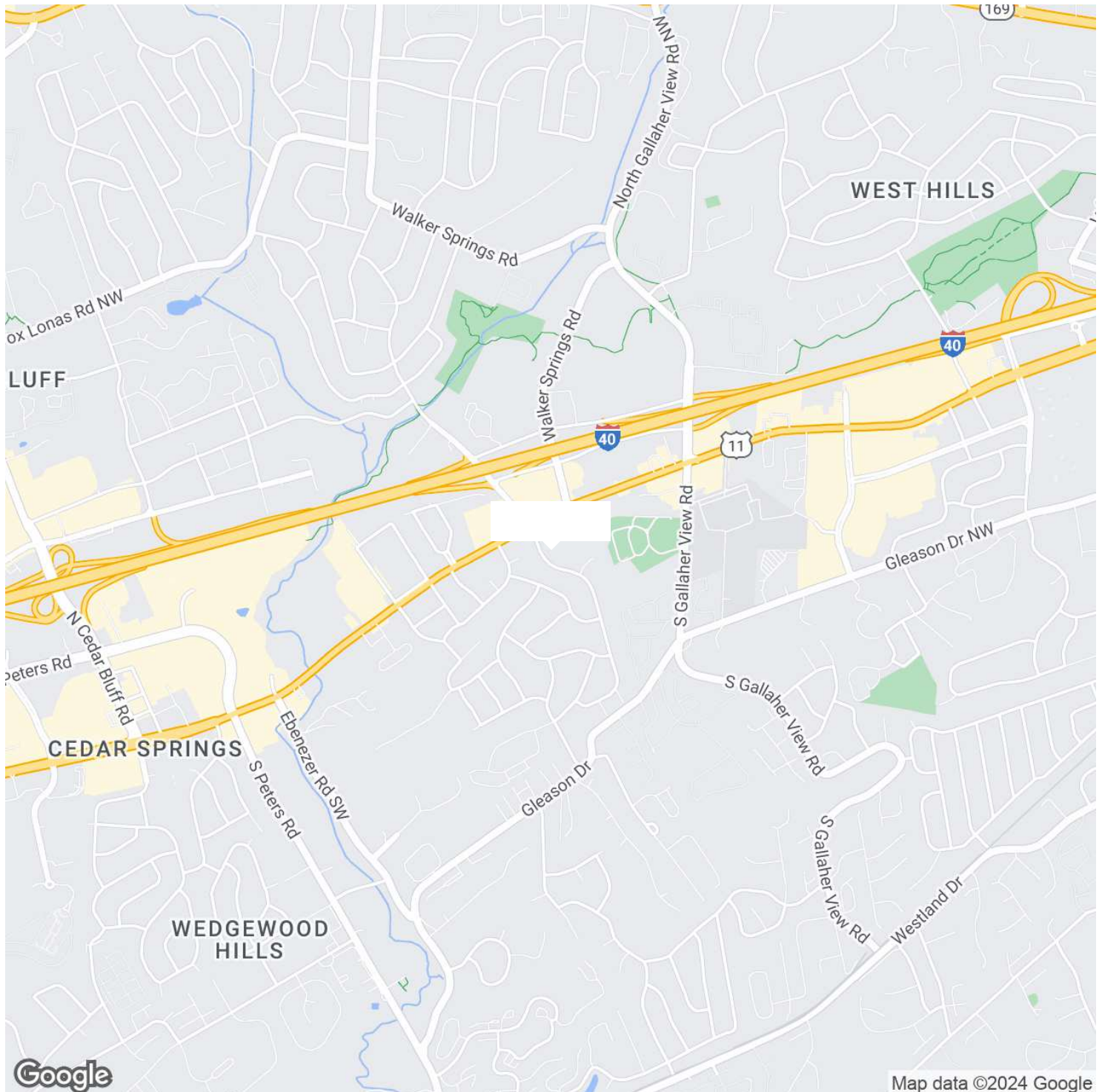
	1 Mile	3 Miles	5 Miles
% HISPANIC	9.5%	5.8%	4.5%

* Demographic data derived from 2020 ACS - US Census

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Regional Map

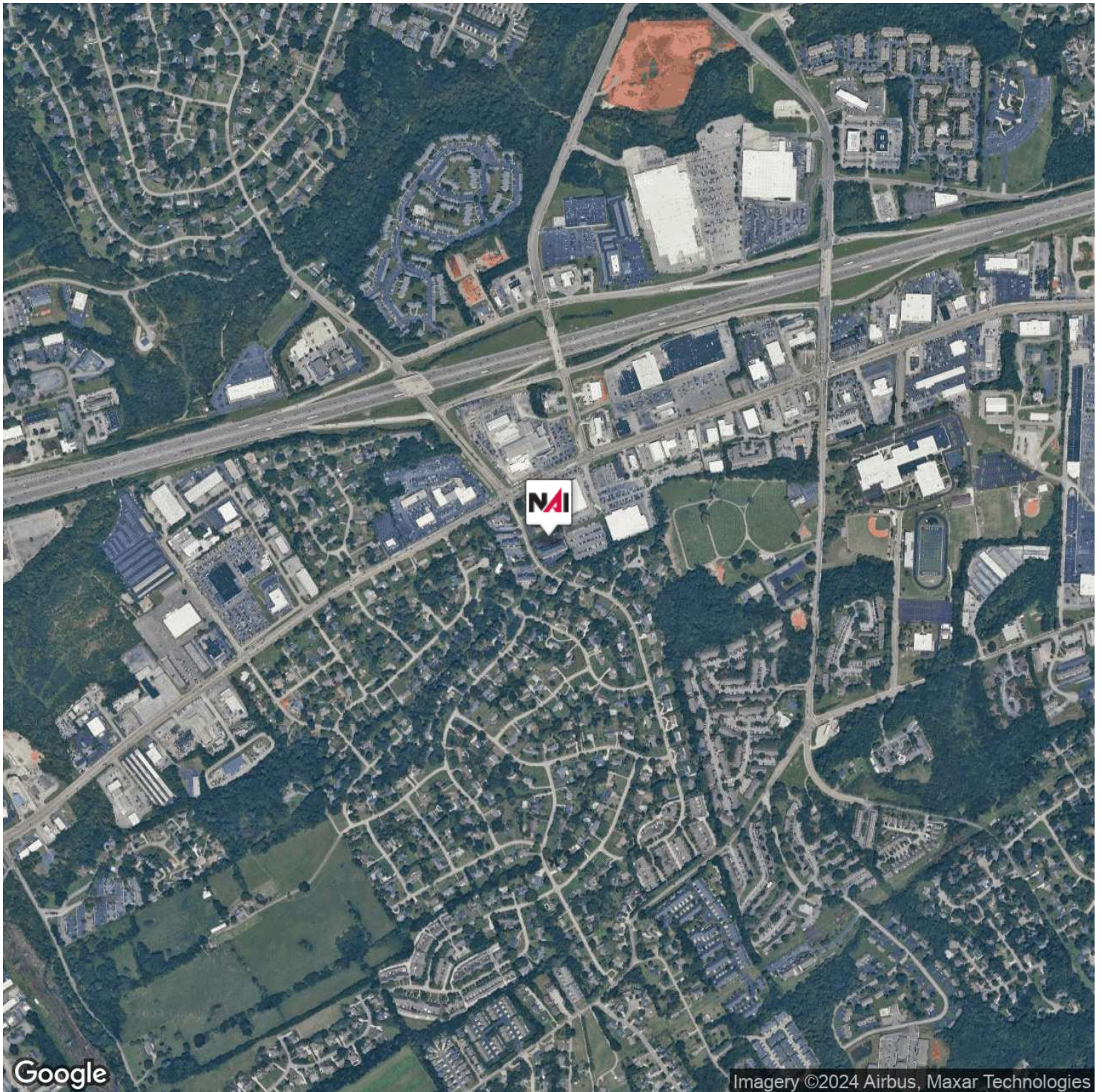
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Aerial Map

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Advisor Bio 1

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MICHELLE GIBBS

Senior Advisor

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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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