



Landmark Center

Partnership. Performance.



Platinum member

PRESENTED BY

Justin Cazana, SIOR, CCIM

Principal

865.450.8883

justin.cazana@avisonyoung.com



PROPERTY DESCRIPTION

Located in a suburban office park setting, this complex features two, 8-story office towers with a 2-story pavilion connector, containing 187,200 square feet. Landmark Center offers free parking, 24-hour security, onsite management and leasing, tenant shared conference room, bank branch with ATM machine, and security card access to the building. This complex has easy access to I-40 and is located just six miles from the Central Business District.

PROPERTY HIGHLIGHTS

- Conveniently located near I-40, just off of the Papermill exit and just six miles from Knoxville's CBD
- Class-A office building
- Complex features two, 8-story towers with a 2-story
- Connecting pavilion
- Tenant shared large conference room
- Bank branch with ATM located in building
- 24-hour security and security card access

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	1,105 - 12,008 SF
Lot Size:	
Building Size:	187,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,161	21,525	57,025
Total Population	6,450	47,064	129,863
Average HH Income	\$62,896	\$71,845	\$65,092

Justin Cazana, SIOR, CCIM

Principal
865.450.8883
justin.cazana@avisonyoung.com



Justin Cazana, SIOR, CCIM

Principal

865.450.8883

justin.cazana@avisonyoung.com



1111 N Northshore Dr Knoxville, TN 37919

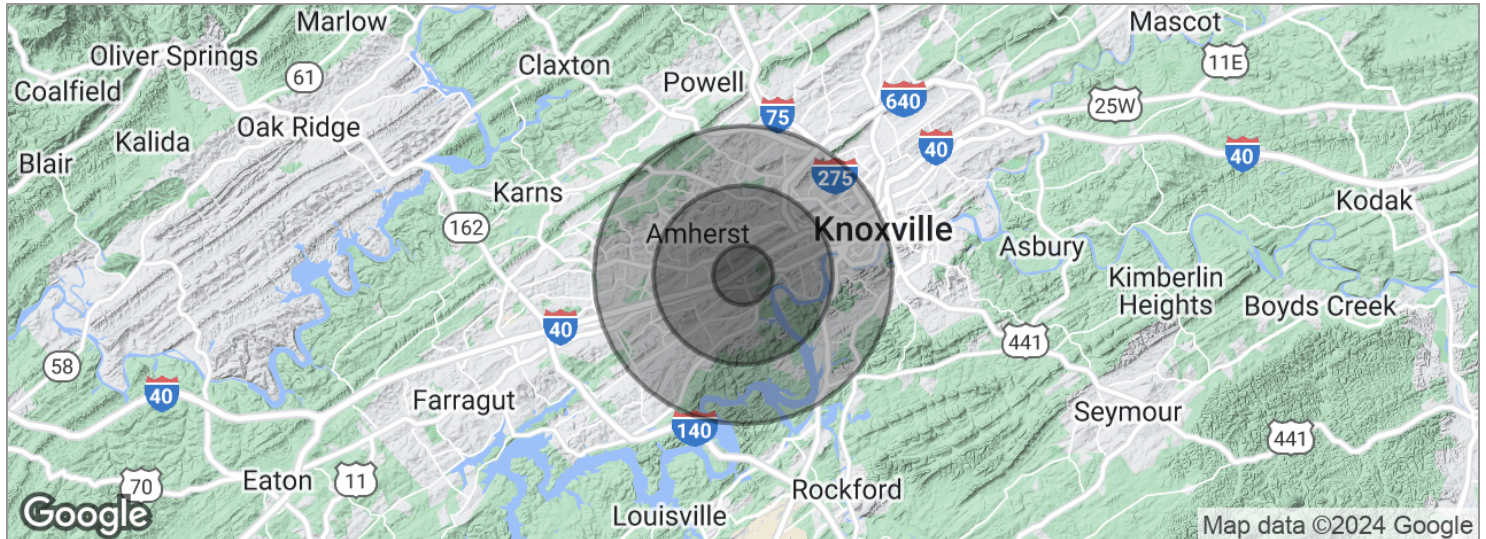
Office Building For Lease

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
N-300	\$24.00 SF/yr	Full Service	2,837 SF	Negotiable
N-450	\$24.00 SF/yr	Full Service	2,428 SF	Negotiable
N-500	\$24.00 SF/yr	Full Service	1,454 SF	Negotiable
S-230	\$24.00 SF/yr	Full Service	1,211 SF	Negotiable
S-280	\$24.00 SF/yr	Full Service	2,125 SF	Negotiable
P-100	\$24.00 SF/yr	Full Service	1,105 - 3,870 SF	Negotiable
P-100A	\$24.00 SF/yr	Full Service	2,765 - 3,870 SF	Negotiable
S-125	\$24.00 SF/yr	Full Service	2,059 SF	Negotiable
S-302	\$24.00 SF/yr	Full Service	3,939 SF	Negotiable

Justin Cazana, SIOR, CCIM

Principal
865.450.8883
justin.cazana@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	6,450	47,064	129,863
Median age	31.3	34.8	34.0
Median age (Male)	31.0	34.2	33.4
Median age (Female)	32.3	35.7	34.8
HOUSEHOLDS & INCOME			
Total households	3,161	21,525	57,025
# of persons per HH	2.0	2.2	2.3
Average HH income	\$62,896	\$71,845	\$65,092
Average house value	\$342,568	\$212,866	\$180,884
ETHNICITY (%)			
Hispanic	5.1%	4.8%	5.0%
RACE (%)			
White	84.0%	86.3%	84.3%
Black	5.3%	7.0%	9.6%
Asian	8.1%	3.9%	2.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.9%	0.4%	0.3%
Other	0.8%	0.6%	1.1%

* Demographic data derived from 2020 ACS - US Census

Justin Cazana, SIOR, CCIM

Principal

865.450.8883

justin.cazana@avisonyoung.com