



Landmark Center

Partnership. Performance.



Platinum member

PRESENTED BY

Justin Cazana, SIOR, CCIM

Principal

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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

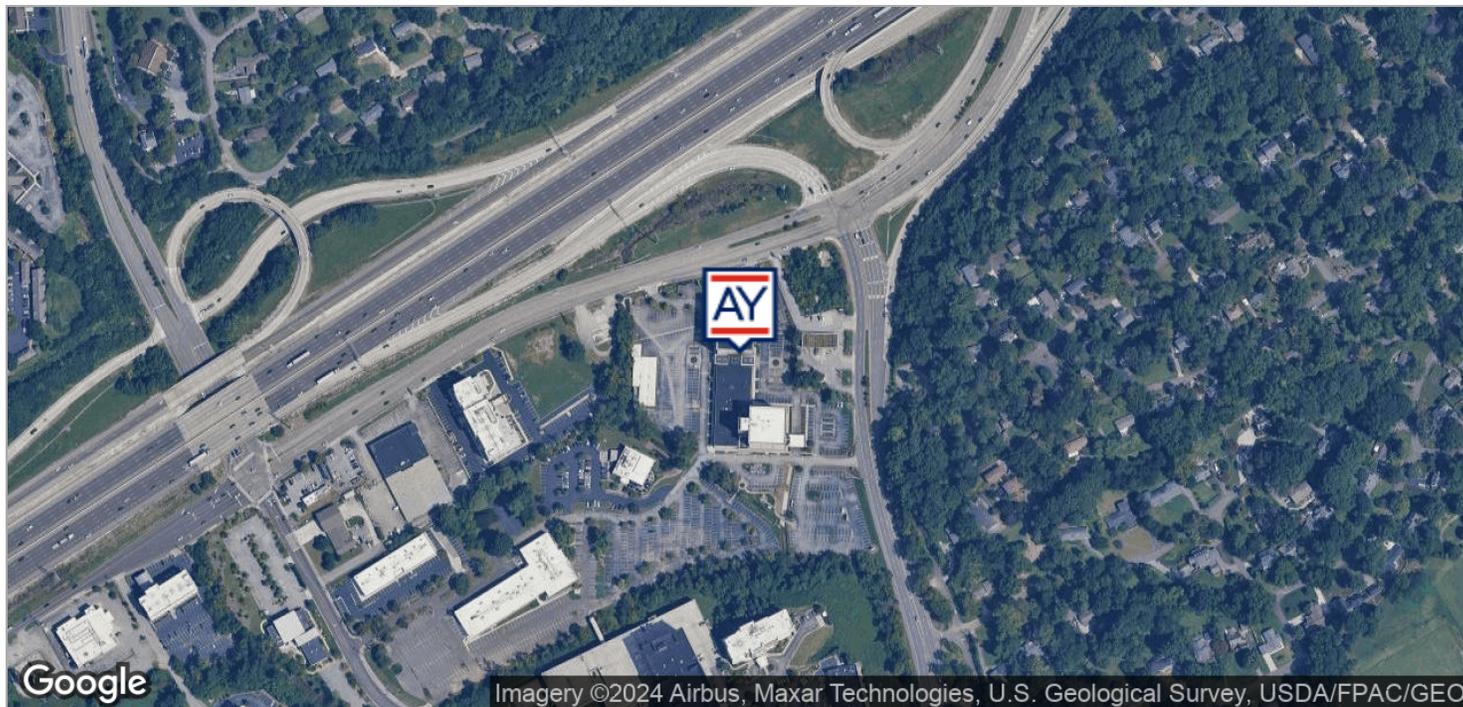
OFFERING SUMMARY

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

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1111 N Northshore Dr Knoxville, TN 37919

Office Building For Lease

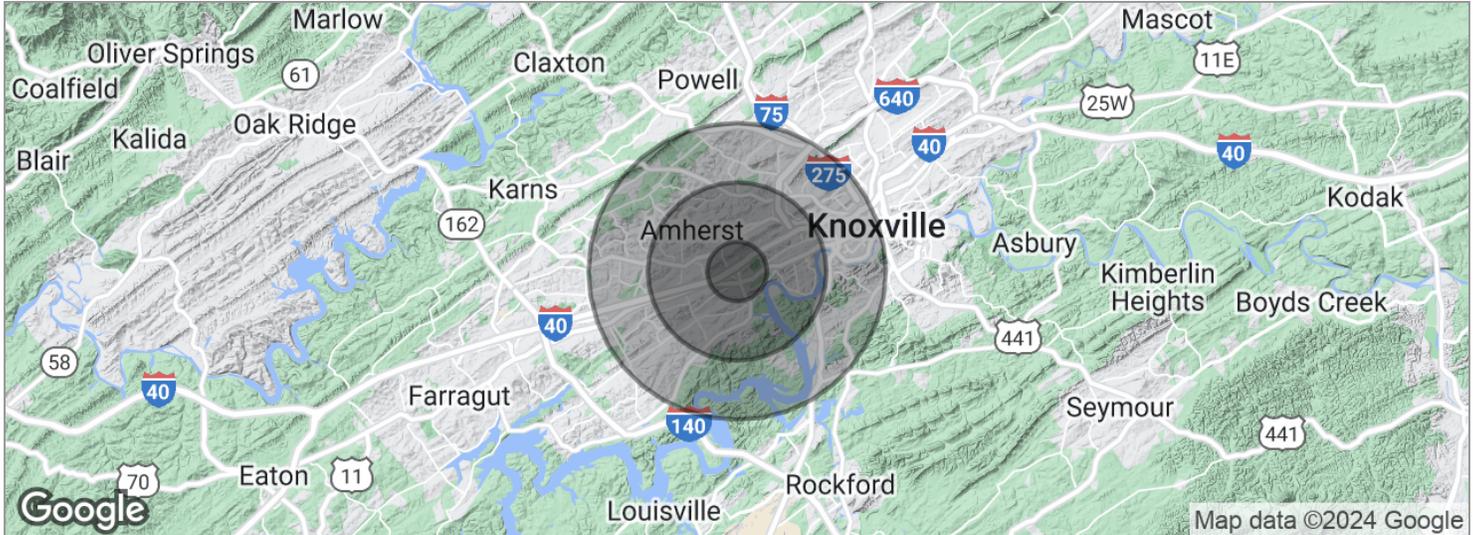
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
N-300	\$24.00 SF/yr	Full Service	2,837 SF	Negotiable
N-450	\$24.00 SF/yr	Full Service	2,428 SF	Negotiable
N-500	\$24.00 SF/yr	Full Service	1,454 SF	Negotiable
S-230	\$24.00 SF/yr	Full Service	1,211 SF	Negotiable
S-280	\$24.00 SF/yr	Full Service	2,125 SF	Negotiable
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

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POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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 (%)

	1 MILE	3 MILES	5 MILES
Hispanic	5.1%	4.8%	5.0%

RACE (%)

	1 MILE	3 MILES	5 MILES
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

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