



PROPERTY DESCRIPTION

Want exposure? Try 160,000 cars a day! That's how many cars travel directly in front of Corporate Square. Corporate Square a professional office development is the location for major corporations such as ABS and University Health Systems. Suites are available from 1,200 to 14,200 square feet and can be designed to meet the needs of each individual tenant.

The buildings offer private entrances and lobbies with ample parking available for employees and customers. Full service amenities include on-site maintenance and 24-hour service to accommodate any need.

PROPERTY HIGHLIGHTS

- Located in Cedar Bluff just 2 minutes from I-40 interchange.
- More than a dozen restaurants within one mile of this location.
- 12 minutes to downtown Knoxville
- 8 minutes to Turkey Creek
- Parking: 5/1000 SF

OFFERING SUMMARY

Lease Rate:	\$19.00 - 19.50 SF/yr (MG; Full Service)
Available SF:	715 - 14,900 SF
Lot Size:	
Building Size:	135,940 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,259	30,045	59,160
Total Population	8,797	65,962	135,975
Average HH Income	\$56,941	\$85,500	\$95,600

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LEASE TYPE MG; FULL SERVICE | TOTAL SPACE 1,135 - 15,720 SF | LEASE TERM 60 MONTHS | LEASE RATE \$19.00 - \$19.50 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A209	-	1,135 SF	Modified Gross	\$16.00 SF/yr
A301	Available	5,000 - 14,900 SF	Modified Gross	\$19.50 SF/yr
D300	Available	15,720 SF	Modified Gross	\$19.50 SF/yr
A203	Available	5,317 SF	Modified Gross	\$19.50 SF/yr
A208	-	1,294 SF	Modified Gross	\$16.00 SF/yr
A206	-	715 SF	Modified Gross	\$17.00 SF/yr
A205	-	3,155 SF	Modified Gross	\$19.50 SF/yr
A207	Available	3,600 SF	Full Service	\$19.00 SF/yr
A209	Available	1,135 SF	Modified Gross	\$19.50 SF/yr

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