



## OFFICE BUILDING FOR LEASE

### PROPERTY OVERVIEW

Knoxville's fastest growing office park, Century Park, is home to 6 Fortune 500 companies. Strategically located at the Dutchtown Road interchange, which is currently being expanded to 5 lanes, adjacent to I-40 / I-75 minutes from downtown Knoxville and the McGhee-Tyson Airport. Century Park is a state-of-the-art complex incorporating a cutting edge telecommunications infrastructure with innovative architectural design, rarely seen in a mid-size market. For the tenant whose mindset is poised for growth performance and profit in the 21st century, Century Park is the perfect partner in your business plan.

Highway Access: 1/2 mile from I-140/Dutchtown Exit

**Justin Cazana, SIOR, CCIM**  
Principal  
865.450.8883  
[justin.cazana@avisonyoung.com](mailto:justin.cazana@avisonyoung.com)

# 10025

## INVESTMENT DRIVE KNOXVILLE, TN



Platinum member



## OFFERING SUMMARY

Available SF:	6,086 - 16,203 SF
Lease Rate:	\$23.00 SF/yr (MG)
Lot Size:	5.8 Acres
Year Built:	2007
Building Size:	52,000
Zoning:	OP/TO
Market:	Knoxville

## PROPERTY OVERVIEW

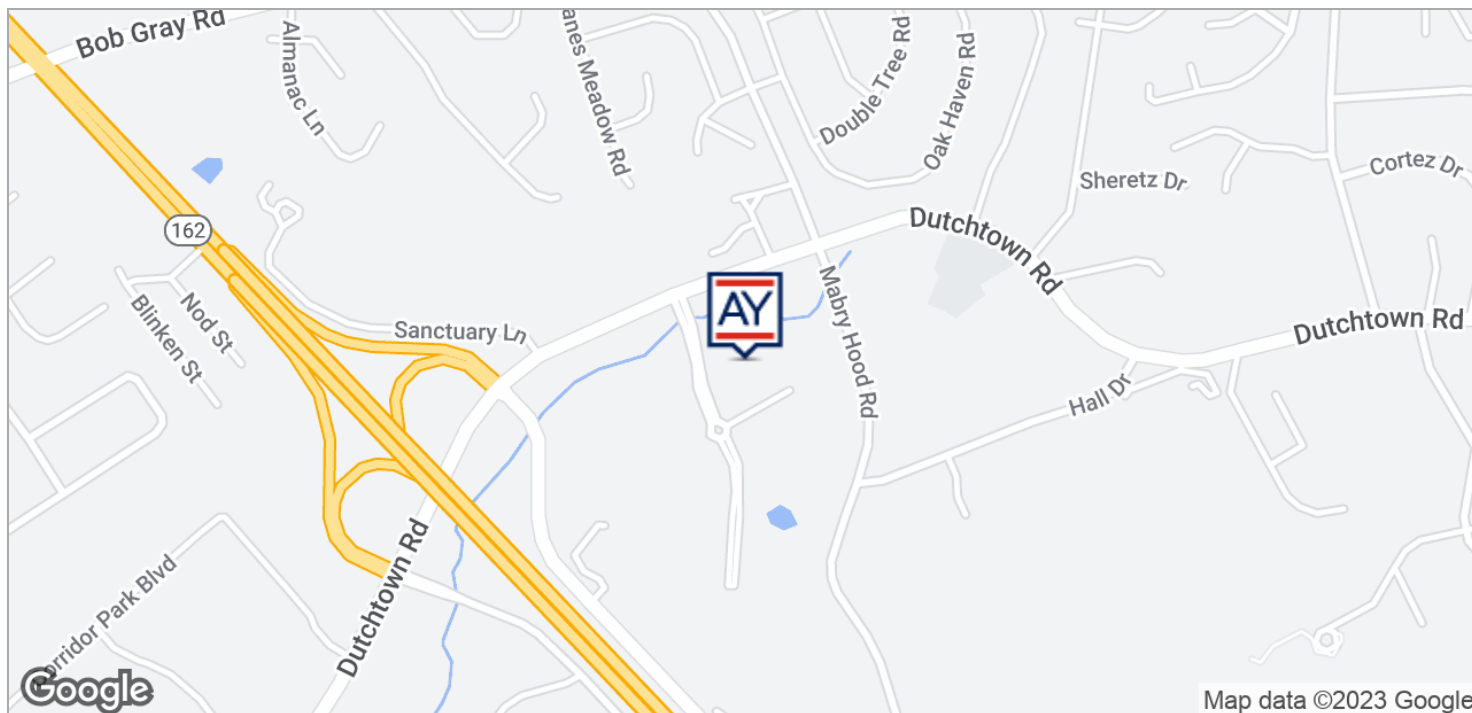
Knoxville's fastest growing office park, Century Park, is home to 6 Fortune 500 companies. Strategically located at the Dutchtown Road interchange, which is currently being expanded to 5 lanes, adjacent to I-40 / I-75 minutes from downtown Knoxville and the McGhee-Tyson Airport. Century Park is a state-of-the-art complex incorporating a cutting edge telecommunications infrastructure with innovative architectural design, rarely seen in a mid-size market. For the tenant whose mindset is poised for growth performance and profit in the 21st century, Century Park is the perfect partner in your business plan.

Highway Access: 1/2 mile from I-140/Dutchtown Exit

## PROPERTY HIGHLIGHTS

.

**Justin Cazana, SIOR, CCIM**  
Principal  
865.450.8883  
justin.cazana@avisonyoung.com

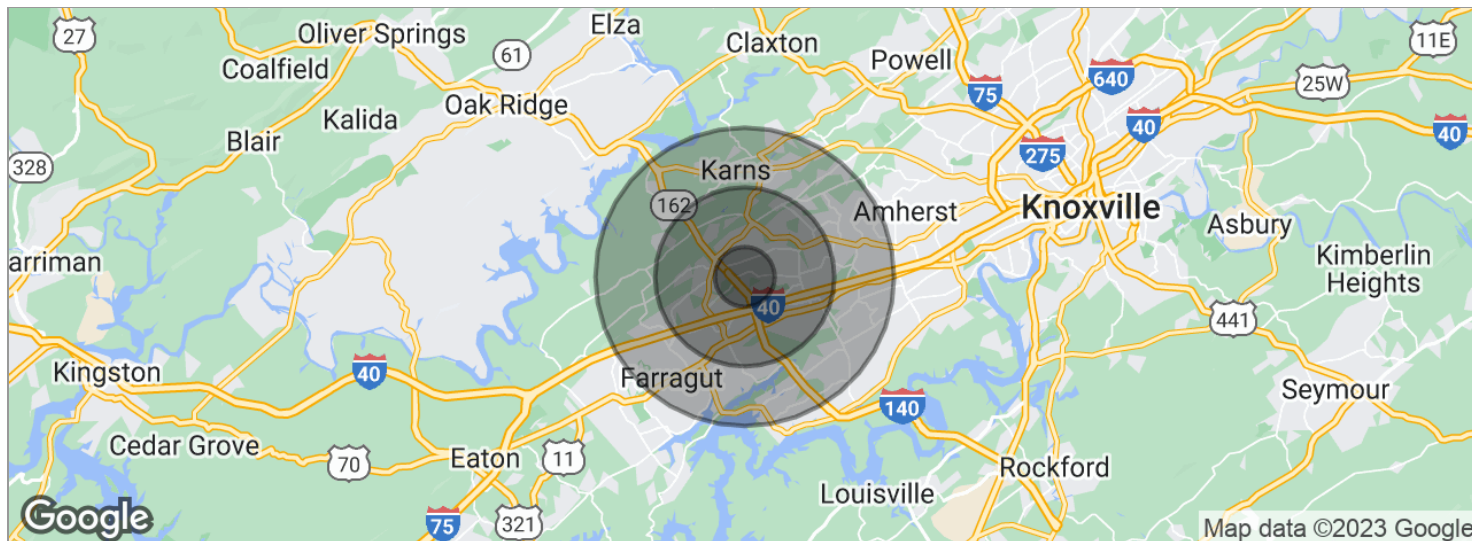


**Justin Cazana, SIOR, CCIM**

Principal

865.450.8883

[justin.cazana@avisonyoung.com](mailto:justin.cazana@avisonyoung.com)



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	4,869	42,177	116,057
Median age	41.2	38.4	39.0
Median age (Male)	37.4	36.9	37.6
Median age (Female)	44.9	40.3	40.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	1,932	17,843	50,456
# of persons per HH	2.5	2.4	2.3
Average HH income	\$93,510	\$90,075	\$93,968
Average house value	\$217,632	\$229,789	\$254,980

\* Demographic data derived from 2020 ACS - US Census

**Justin Cazana, SIOR, CCIM**

Principal

865.450.8883

justin.cazana@avisonyoung.com