

Parkside Drive Class A Office with View Dynamic Glass

10142 Parkside Drive
Knoxville, Tennessee 37922

For more information

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Property Highlights

- Brand new Class A finishes
- **First View Dynamic Glass building in Knoxville**
- High traffic count with interstate visibility
- Desirable demographic mix
- **Quick access to I-40 & Kingston Pike**
- **Emergency Generator**

Property Description

Place your business in the heart of West Knoxville, along Interstate 40 and Parkside Drive. The building is surrounded with plenty of surface parking and will feature brand new high-end, Class A finishes. High traffic counts, excellent visibility and just down the road from Knoxville's premier shopping, banking and restaurant destination, Turkey Creek.

OFFERING SUMMARY

Available SF	6,123 - 28,621 SF
Building Size	81,960 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,239	\$97,057
5 Miles	103,219	\$88,348
10 Miles	251,425	\$84,550

VIEW PROPERTY VIDEO

For Lease

Office Building

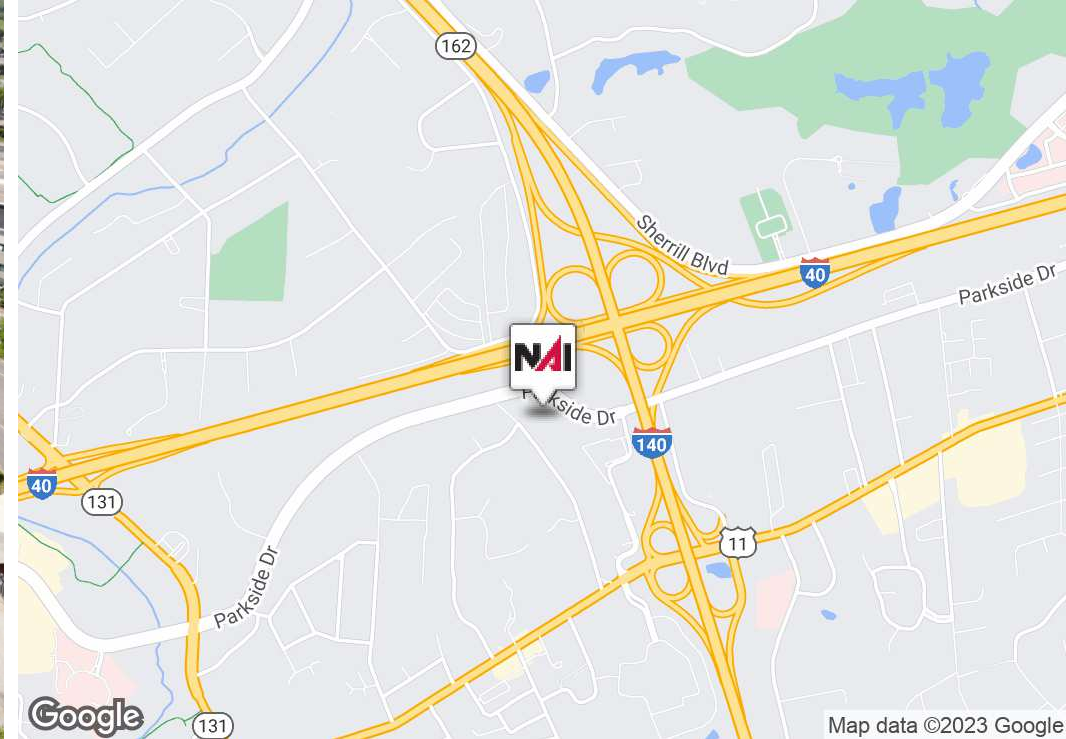
6,123 - 28,621 SF | \$26.00 SF/yr

LEASE TYPE	Full Service
TOTAL SPACE	6,123 - 28,621 SF
LEASE TERM	Negotiable
LEASE RATE	\$26.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Class A Office Space	Available	6,123 SF	Full Service	\$26.00 SF/yr
Class A Office Space	Available	15,030 SF	Full Service	\$26.00 SF/yr
Class A Office Space	Available	7,468 SF	Full Service	\$26.00 SF/yr
Class A Office Space	Available	28,621 SF	Full Service	\$26.00 SF/yr

Executive Summary



AVAILABLE SF: 6,123 - 28,621 SF

LEASE RATE: \$26.00 SF/yr (Full Service)

BUILDING SIZE: 81,960 SF

BUILDING CLASS: A

YEAR BUILT: 2019

MARKET: Knox

SUB MARKET: Farragut

Property Overview

Place your business in Knoxville's very first View Dynamic Glass building! No blinds or shades are needed with this advance in glass technology. Let the glass automatically change throughout the day or manually control them via mobile app. Increase productivity and employee satisfaction through View Dynamic Glass. The building is surrounded with plenty of surface parking and will feature brand new high-end, Class A finishes. High traffic counts, excellent visibility and just down the road from Knoxville's premier shopping, banking and restaurant destination, Turkey Creek.

First Floor 5,669 Usable SF 6,123 / Rentable SF - \$26.00 - Full Service Lease
Second Floor - 13,917 Usable SF / 15,030 Rentable SF- \$26.00 - Full Service Lease
Third Floor - 6,915 Usable SF / 7,468 Rentable SF - \$26.00 - Full Service Lease
First, Second and Third Floor Availability - 26,501 Usable SF / 28,621 Rentable SF
Building Load Factor: 8%
High-end finishes with View Glass and LIT Comcast Fiber Available

Property Highlights

- Brand new Class A finishes; First View Dynamic Glass building in Knoxville
- High traffic count; Excellent visibility
- Desirable demographic mix; Quick access to I-40 & Kingston Pike
- Emergency Generator

For Lease

Office Building

6,123 - 28,621 SF | \$26.00 SF/yr



For Lease

Office Building

6,123 - 28,621 SF | \$26.00 SF/yr



Smart Windows that predict your needs



Maximize
Daylight



Maintain Views
to the Outside



Minimize
Glare



Optimize
Thermal Comfort



Intelligence[®] is a model based predictive control designed to create delightful human environments

View's Dynamic Glass lets in natural light and views, while blocking glare, to enhance mental and physical wellbeing by significantly reducing headaches, eyestrain and drowsiness^[1]. In addition, View windows reduce glare and heat, improving the energy efficiency of buildings by up to 20%. Finally these windows are digital, connected, and can be controlled from anywhere, including your phone - no blinds or shades required.

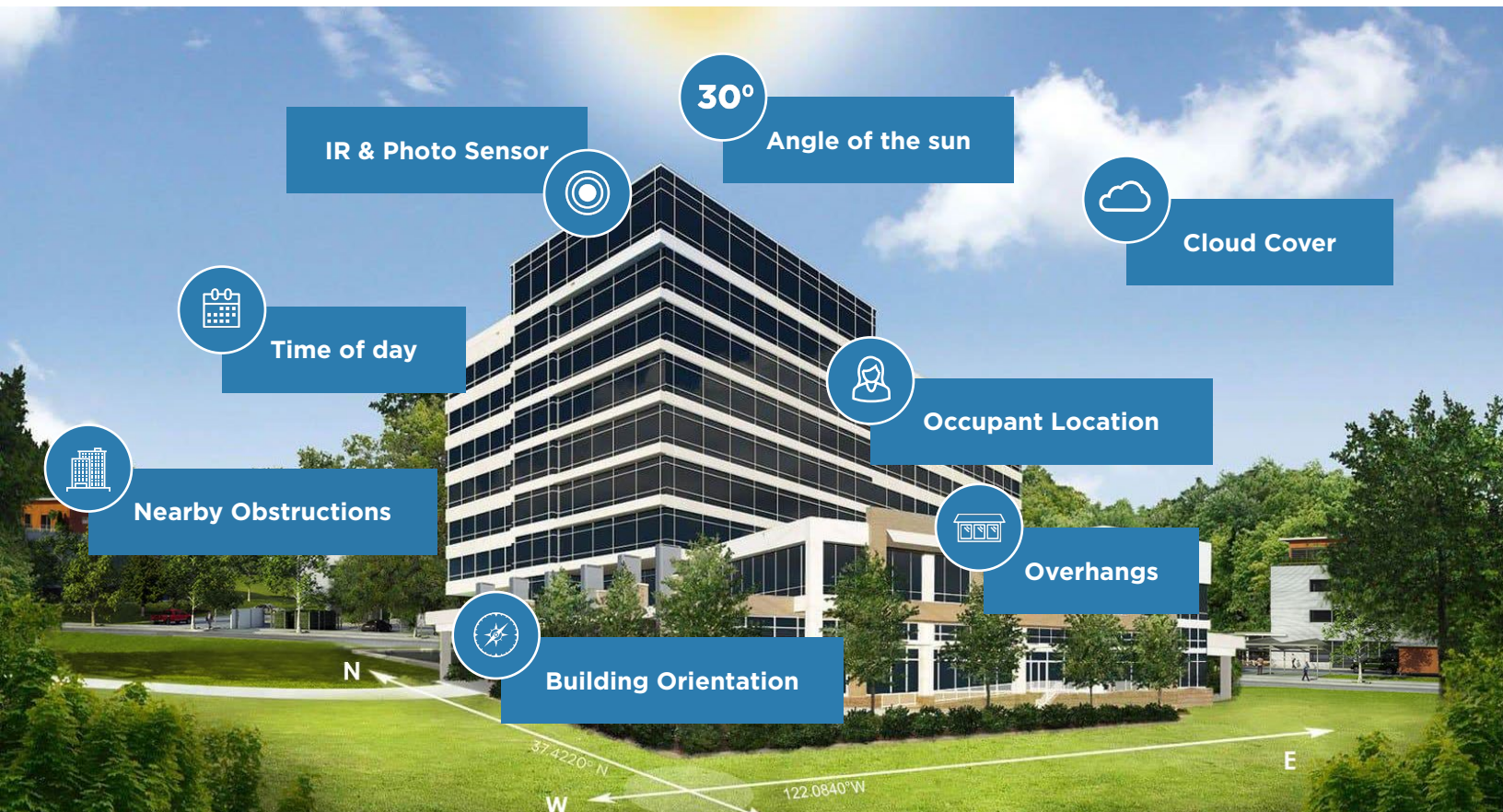


A smart window is only as smart as its control system. For maximum occupant comfort, windows need to be at the right tint at all times without requiring manual intervention. That is why, in 2012, View invented the first and only predictive control for dynamic glass, View Intelligence[®]. With Intelligence[®], your windows respond predictively with no occupant intervention, meaning occupants enjoy the views and daylight without lifting a finger. In order to maximize occupant comfort, View Intelligence[®] considers everything about a building: where an occupant sits, the usage of the space, the physical geometry, and the external weather. View has now installed dynamic glass in 35 million square feet of building space, continually advancing predictive control.

We spend 90% of our time in buildings, and View is on a mission to make that time better. View's team continues to innovate and improve the occupant experience. With Intelligence[®], our focus on occupant delight has never been so clear. Better predictive intelligence, improved user control and customization makes a building space even more delightful.

How it Works

Intelligence gathers inputs to predictively control the space for increased occupant delight



View Intelligence® Uses:

- Weather Measurements
- Building Orientation
- Time of Day
- Sun Angle
- Cloud Cover
- IR and photo sensor readings from the View Sky Sensor
- Overhangs and obstructions
- Nearby buildings and other external obstructions
- Occupant Location

View Intelligence® is an advanced predictive algorithm designed to predict and choose the right tint at the right time to maximize occupant delight. In order to optimize the space for each and every occupant, Intelligence needs to know everything about the building and how occupants use it.

Using these inputs, Intelligence® optimizes operation to:

- Maximize Daylight
- Maintain Views to the Outside
- Minimize Glare
- Optimize Thermal Comfort

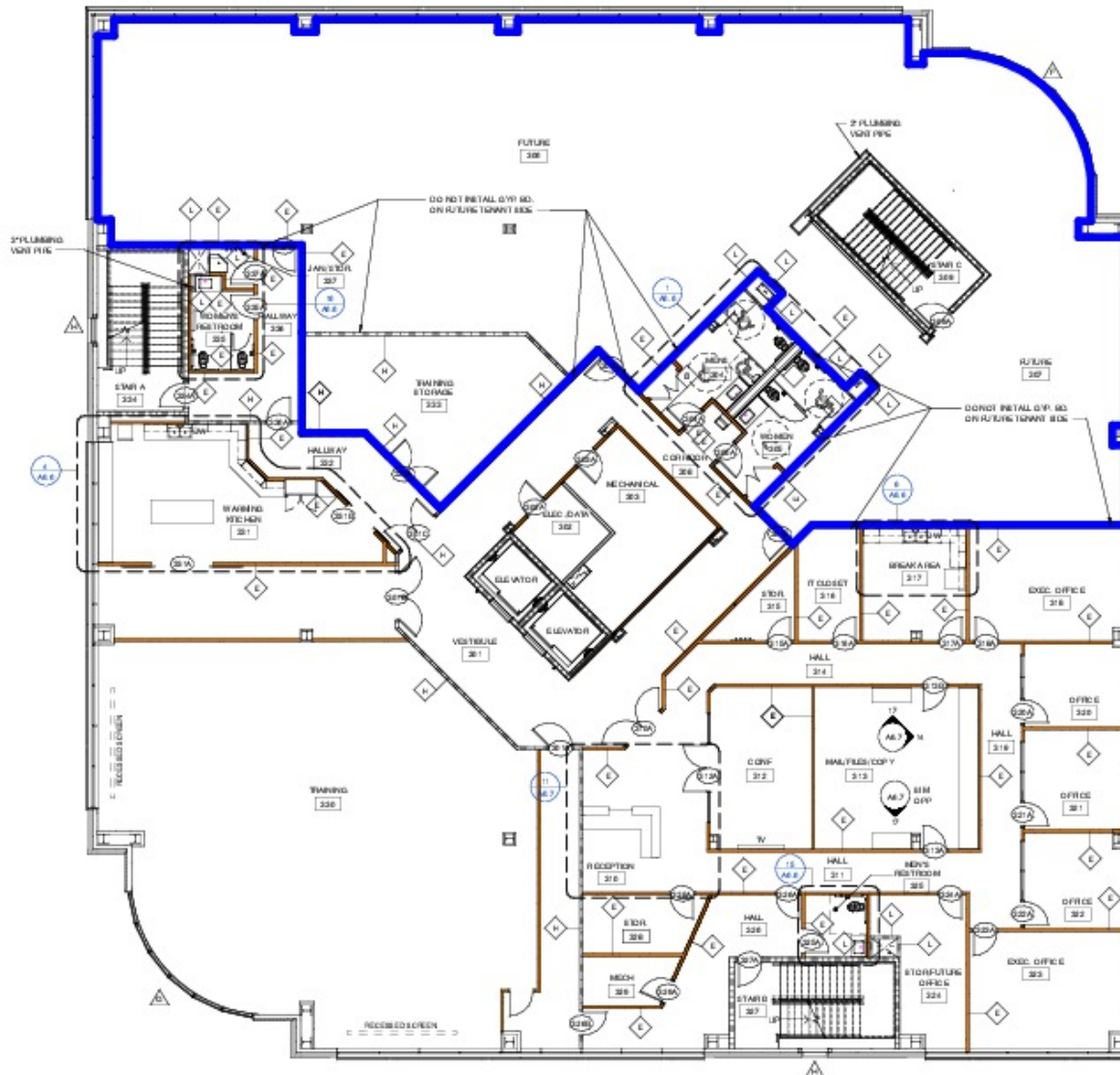
In addition to predictive control through Intelligence, users can set schedules and override the glass to any tint as desired using the View mobile app. In practice, most users prefer to follow Intelligence operation as it continually optimizes occupant experience.

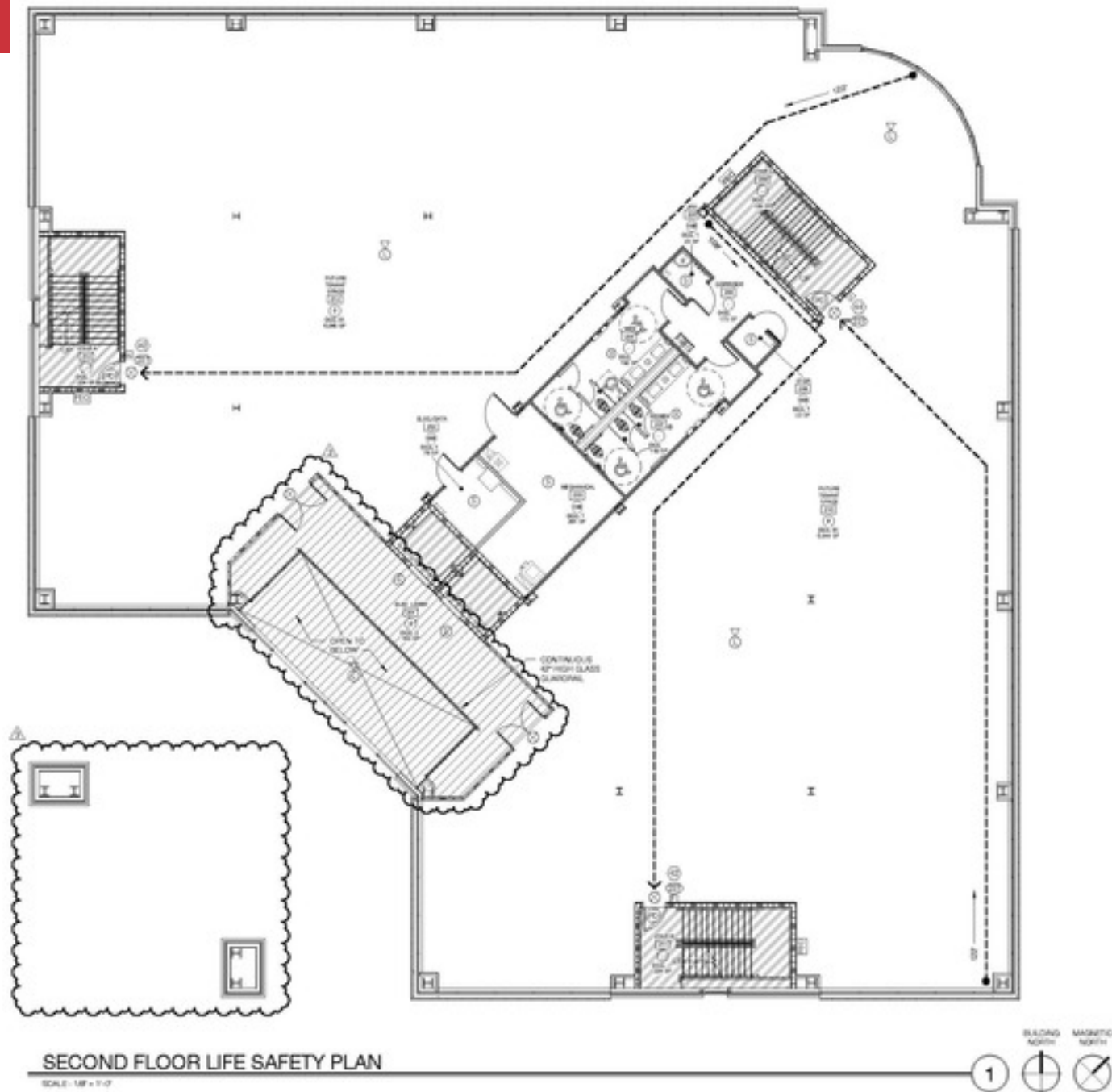




FIRST FLOOR LIFE SAFETY PLAN

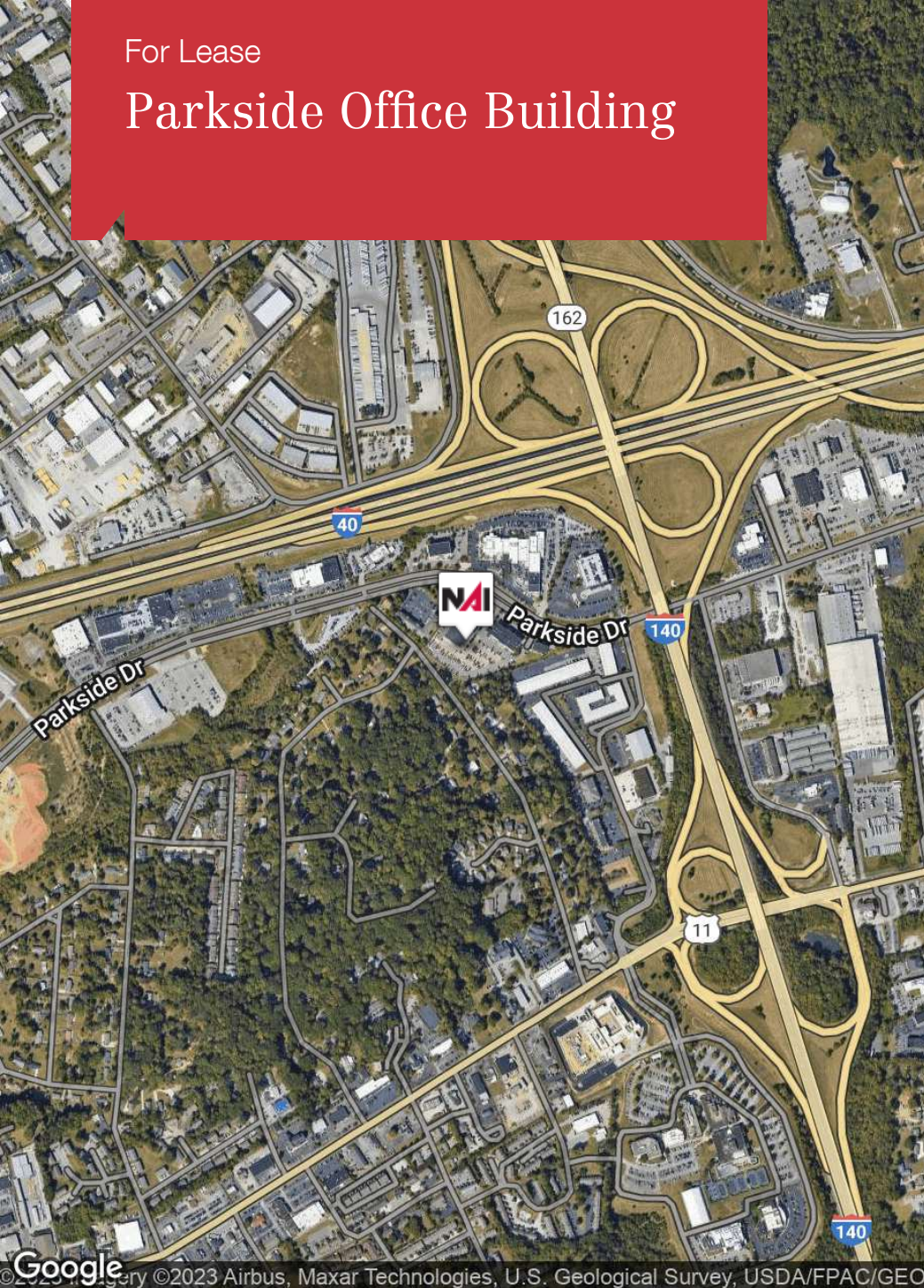
Third Floor - Remaining Space



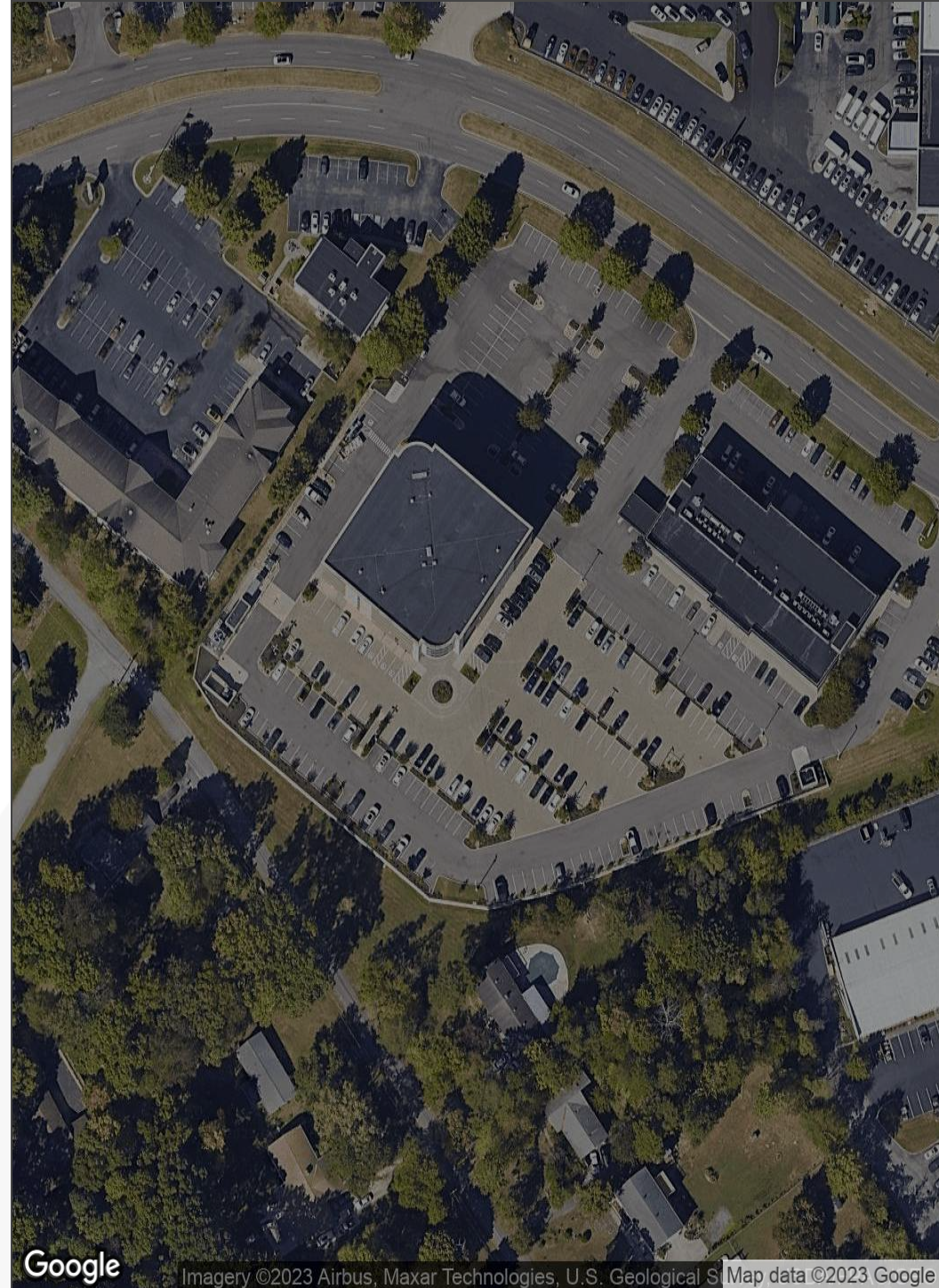


For Lease

Parkside Office Building



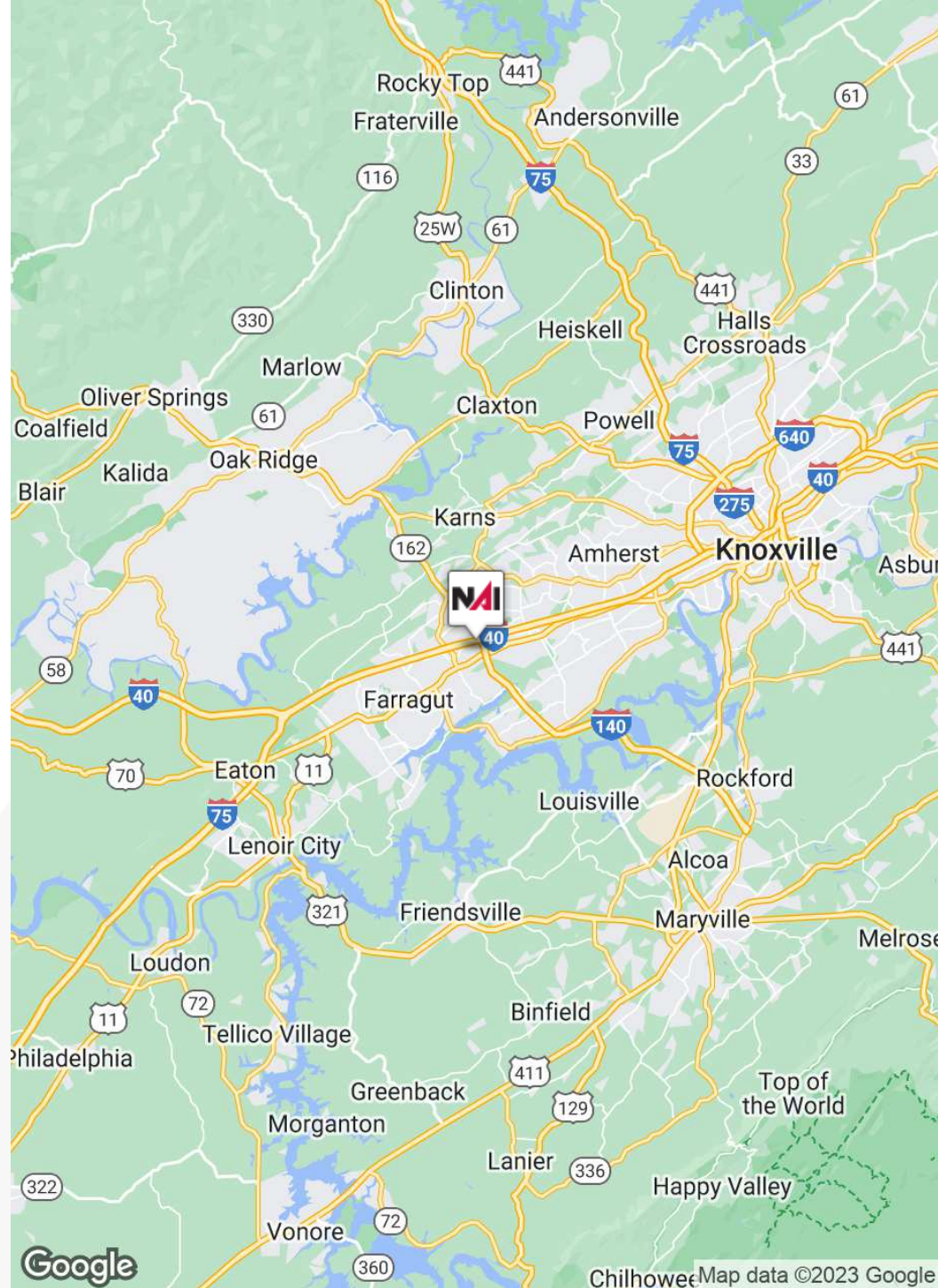
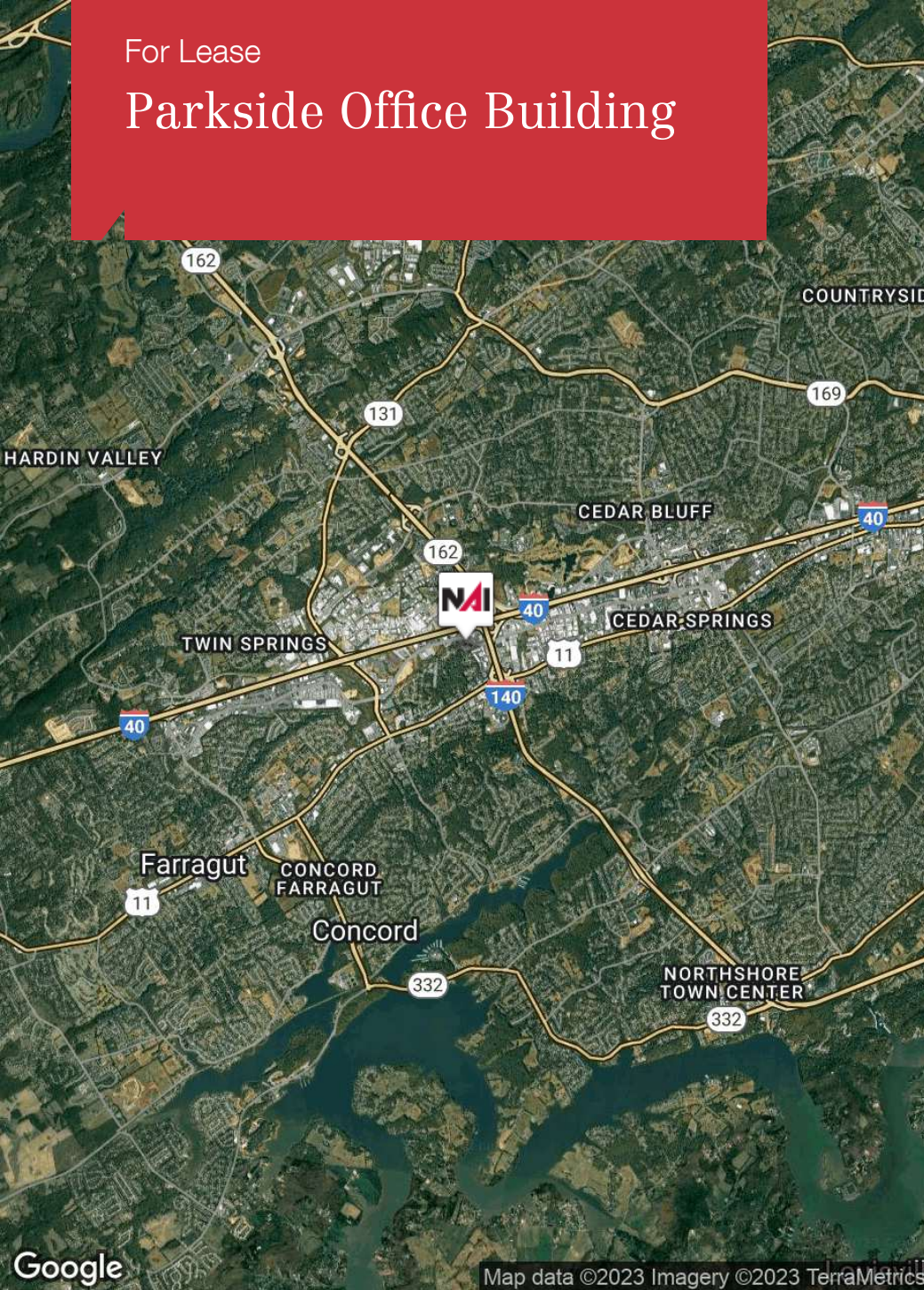
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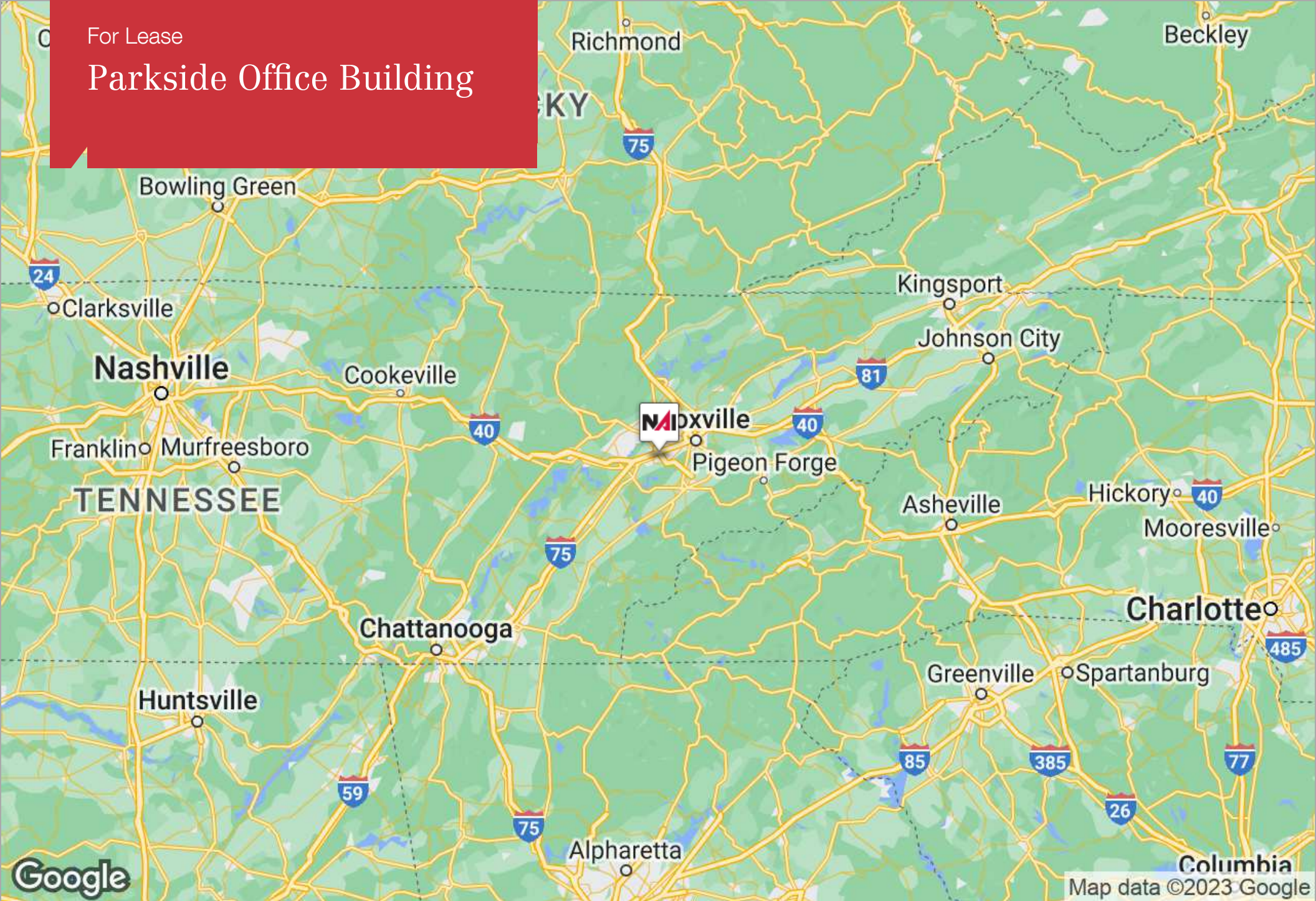
For Lease

Parkside Office Building



For Lease

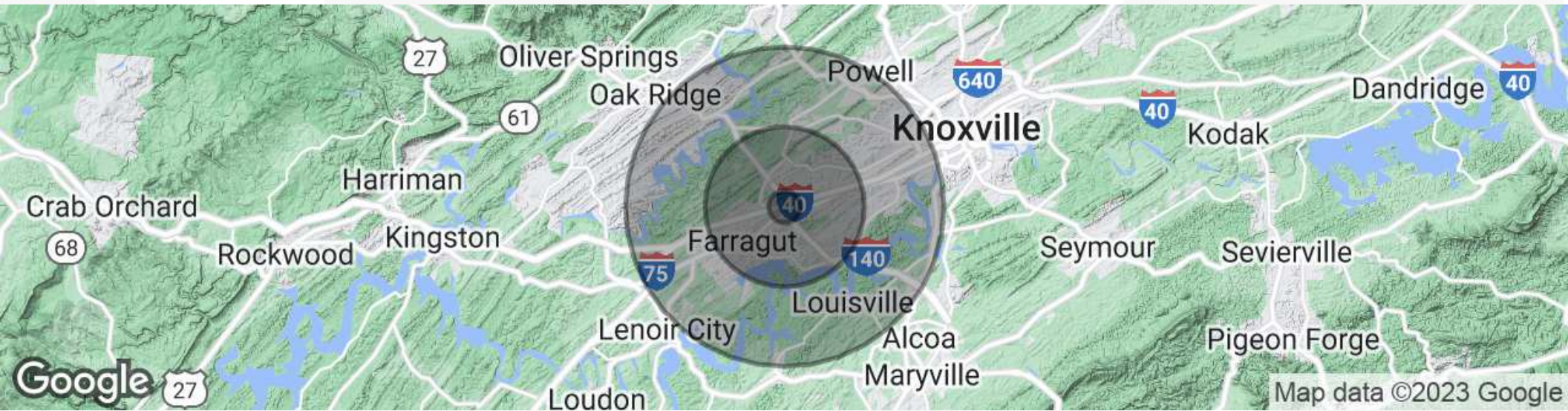
Parkside Office Building



For Lease

Office Building

6,123 - 28,621 SF | \$26.00 SF/yr



POPULATION

Total population

1 MILE

3,239

5 MILES

103,219

10 MILES

251,425

Median age

42.0

38.0

38.2

Median age (Male)

43.5

36.9

37.4

Median age (Female)

40.5

38.7

39.1

HOUSEHOLDS & INCOME

Total households

1 MILE

1,277

5 MILES

41,396

10 MILES

102,452

of persons per HH

2.5

2.5

2.5

Average HH income

\$97,057

\$88,348

\$84,550

Average house value

\$245,582

\$242,396

\$250,888

** Demographic data derived from 2020 ACS - US Census*

For Lease

Parkside Office Building



Roger M. Moore, Jr, SIOR

President

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Memberships & Affiliations

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member

Education

University of Tennessee

Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

For Lease

Parkside Office Building



Michelle Gibbs

Senior Advisor

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mgibbs@koellamoore.com

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.