

High Visibility Office

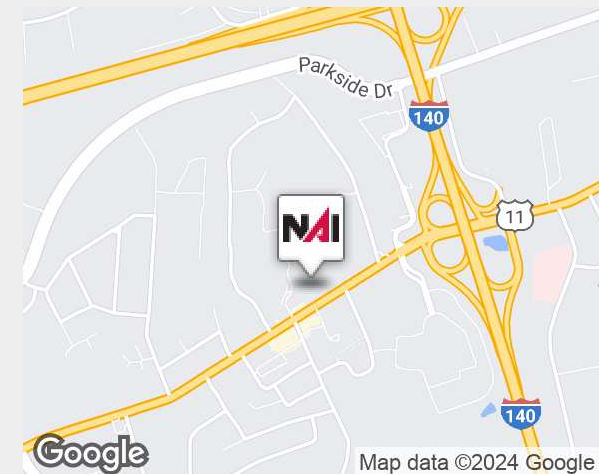
10241 Kingston Pike, Suite 4

10241 Kingston Pike

Knoxville, Tennessee 37922

Property Features

- Two spaces available in the well known LandOak Development
- Easy Access to Kingston Pike, Pellissippi Parkway and Turkey Creek
- Excellent visibility to Kingston Pike
- Building signage available
- Estimated CAM of \$2.00 PSF



Lease Rate

Negotiable

Executive Summary

Office For Lease

10241 Kingston Pike, Suite 3



Property Details

Available SF	Fully Leased
Lease Rate	NEGOTIABLE
Building Size	1,475 SF
Building Class	A
Market	West
Sub Market	Pellissippi
Cross Streets	Kingston Pike & North David Lane

Property Overview

Class "A" office space consisting available in the LandOak Development
Mainly open floor plan
Drive-up to the door parking
Located right on Kingston Pike with great signage availability
Tenant pays their own utilities and janitorial services

Office For Lease

10241 Kingston Pike, Suite 3

LEASE TYPE	-	LEASE SPACE	Fully Leased	
LEASE TERM	Negotiable	LEASE RATE	Negotiable	
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10241 Kingston Pike, Suite 4 SUBLEASE	-	2,475 SF	NNN	\$12.55 SF/yr



Additional Photos

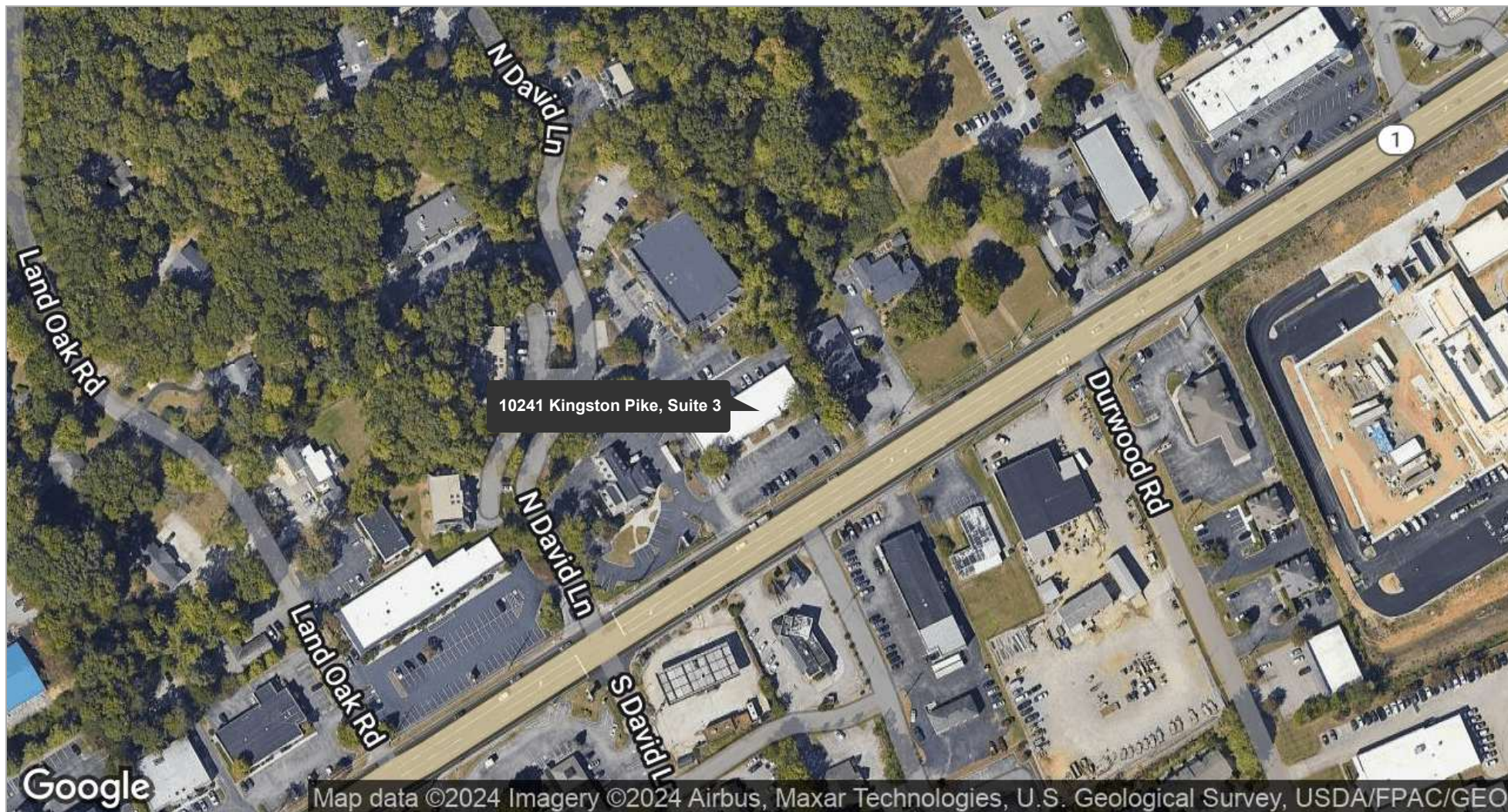
10241 Kingston Pike, Suite 4



Regional Map

Office For Lease

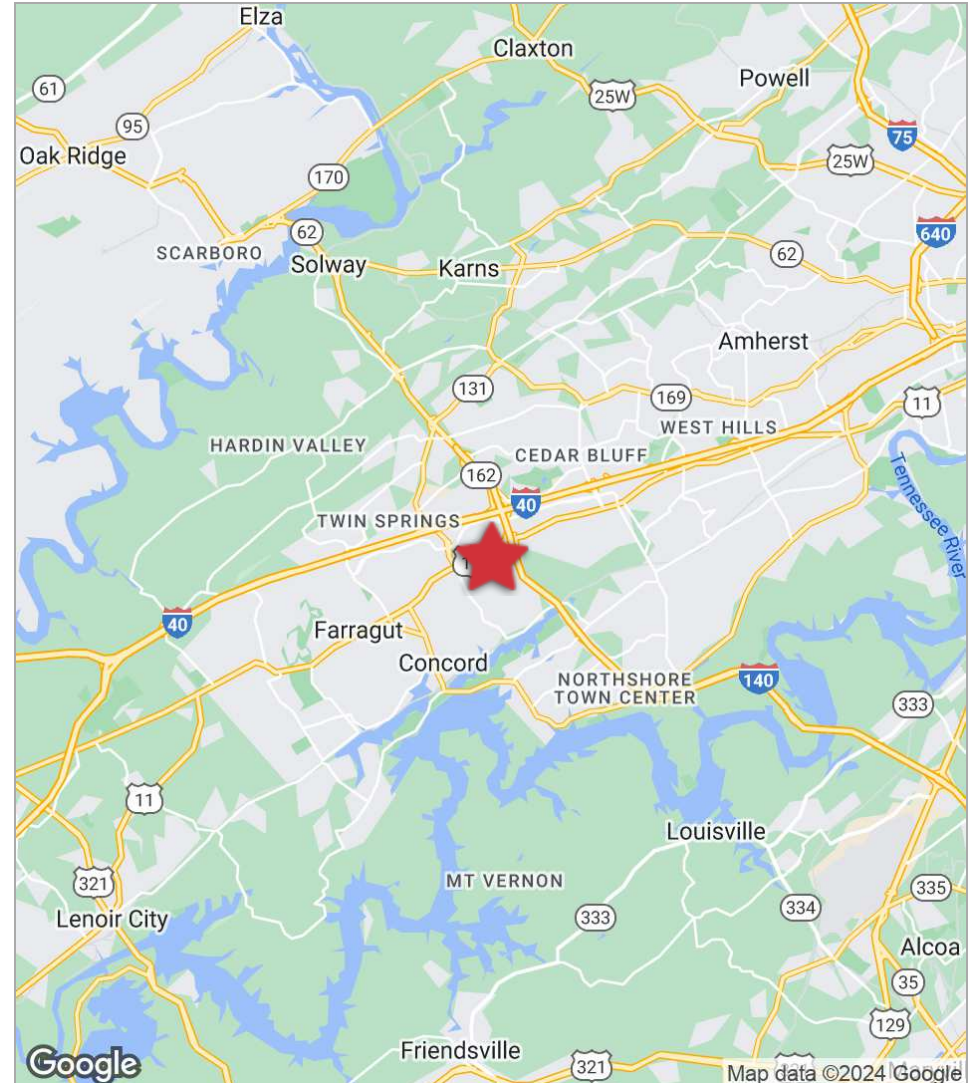
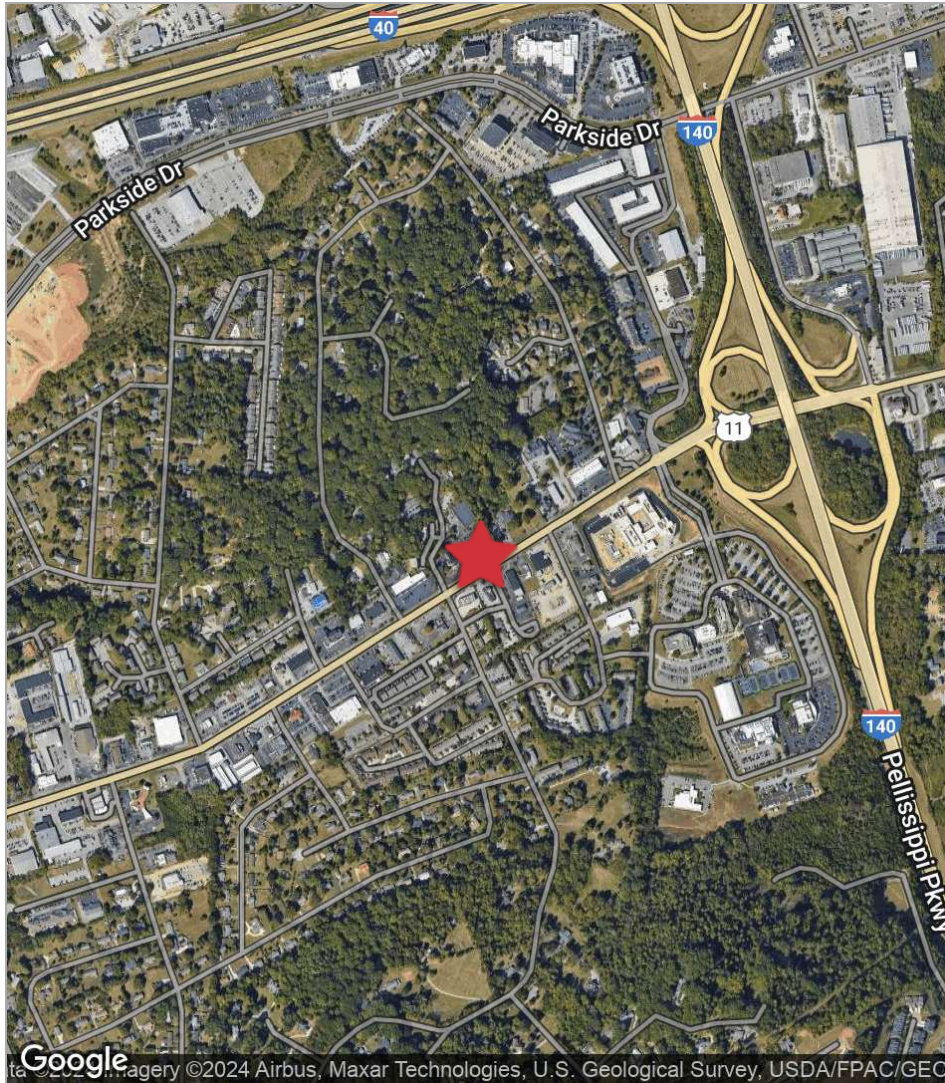
10241 Kingston Pike, Suite 3



Location Maps

Office For Lease

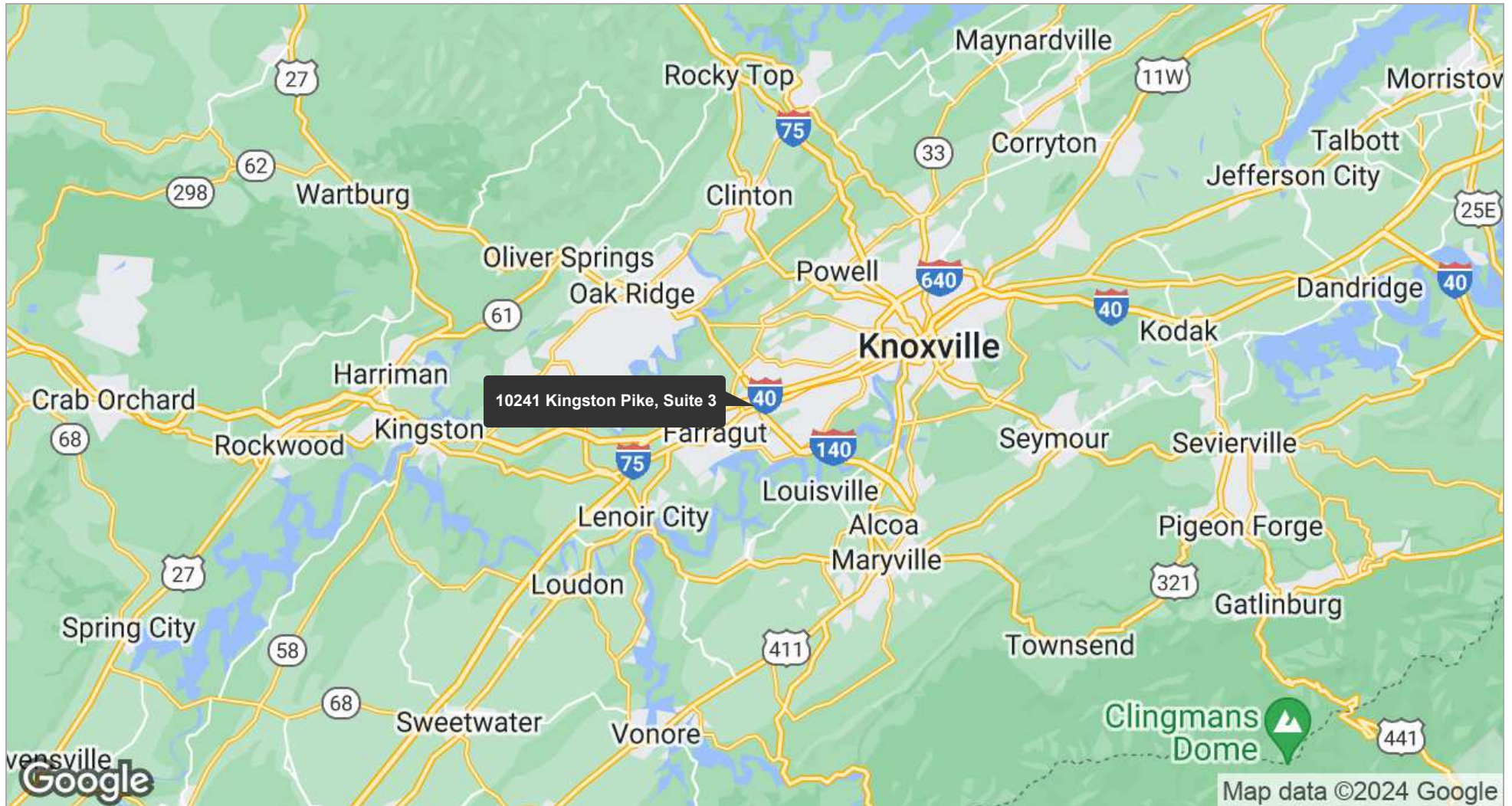
10241 Kingston Pike, Suite 3



Regional Map

Office For Lease

10241 Kingston Pike, Suite 3



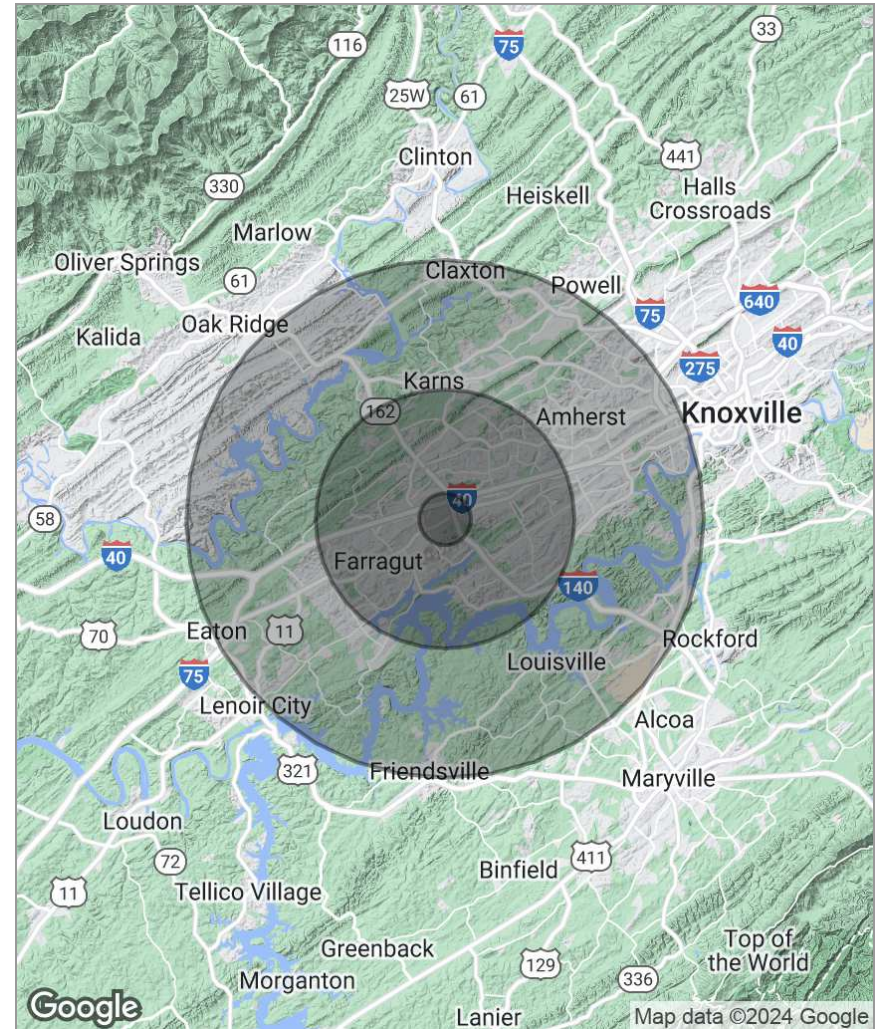
Demographics Map

Office For Lease

10241 Kingston Pike, Suite 3

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,515	99,846	245,352
MEDIAN AGE	42.5	38.2	38.3
MEDIAN AGE (MALE)	44.6	37.2	37.5
MEDIAN AGE (FEMALE)	39.5	38.9	39.1

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,383	39,656	99,877
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$103,041	\$90,765	\$85,440
AVERAGE HOUSE VALUE	\$273,331	\$253,025	\$253,547



Demographics Report

Office For Lease

10241 Kingston Pike, Suite 3

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Average house value	\$273,331	\$253,025	\$253,547
	1 Mile	5 Miles	10 Miles
Total population	3,515	99,846	245,352
Median age	42.5	38.2	38.3
Median age (male)	44.6	37.2	37.5
Median age (female)	39.5	38.9	39.1

Agent Profile



Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
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c +1 865 228 4264
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Office For Lease

10241 Kingston Pike, Suite 3

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.

Agent Profile

Office For Lease

10241 Kingston Pike, Suite 3



Roger M. Moore, Jr, SIOR

President
NAI Koella | RM Moore
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c +1 865 755 8774
rogermoore@koellamoore.com

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.

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