

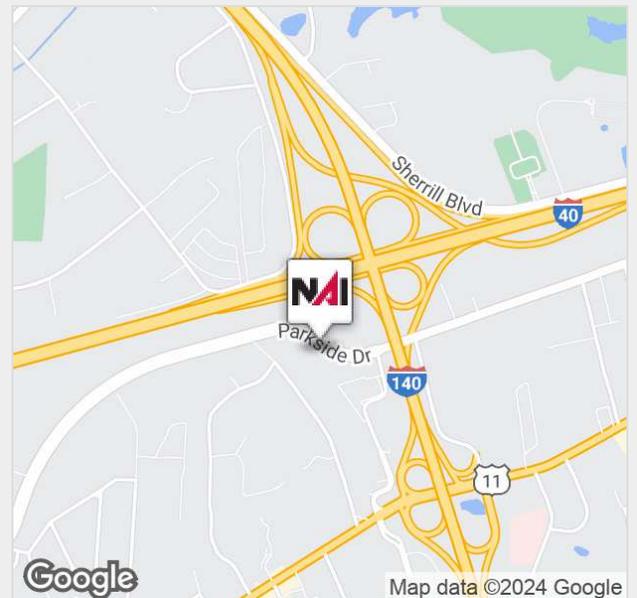


10118 Parkside Drive

Knoxville, Tennessee 37922

Property Features

- Visibility from I-40/75
- Building and Monument Signage Available
- Convenient to Pellissippi Parkway and Turkey Creek
- Easy access and visibility to I-40
- Load Factor for Building: 15%



For more information:

Michelle Gibbs

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Lease Rate

Negotiable

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For Lease

Parkside Business Center



Property Summary

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	32,391 SF
Building Class:	A
Year Built:	2002
Zoning:	Office
Market:	West Knoxville
Sub Market:	Farragut
Cross Streets:	Lovell Road

Property Overview

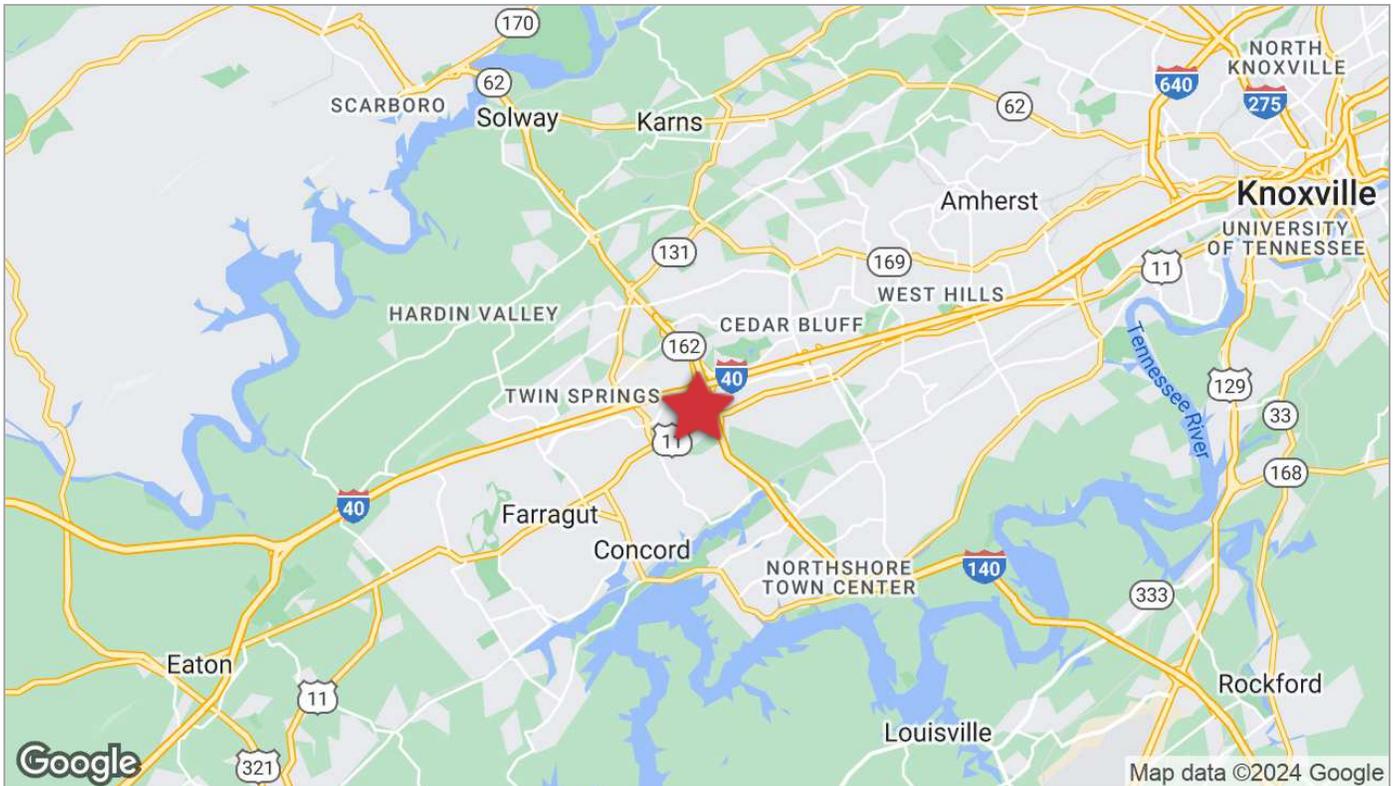
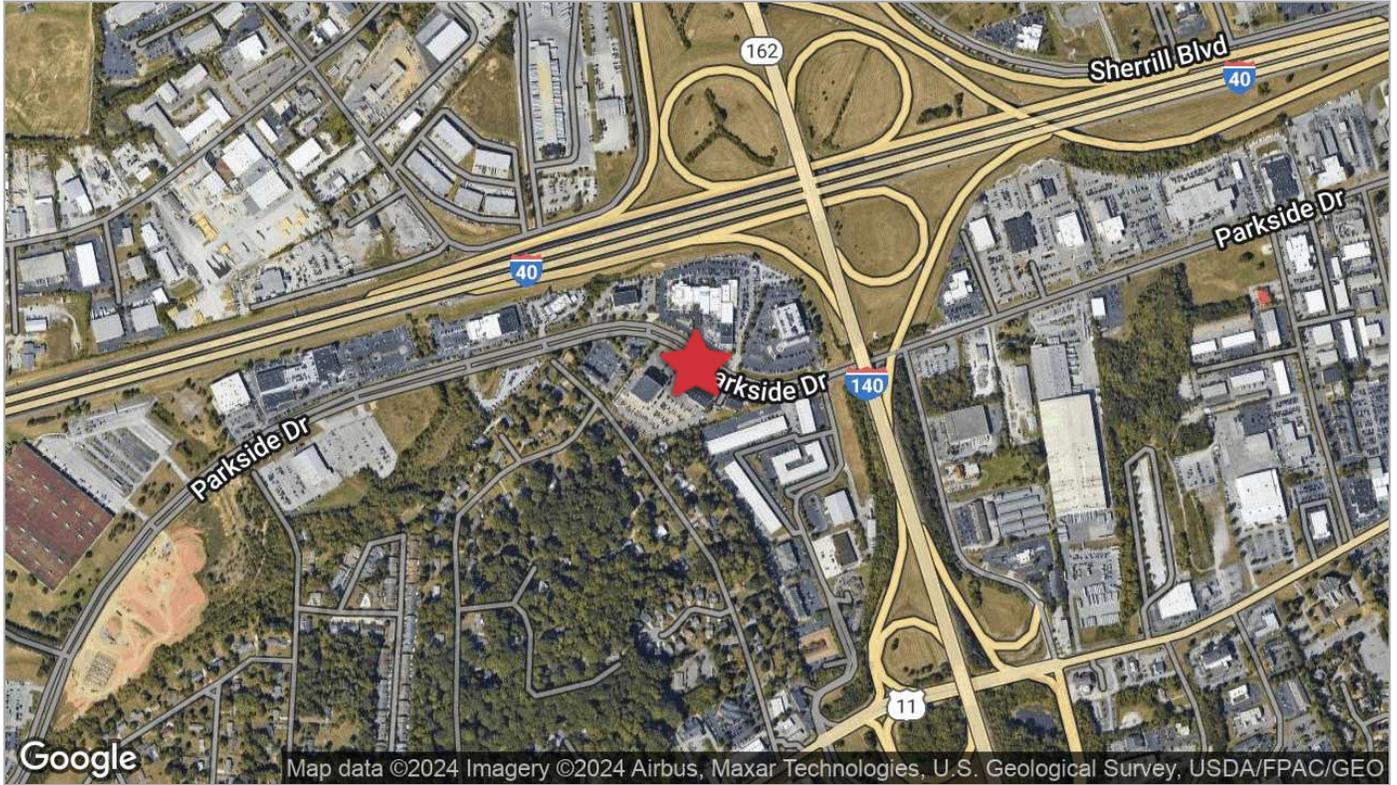
Class "A" Finishes. Second floor space offers multiple offices/classrooms, breakroom and open space. Prominent location along Parkside drive with quick access to I-40/75. The building has an abundance of natural light with large windows along the perimeter. An abundance of parking surrounds the building offering two entrances off of Parkside Drive.
First Floor: Suite 106 2,433 Usable Square Feet
Building Load Factor: 15%

Location Overview

The property is located on Parkside Drive in west Knoxville between Cedar Bluff Road and Lovell Road. The property convenient access to Kingston Pike, I-40 and Pellissippi Parkway and located within minutes to the Turkey Creek Development. The property offers close proximity restaurants, banking and shopping.

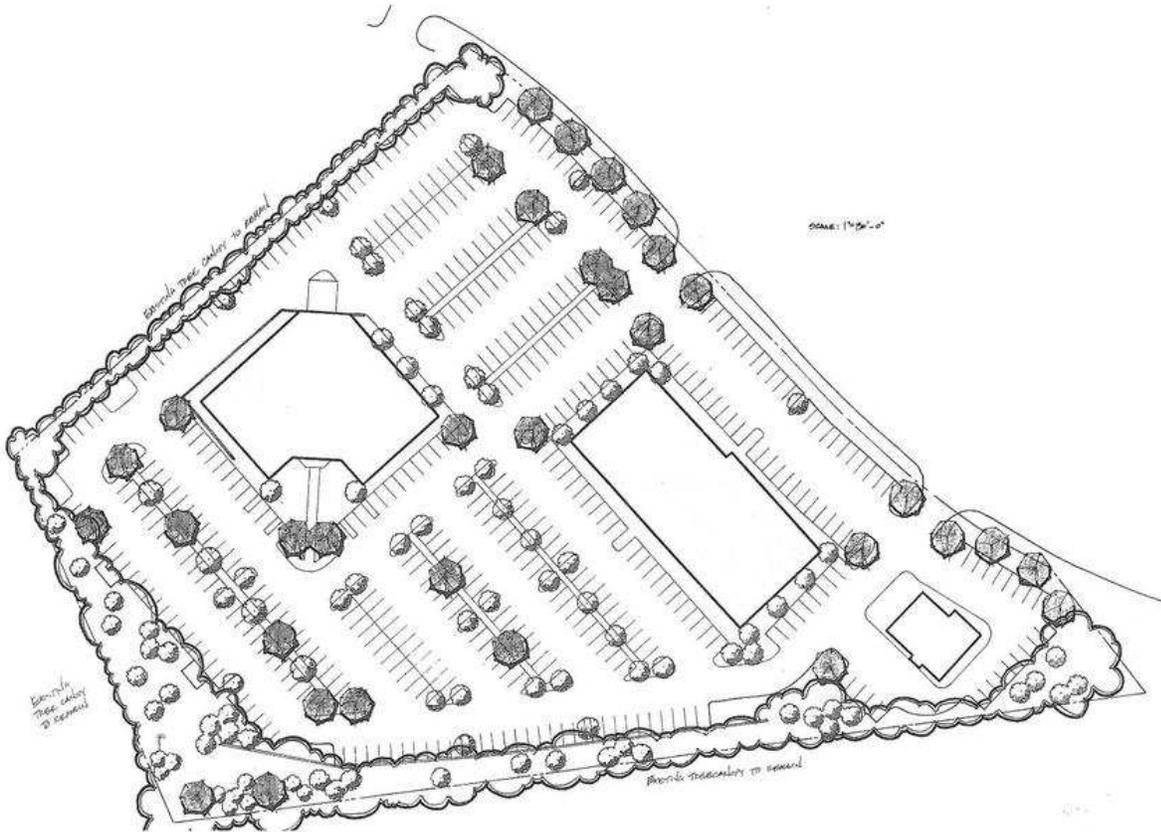
For Lease

Parkside Business Center



For Lease

Parkside Business Center



Dwight Guinn
Architect
1200 Market Avenue
Knoxville, TN 37917
(615) 546-7400

G.T. Designs, Inc.
2048 Old Lanes Road
Knoxville, TN 37912
(615) 546-4444

Scale: 1" = 20'-0"

PARKSIDE BUSINESS CENTER
10118 Parkside Drive
Knoxville, Tennessee

Project Number: 10118
Client: NAI Koella | RM Moore
Date: 10/1/18

Future Concept Plan

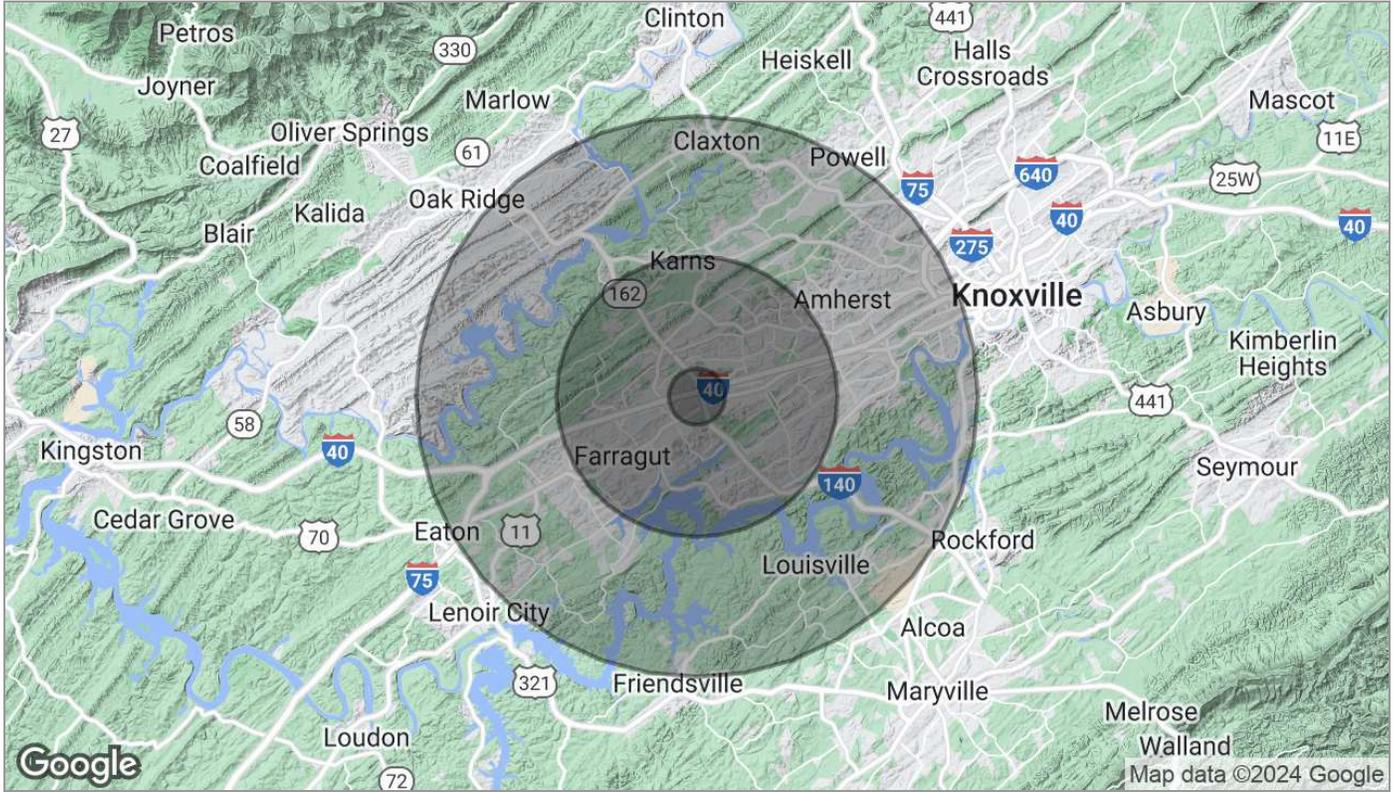
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Parkside Business Center



For Lease

Parkside Business Center



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,202	102,449	249,529
MEDIAN AGE	42.2	38.0	38.3
MEDIAN AGE (MALE)	43.7	36.9	37.4
MEDIAN AGE (FEMALE)	40.6	38.7	39.1

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,263	41,022	101,648
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$96,813	\$88,459	\$84,735
AVERAGE HOUSE VALUE	\$245,956	\$243,539	\$251,588

* Demographic data derived from 2020 ACS - US Census

For Lease

Parkside Business Center

Agent Profile



Michelle Gibbs

Senior Advisor
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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.