



# FOR LEASE:

## PROPERTY FEATURES

- Great location at corner of Knoxville & Forrest Hill.
- Building has been fully renovated and is in excellent condition.
- Available office space on 2nd level and in lower level.
- Large conference room with flat screen, internet, and kitchenette available for tenants' use.
- Competitive rental rates that include utilities.
- Building is serviced w/elevator and ADA compliant.
- City bus stops on corner of Forrest Hill & Knoxville.
- Fiber optics available.
- Workout room and locker room with showers available to tenants.
- Lower level has common area waiting room & kitchenette.

# 471 - 1,330 SF OFFICE SPACE \$600 - \$1,200 P/MO













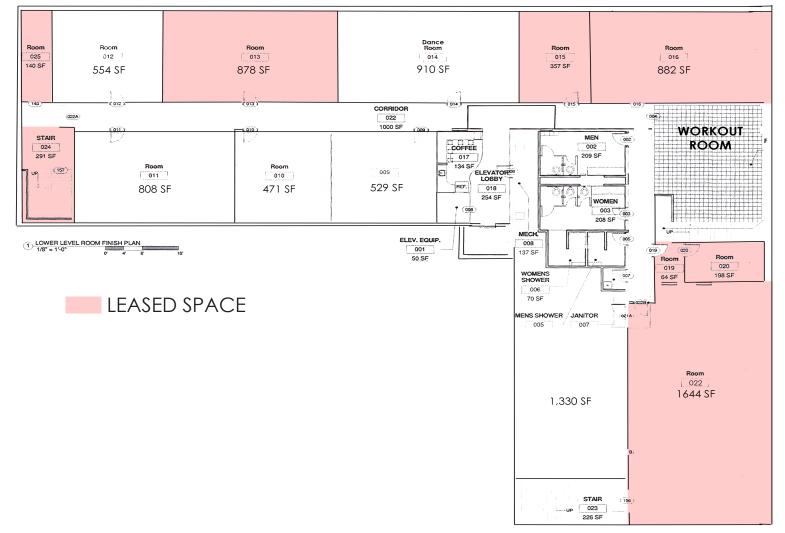




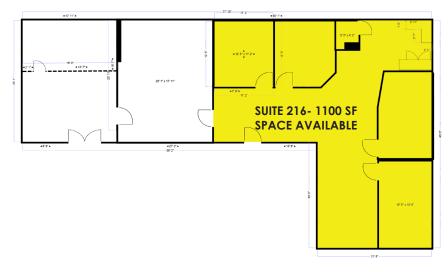




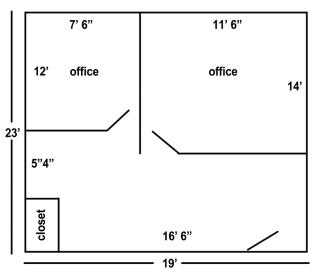
#### LOWER LEVEL



#### **SUITE 216**



#### **SUITE 217**







## PROPERTY **DETAILS**

CONSTRUCTION TYPE	BRICK
ZONING	OFFICE/CN
PARKING	125 spaces
lot size	1.45 ACRES
YEAR BUILT	1954
YEAR RENOVATED	2010
LEASE TYPE	FULL SERVICE GROSS

## AVAILABLE **SPACES**

SUITE	SIZE	LEASE RATE
009	529 SF	\$600 p/m
010	471 SF	\$600 p/m
011	808 SF	\$900 p/m
012	554 SF	\$600 p/m
014	910 SF	\$1,000 p/m
021	1,330 SF	\$1,200 p/m
216	1,100 SF	\$1,100 p/m
217	600 SF	\$900 p/m

#### Will Hayes

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