



For Lease

Convenient Office Space

\$8.50 PSF | 1,000 - 3,750 SF

Pine Ridge Office Park

710 S. Illinois Avenue
Oak Ridge, Tennessee 37830

Property Highlights

- Convenient location in Oak Ridge
- Easy Access to Knoxville on Pellissippi Parkway
- **Flexible floor plans and lease terms**
- High Visibility on Illinois Avenue
- Drive up to the door locations

Property Description

The property consists of multiple office buildings with flexible space for small to mid-sized tenants. Surface Parking to the door.

\$8.50 PSF MG

OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	Negotiable
Building Size	60,000 SF

For more information

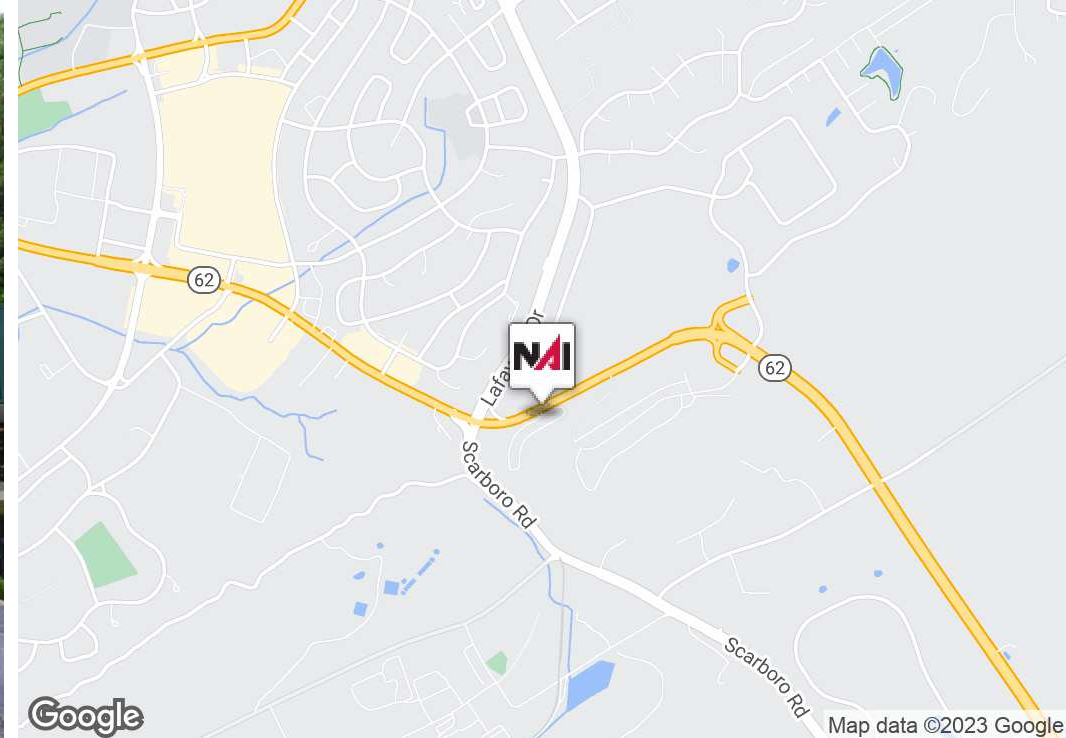
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Roger M. Moore, Jr, SIOR

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Executive Summary



AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

LOT SIZE: 7.79 Acres

BUILDING SIZE: 60,000 SF

BUILDING CLASS: B

YEAR BUILT: 1985

MARKET: Oak Ridge

SUB MARKET: Oak Ridge

CROSS STREETS: Lafayette

Location Overview

The property is located in Oak Ridge with convenient access to downtown Oak Ridge and Pellissippi Parkway to Knoxville. The property has excellent visibility and access to S. Illinois Avenue. Oak Ridge is well-known as the “Secret City” because of its origins during the World War II Manhattan Project, and it continues to enjoy close ties to the federal government today. The city is home to the Oak Ridge National Laboratory, which has a budget of \$1.5 billion and is the largest U.S. Department of Energy science and energy laboratory; and to the Y-12 National Security Complex, which manufactures components for nuclear weapons and processes highly enriched uranium for U.S. Navy submarines and aircraft carriers.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	577	15,475	45,036
Total Population	1,299	36,020	111,244
Average HH Income	\$75,566	\$65,557	\$74,832

For Lease

Convenient Office Building

Fully Leased

LEASE TYPE	-	LEASE SPACE	Fully Leased
LEASE TERM	Contact Agent	LEASE RATE	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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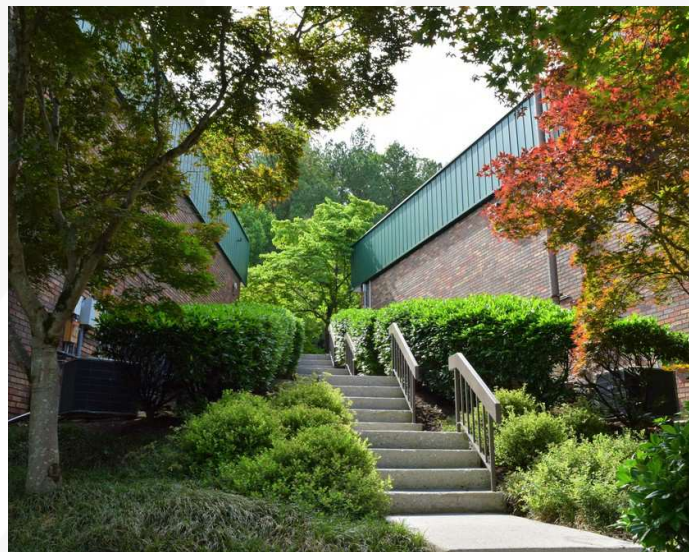
Additional Photos



For Lease

Office Building

Fully Leased



For Lease

Office Building

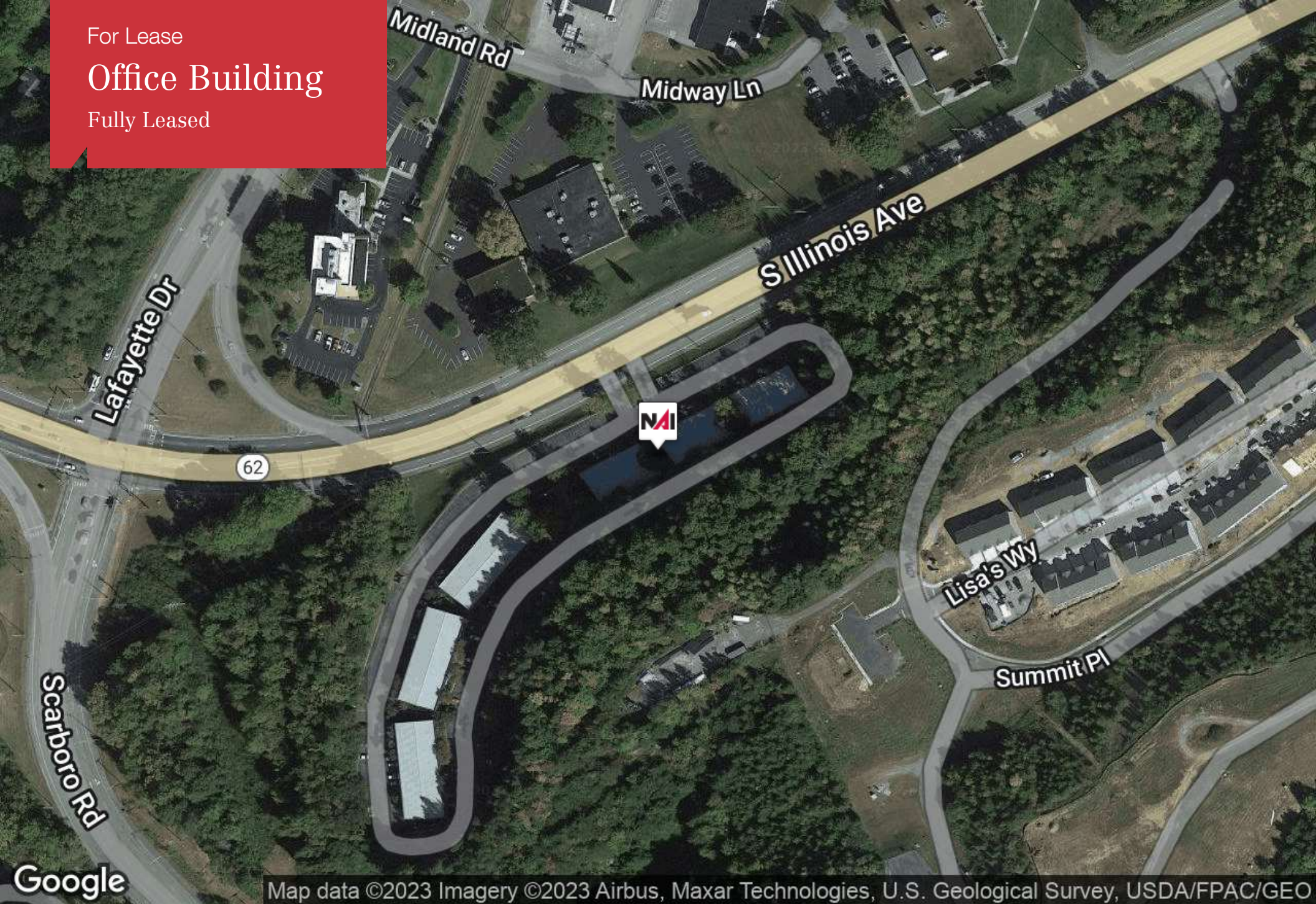
Fully Leased



For Lease

Office Building

Fully Leased



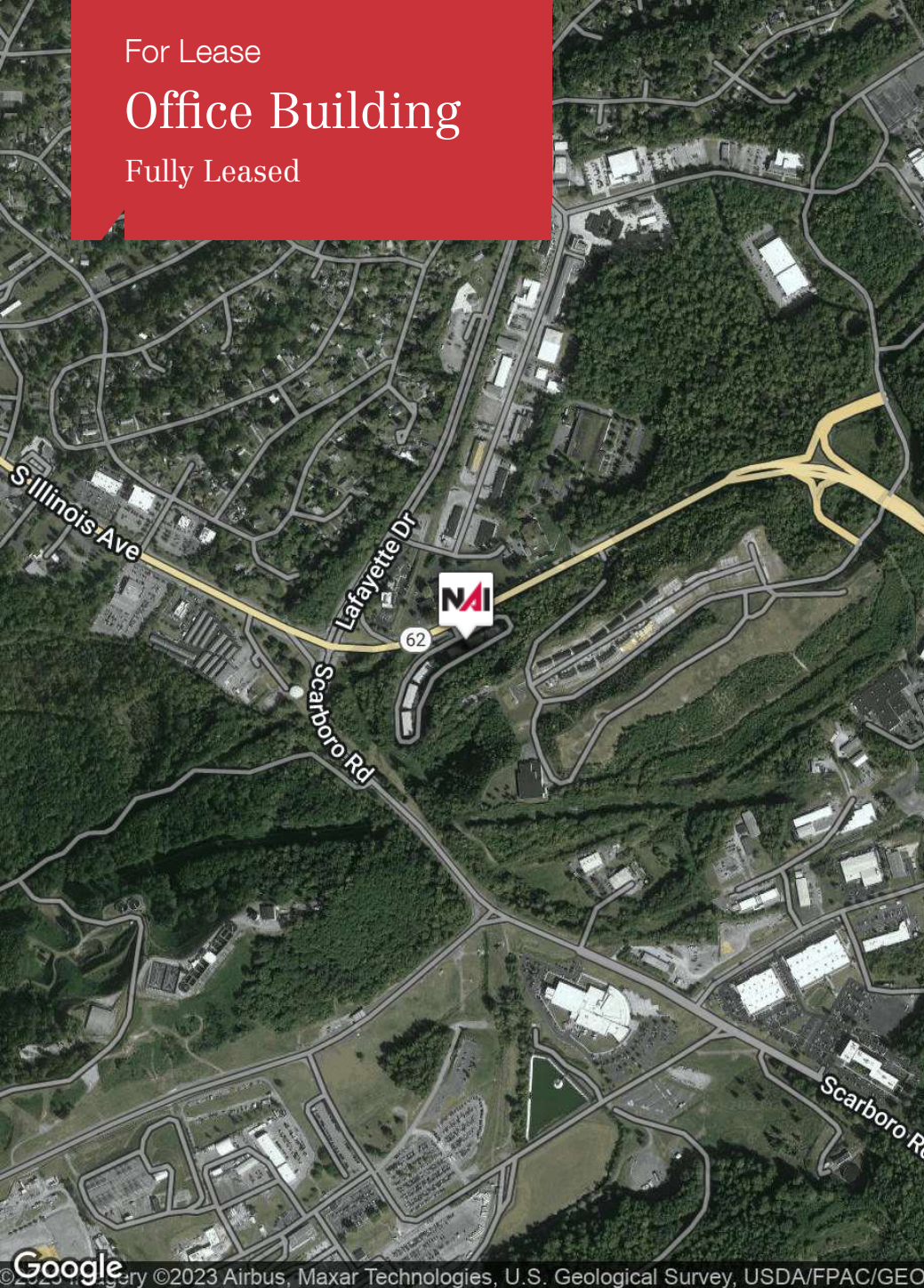
Google

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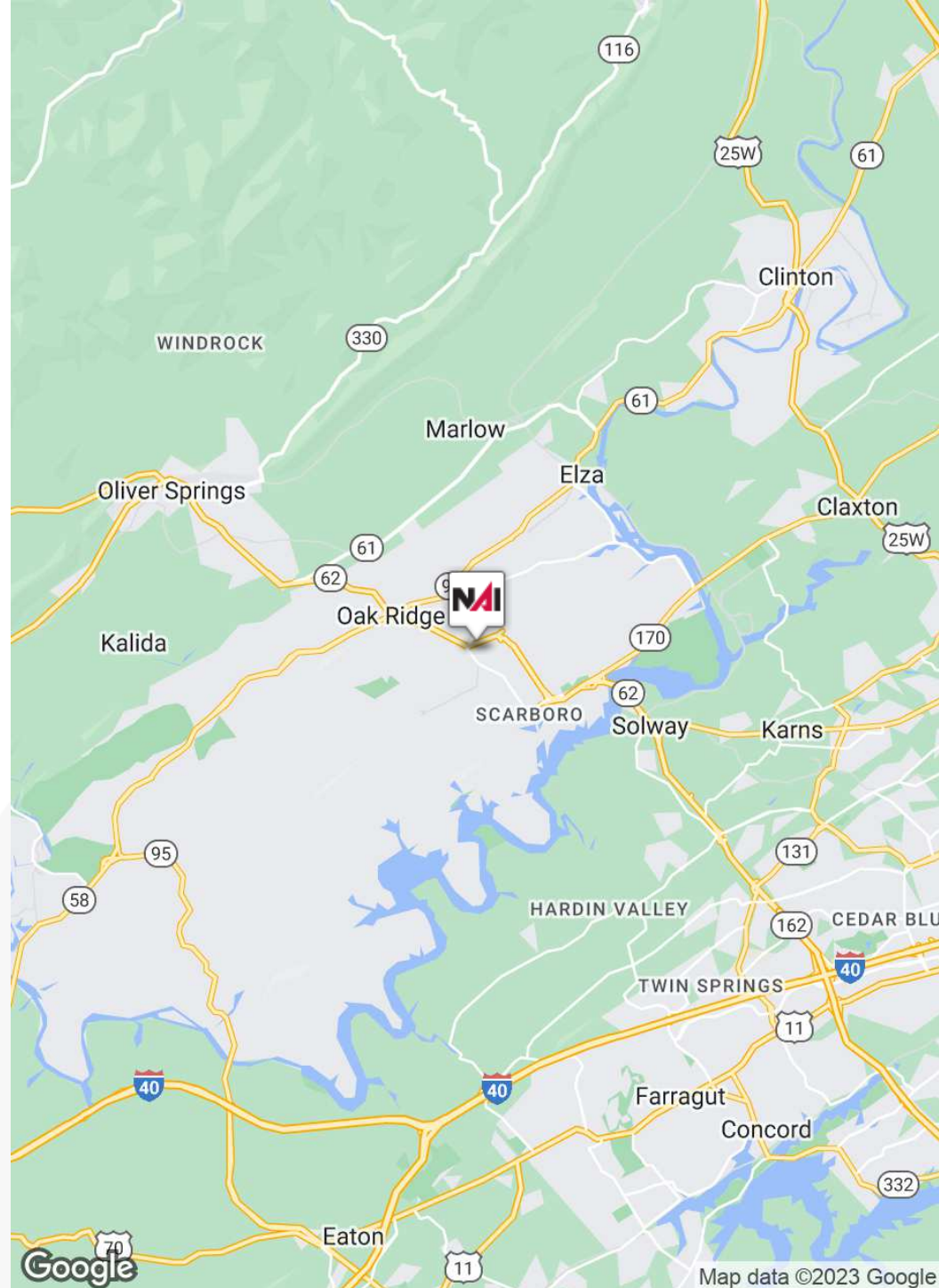
For Lease

Office Building

Fully Leased



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Map data ©2023 Google

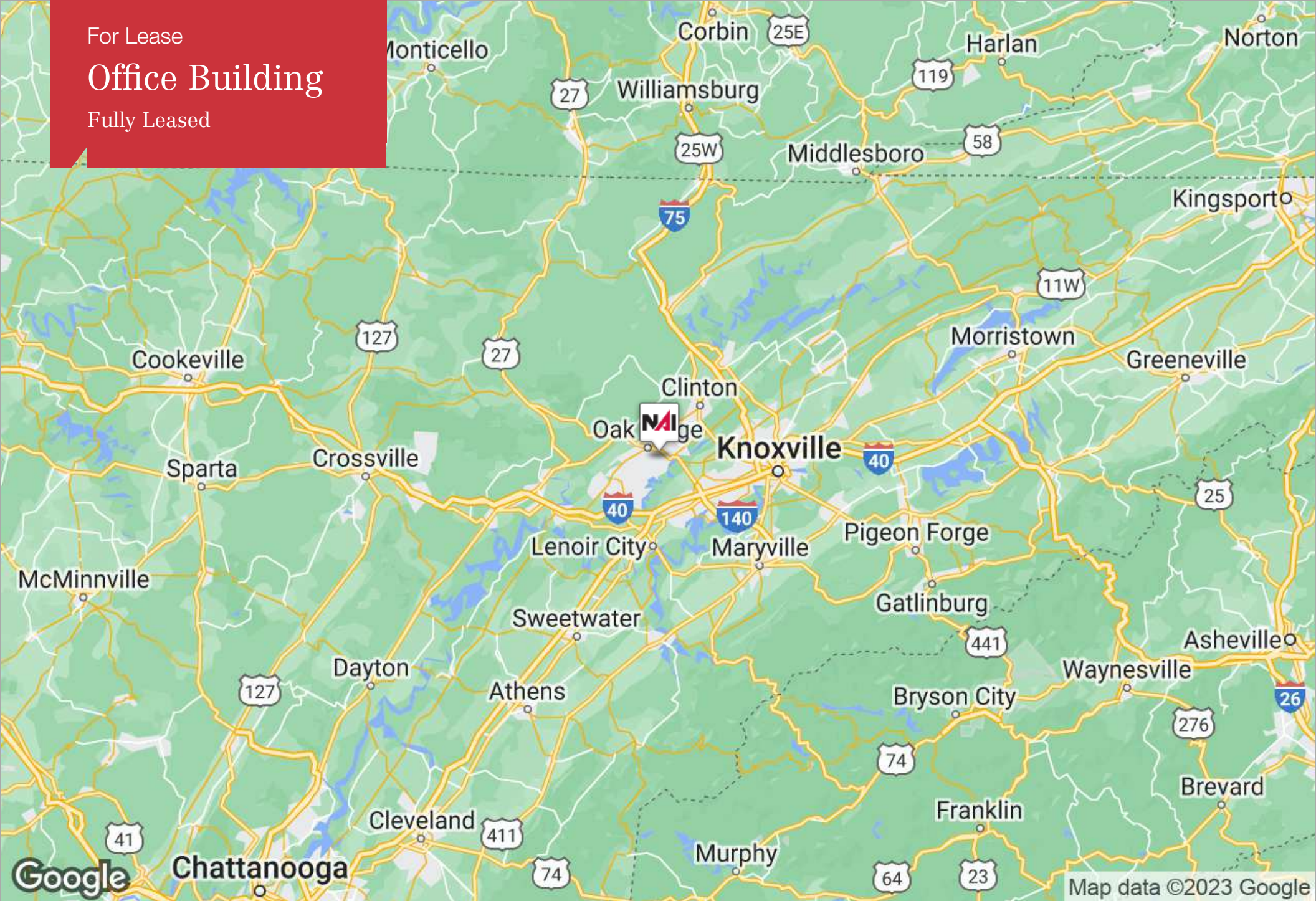
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For Lease

Office Building

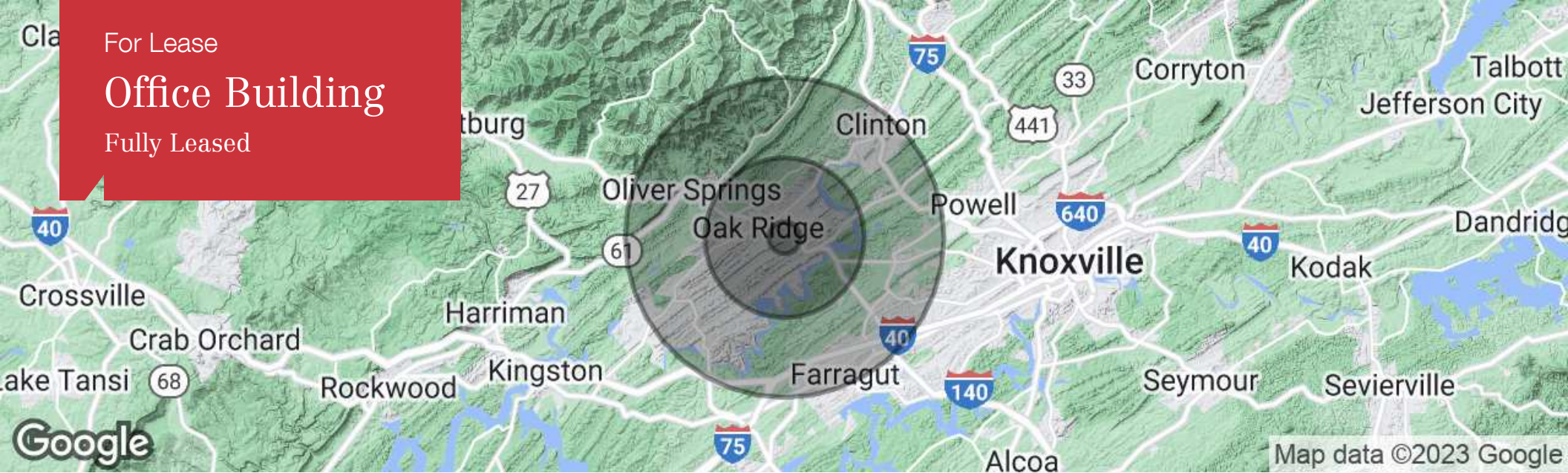
Fully Leased



For Lease

Office Building

Fully Leased



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,299	36,020	111,244
Median Age	45.4	42.0	42.1
Median Age (Male)	43.1	40.3	40.9
Median Age (Female)	48.0	44.3	43.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	577	15,475	45,036
# of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$75,566	\$65,557	\$74,832
Average House Value		\$166,534	\$206,713

Race

	1 Mile	5 Miles	10 Miles
% White	80.2%	84.9%	90.4%
% Black	13.9%	9.2%	5.3%
% Asian	4.2%	2.2%	1.9%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.4%	0.3%
% Other	0.0%	1.0%	0.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	5.4%	4.3%	3.0%

* Demographic data derived from 2020 ACS - US Census

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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.