

For Lease: Office Building in Oak Ridge, TN

795 Main St. Oak Ridge, TN

10.463 SF on 2<sup>nd</sup> Floor

- Exceptionally located in the Center of Oak Ridge's Main Street District just off highly trafficked Illinois Ave
- Full divisible floor for tenants of different sizes
- Anchor Tenant, Bank of America, attracts heavy foot traffic throughout the week.

**PROVIDENCE**  
Commercial Real Estate

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The 2<sup>nd</sup> floor has quality natural light from expansive windows and various layouts to meet Tenant needs. As part of Oak Ridge's Main Street development the building is surrounded by desirable retailers such as Starbucks, Belk, Staples, and Cinemark with many more options along Illinois Ave. All the amenities required by an office user are within minutes from this flexible office opportunity.

## Property Details

Address	795 Main St Oak Ridge, TN
Available Space	1,500 SF- 10,463 SF
Lease Rate	\$10 PSF Modified Gross
5 Mile Pop.	35,424
5 Mile Median HH Income	\$63,488
ADT Count on Illinois Ave	29,007

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