



OFFICE & WAREHOUSE BUILDING FOR LEASE

PROPERTY OVERVIEW

Showroom-warehouse space with high cubic volume. Has both docks and drive-in access in the rear. Very open, bright and inviting.

Westview Place

2820 MIDDLEBROOK PIKE

KNOXVILLE, TN

Jim Holleman, CCIM

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Platinum member



OFFERING SUMMARY

Available SF: 4,980 - 15,000 SF

Lease Rate 4,980 SF Warehouse: \$7.00 SF/yr (NNN)

Lease Rate 10,020 SF Office: \$10.50 SF/yr (NNN)

Lot Size: 2.87 Acres

Year Built: 2003

Building Size: 32,087

Zoning: I-MU

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PROPERTY HIGHLIGHTS

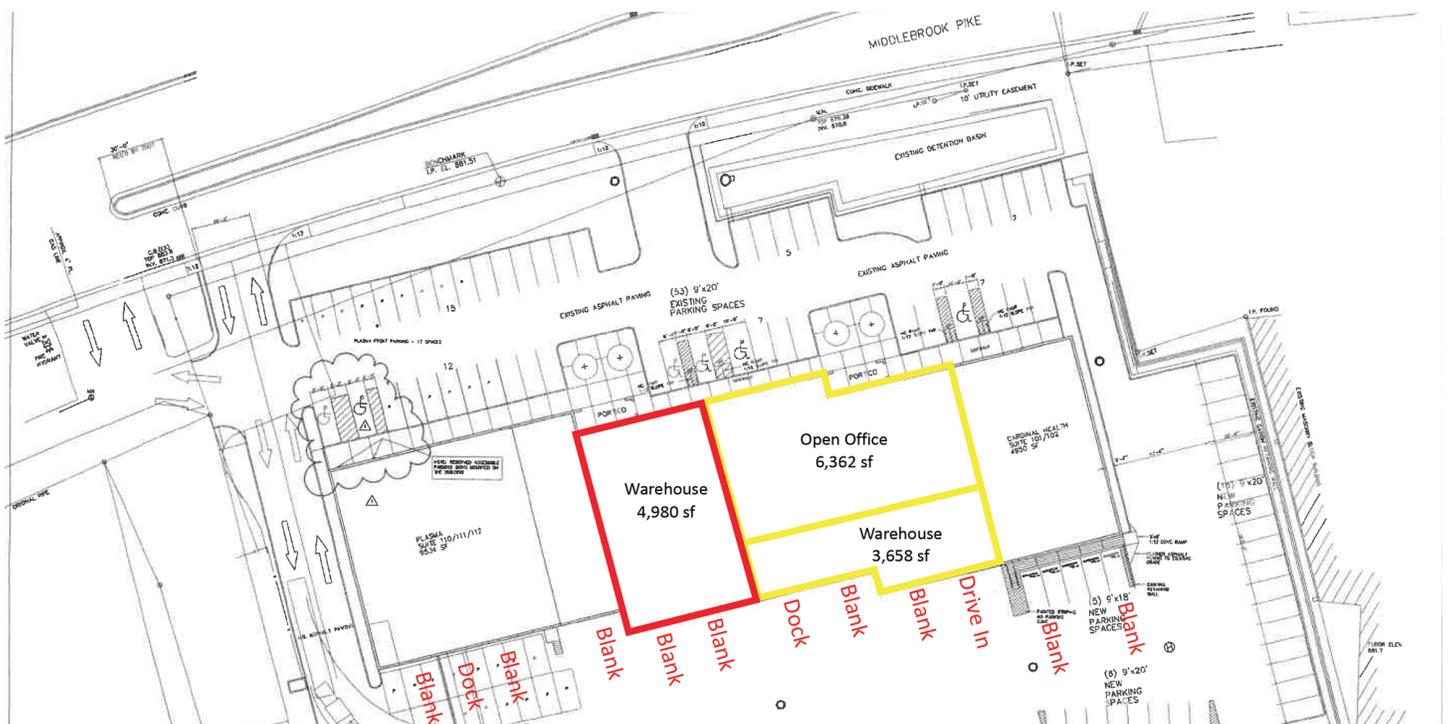
- Highly visible location on Middlebrook Pike about half way between Downtown and Bearden.
- Plentiful parking and great accessibility.
- Close to and easily accessible to I-40, I-75, I-275 and Hwy 129.

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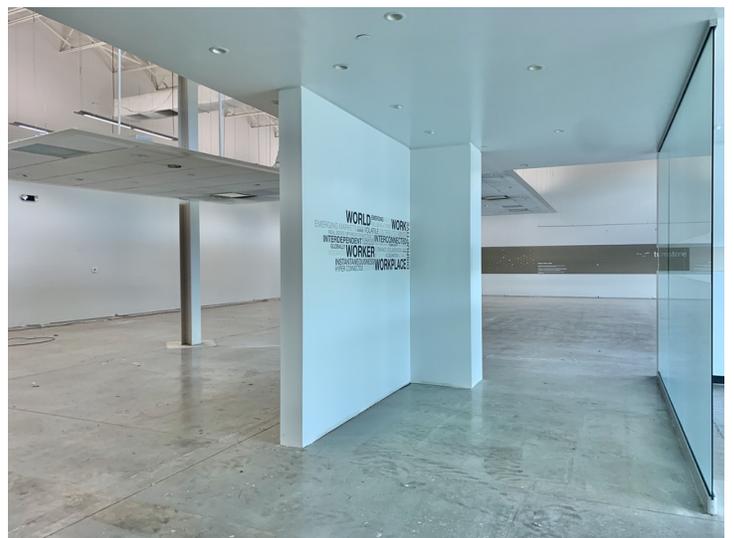


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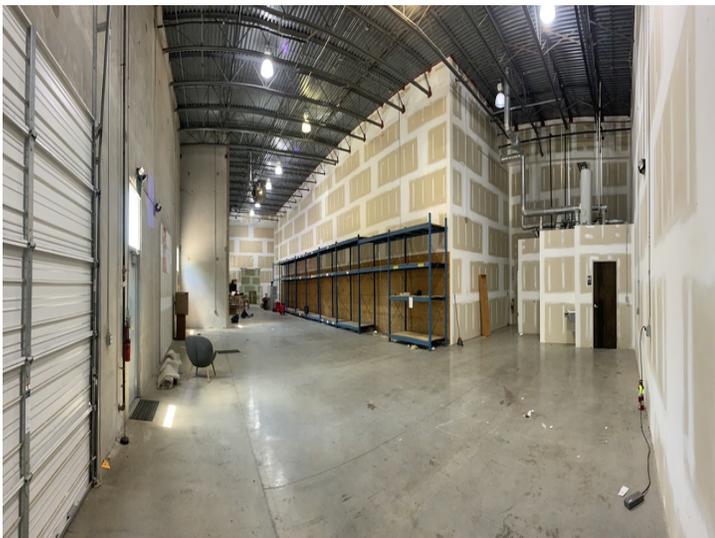
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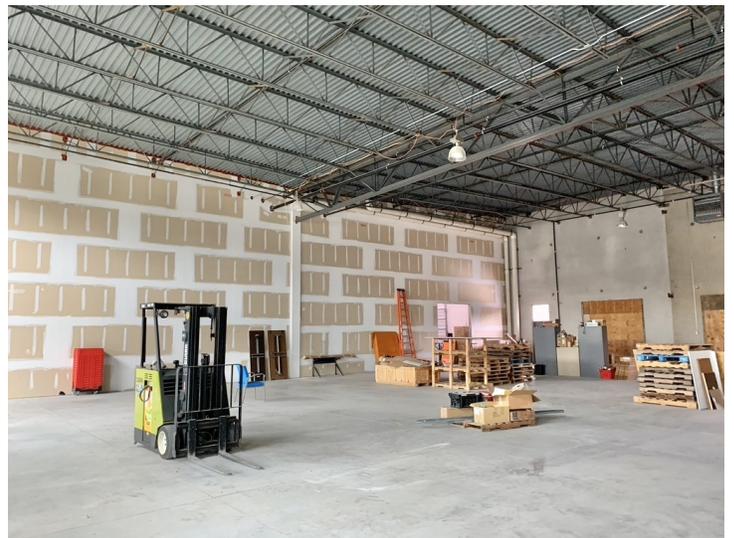
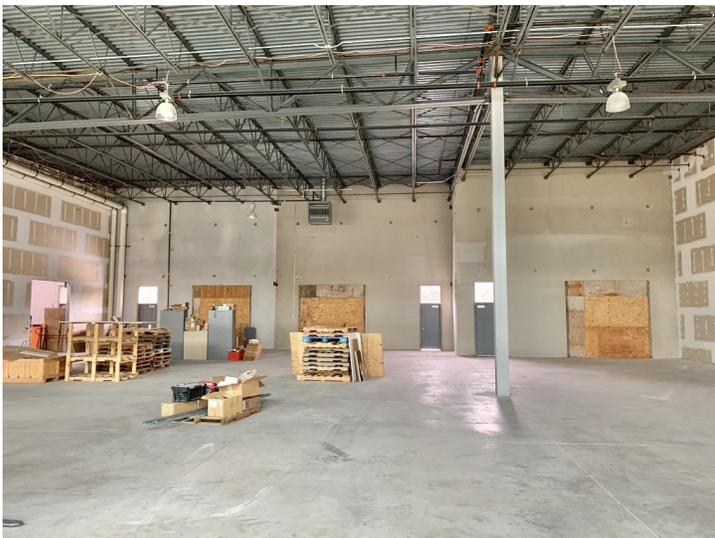


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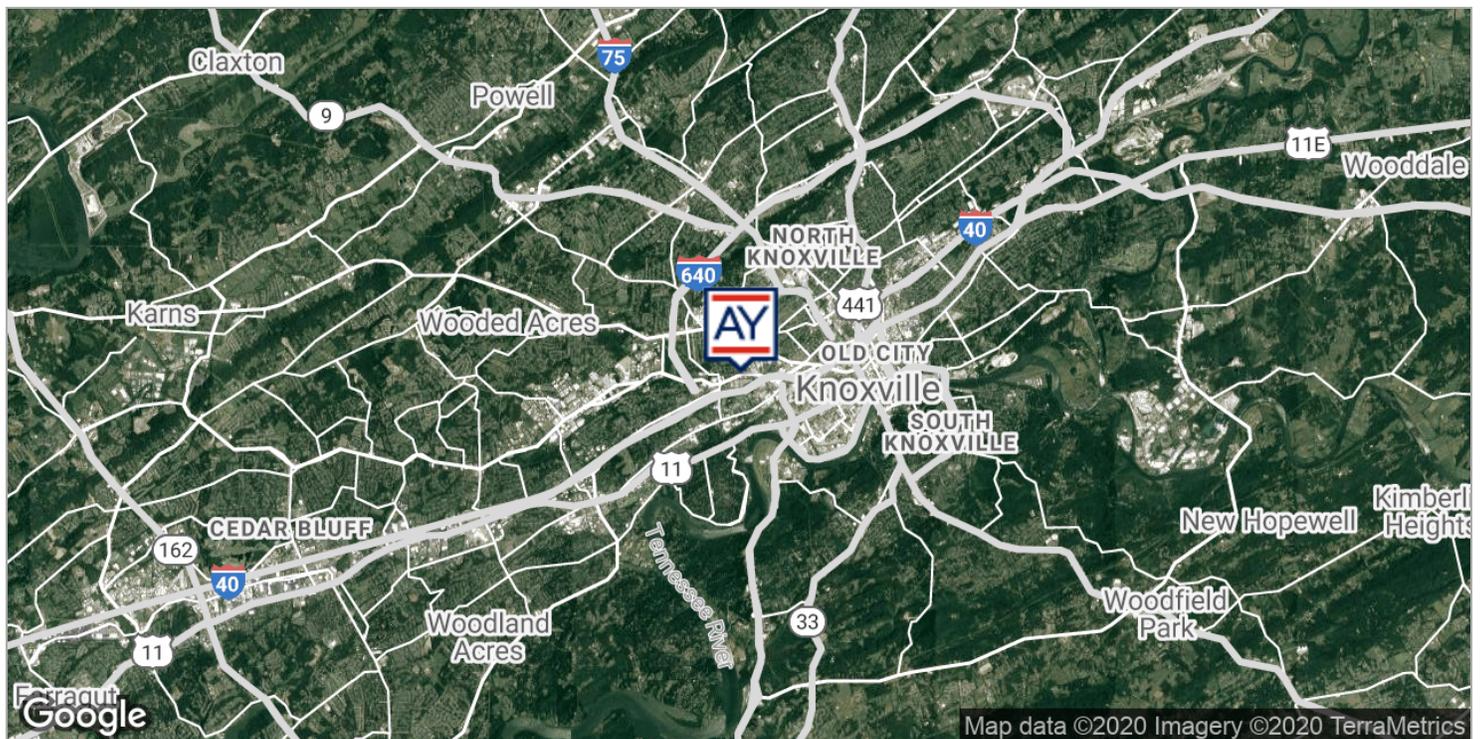
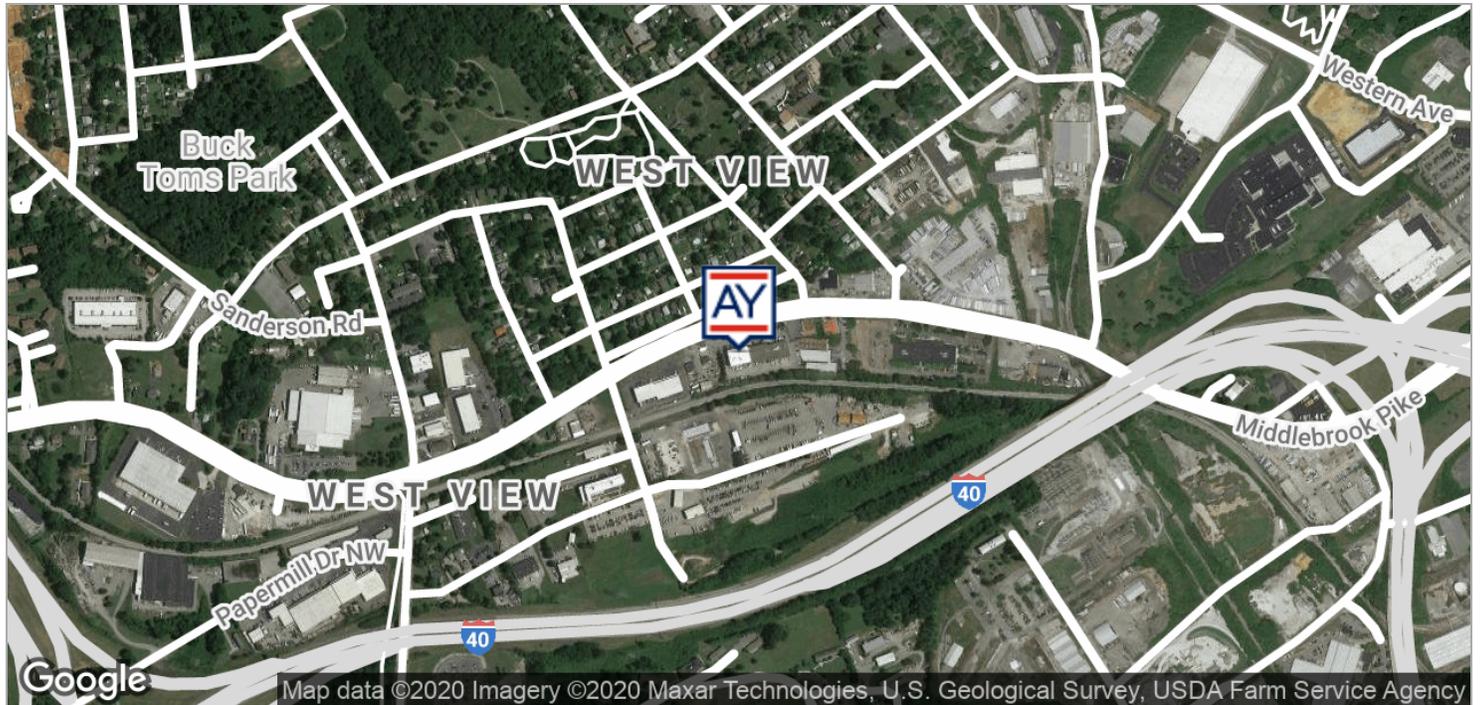
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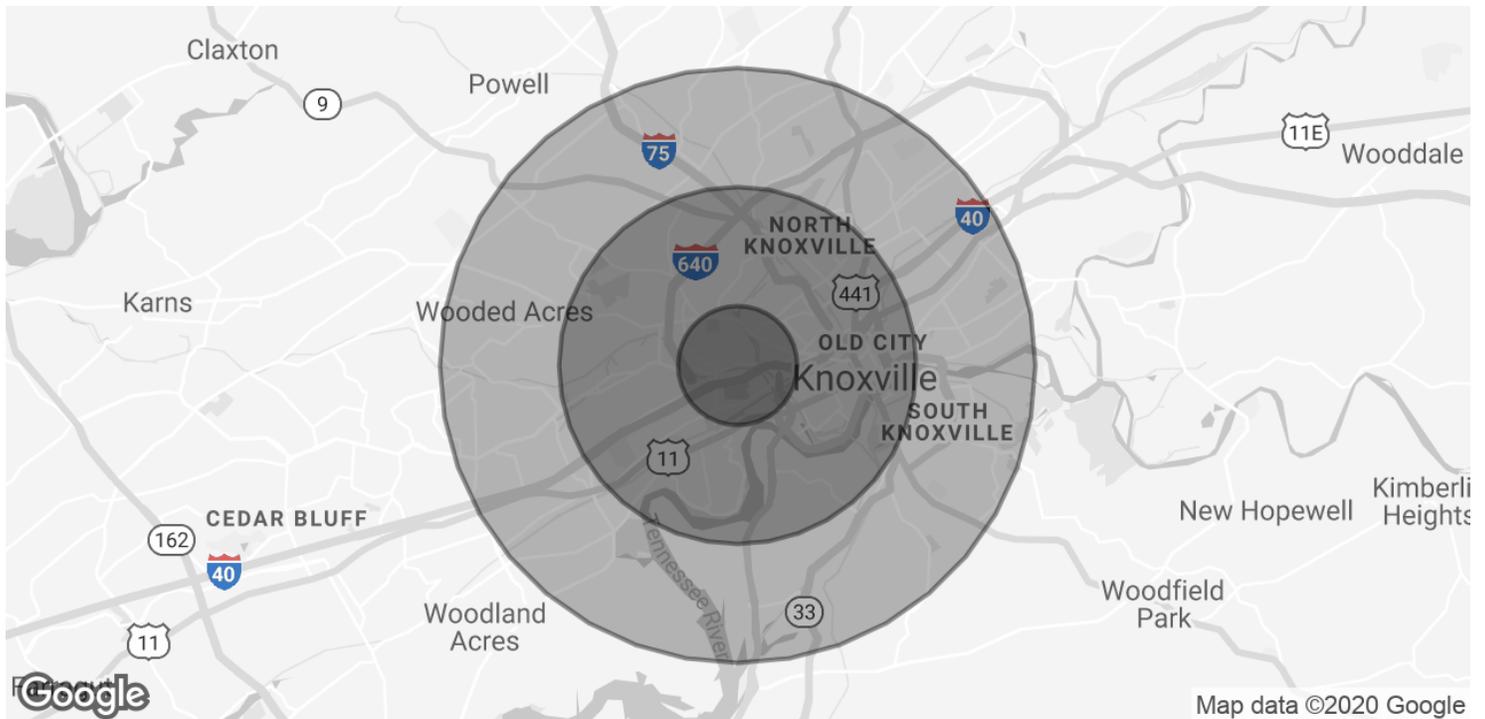


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,695	67,014	151,902
Average age	32.1	30.4	33.9
Average age (Male)	31.3	30.1	32.9
Average age (Female)	32.0	30.7	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,967	27,545	68,766
# of persons per HH	2.3	2.4	2.2
Average HH income	\$39,456	\$42,155	\$44,926
Average house value		\$139,366	\$146,733

*Demographic data derived from 2010 US Census

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