AVISON YOUNG

OFFICE BUILDING FOR LEASE

PROPERTY OVERVIEW

The 4th building in Knoxville's first comprehensive office complex. Two great spaces available. Suite 110 is a wide open space that is move-in ready. Suite 200 has a great corporate layout with a mix of private office, meeting space, bullpen areas, and training rooms. Current tenants include: RDI, Accounting Principals, and Maxim Healthcare.

10024

INVESTMENT DRIVE

KNOXVILLE, TN

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CANADA BEST MANAGED COMPANIES
Platinum member

10024 Investment Drive Knoxville, TN 37932

Office Building For Lease

OFFERING SUMMARY

Available SF:	1,977 - 27,041 SF
Lease Rate:	$23.00 SF/yr (Full Service)
Lot Size:	5.41 Acres
Year Built:	2007
Building Size:	52,000
Market:	Knoxville

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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
110	$23.00 SF/yr	1,977 SF
200	$23.00 SF/yr	27,041 SF

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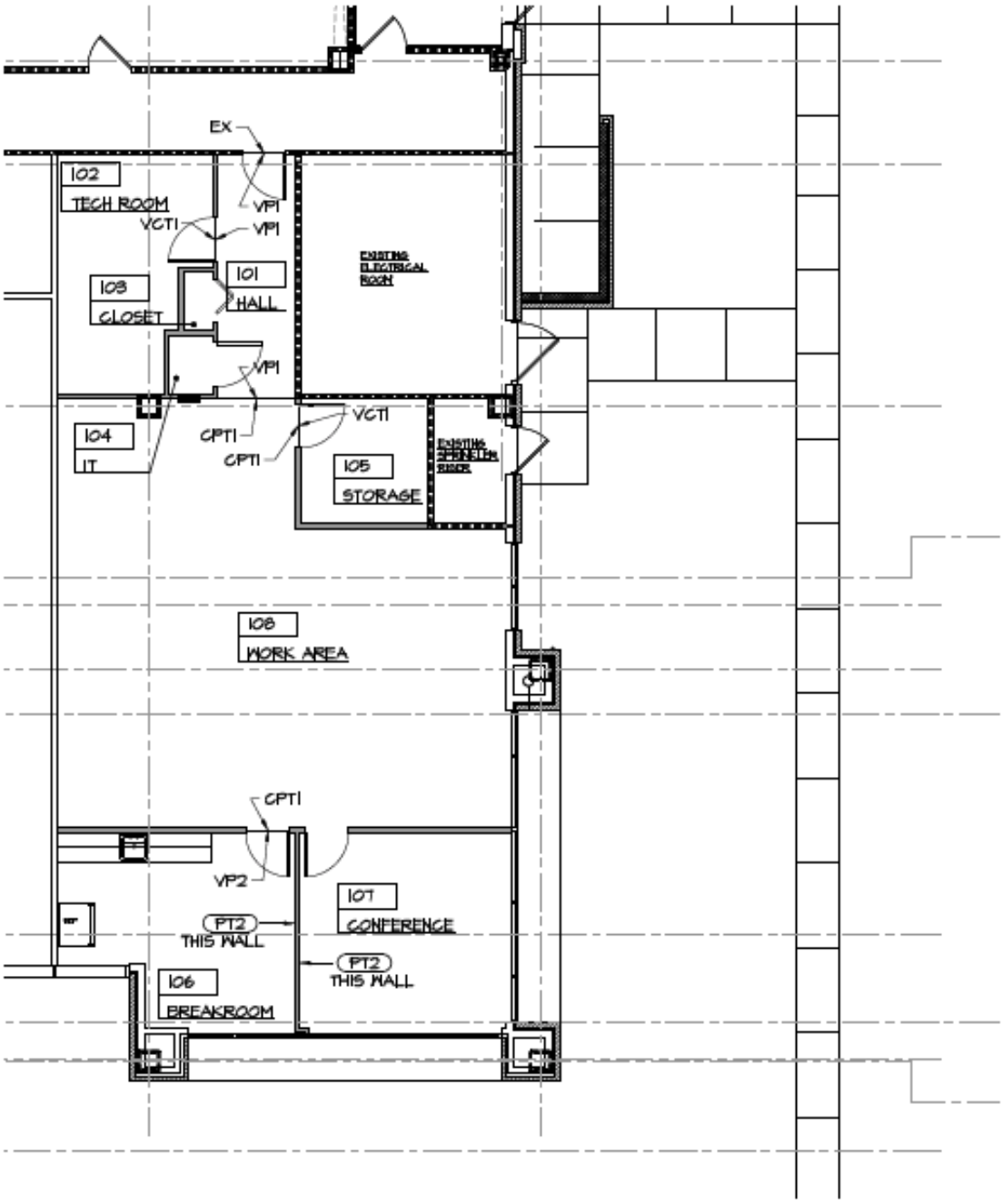

1 / 2.2 FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"

CP IV Suite 110

Suite 110

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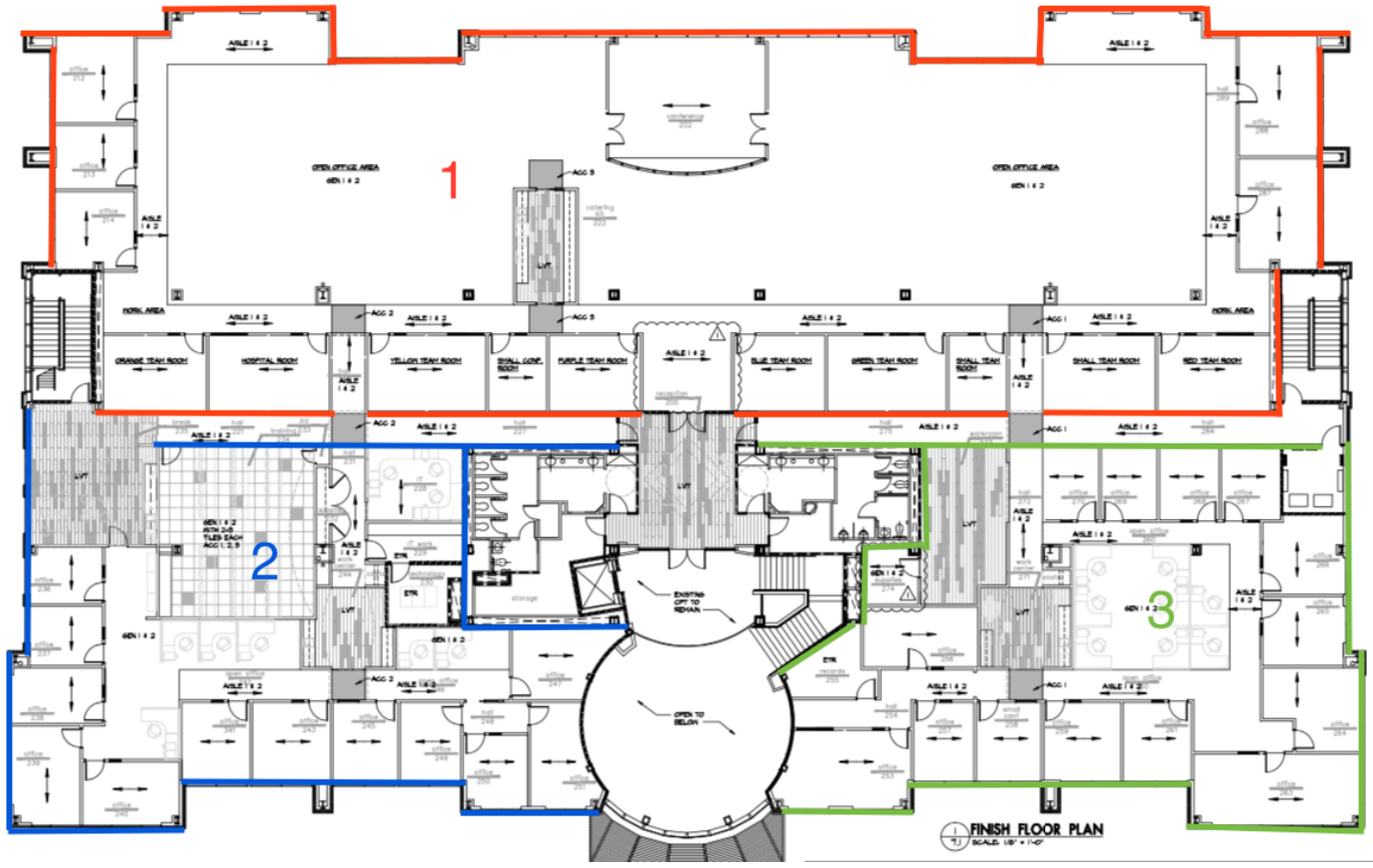

Suite 200

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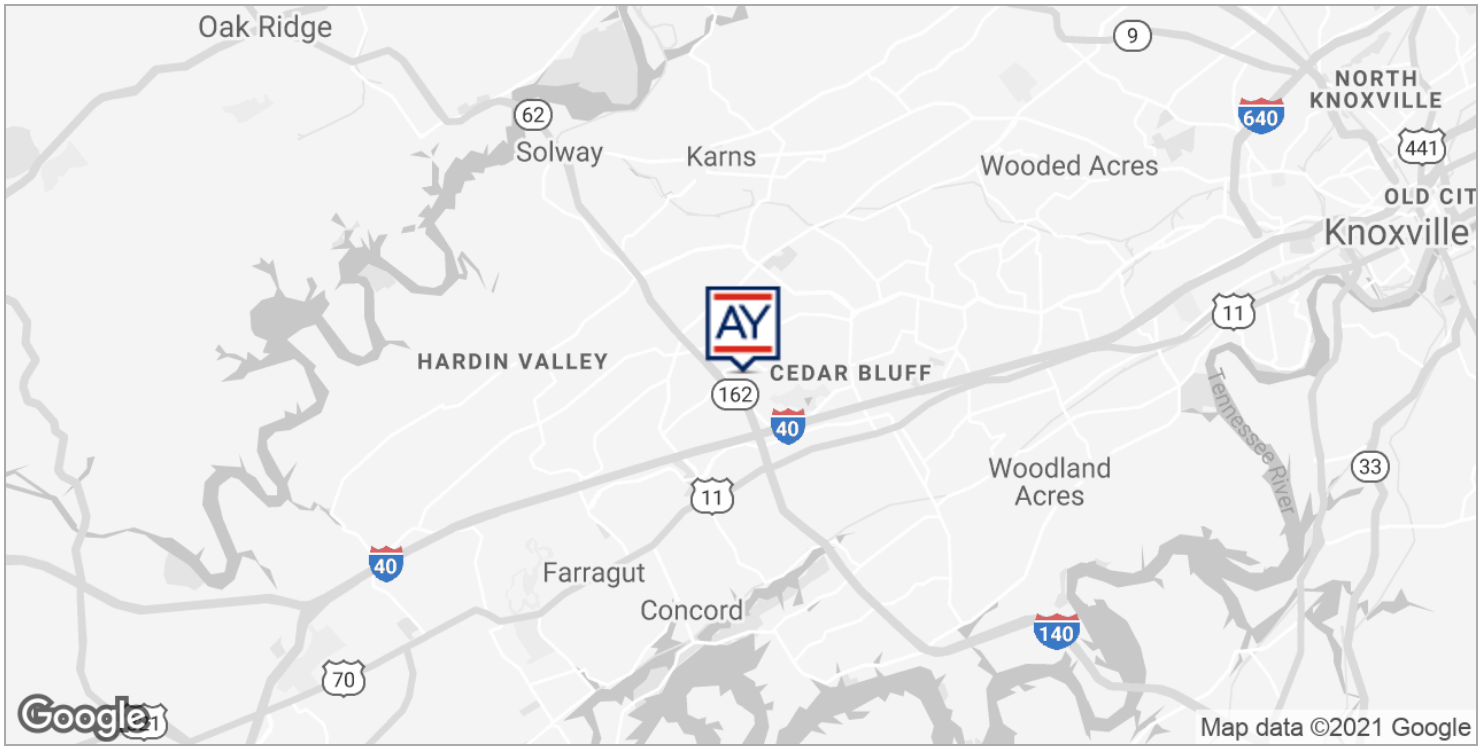

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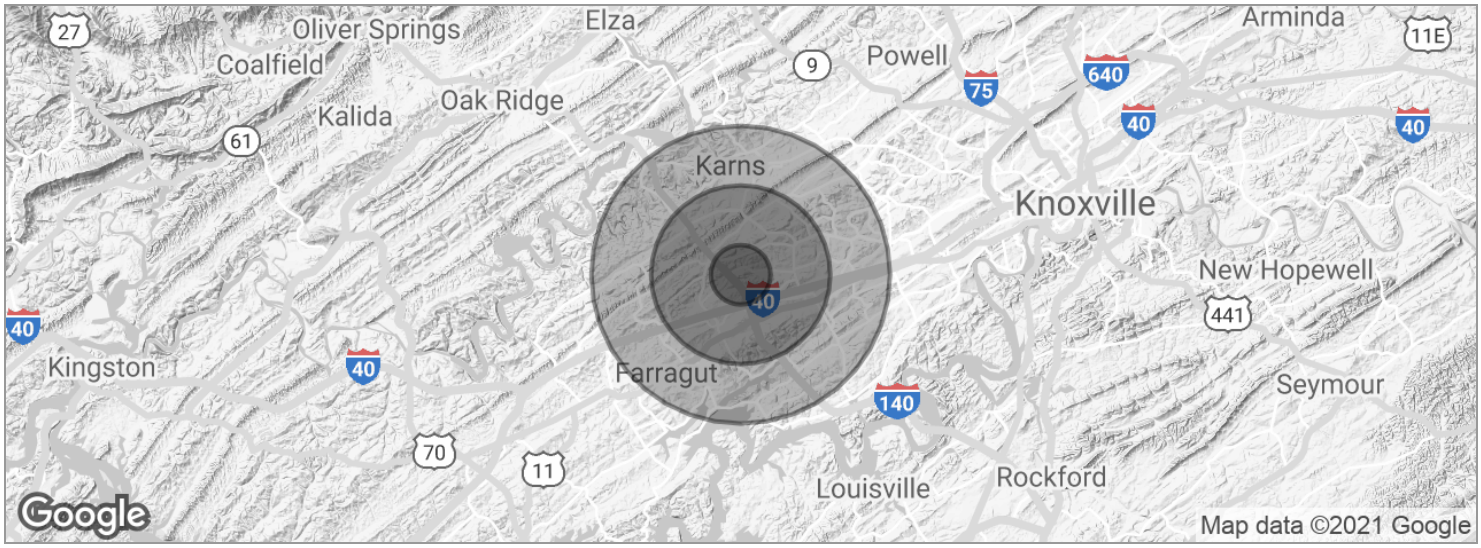

POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,488	32,722	95,568
Median age	40.2	39.1	37.9
Median age (Male)	38.0	38.2	36.9
Median age (Female)	42.3	39.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,389	13,288	38,813
# of persons per HH	2.5	2.5	2.5
Average HH income	$89,383	$83,604	$82,847
Average house value	$200,224	$221,652	$229,411

** Demographic data derived from 2010 US Census*

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