

## **The Century Building—312 S Gay Street**



## **Office & Residential Condos for Sale**

### Property Information

- ◆ Suite Two: 1,508 S.F - \$377,000
- ◆ Suite Three: 2,573 S.F - \$644,000
- ◆ Third Floor (6,000 Sq. Ft. Residential Shell): \$1,150,000.00
- ◆ HOA fees include property taxes. Detailed HOA budget available upon request.
- ◆ Both suites on 2nd floor of the Historic Century Building at 312 S. Gay Street.
- ◆ Prominent Gay Street location in the heart of Downtown Knoxville.
- ◆ Completely remodeled interiors - New Kitchen, New Flooring, New Bathrooms.
- ◆ Daily Employee Population in Downtown Knoxville: 22,000
- ◆ Easy Access to I-40.

**Oliver A. Smith, IV**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
(865) 584-2000



75 + RESTAURANTS



20 + BARS



2,700  
DOWNTOWN RESIDENTS



1,500,000 SQ FT  
OFFICE SPACE



\$120 MILLION COMBINED  
RETAIL SALES



3 THEATRES



## NEARBY ATTRACTIONS



BABALU TAPAS & TACOS



BARLEY' S



BIJOU THEATRE



DOWNTOWN GRILL & BREWERY



EMILIA ITALIAN



LONESOME DOVE  
WESTERN RESTAURANT

LONESOME DOVE



MAPLE HALL



MAST GENERAL STORE



THE MELTING POT



MYRTLE' S CHICKEN & BEER

MYRTLE' S CHICKEN & BEER



OLIVER ROYALE



PETRO' S CHILI & CHIPS



REGAL CINEMAS



RUBY SLIPPER



STOCK & BARREL



TAILGATE



TENNESSEE THEATRE



THE TOMATO HEAD



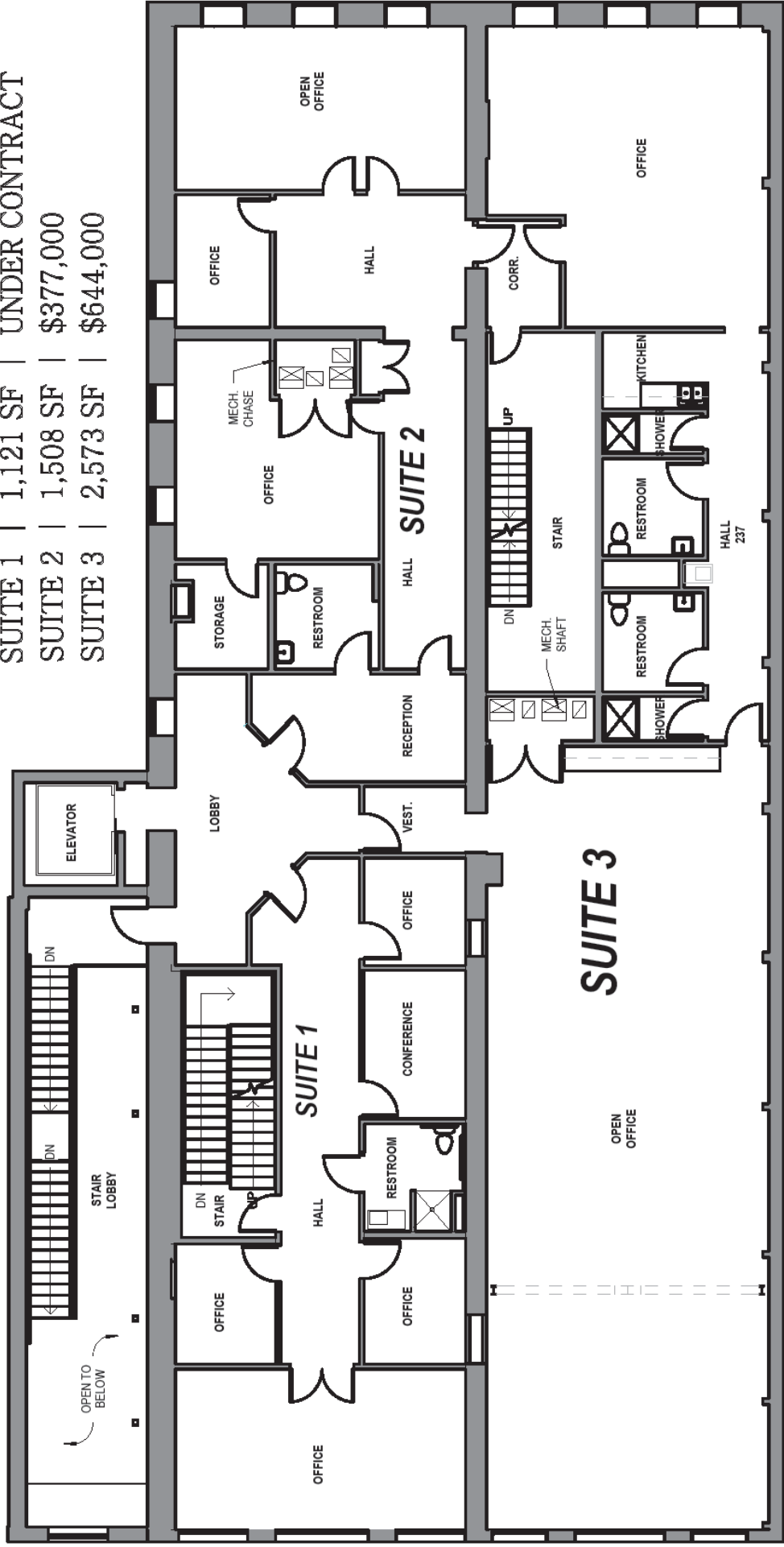
TUPELO HONEY CAFE



URBAN OUTFITTERS

**SECOND FLOOR**

**SUITE 1 | 1,121 SF | UNDER CONTRACT**  
**SUITE 2 | 1,508 SF | \$377,000**  
**SUITE 3 | 2,573 SF | \$644,000**

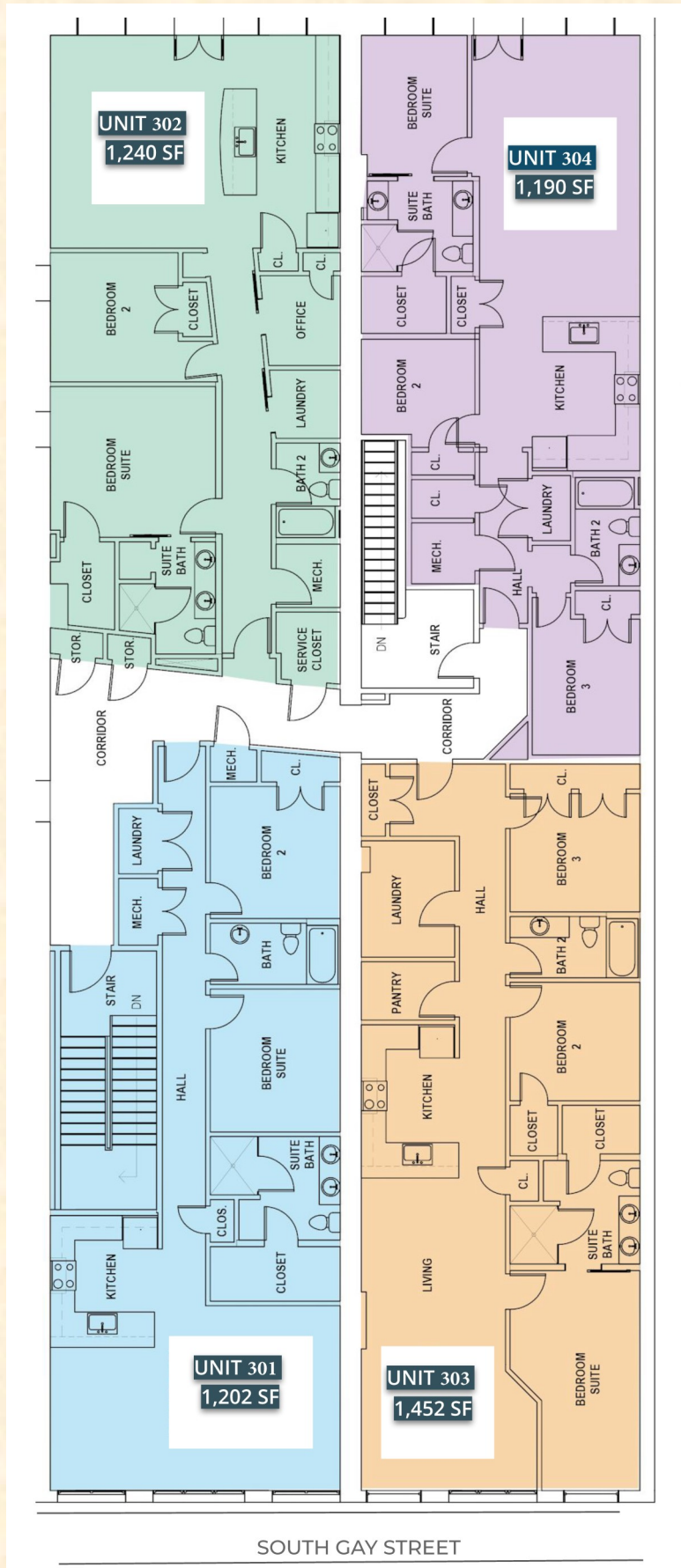


GAY STREET

## Third Floor

- 6,000 Sq. Ft. of Shell Space

- May be built out to suit Purchaser - unique opportunity to design your own luxury condominium in the heart of Knoxville's Downtown.
- May be built out to mirror the upper floors as per the floorplan below:



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