

For Lease

# Office Building

Fully Leased | Negotiable



## LANDOAK DEVELOPMENT OFFICE SPACE AVAILABLE

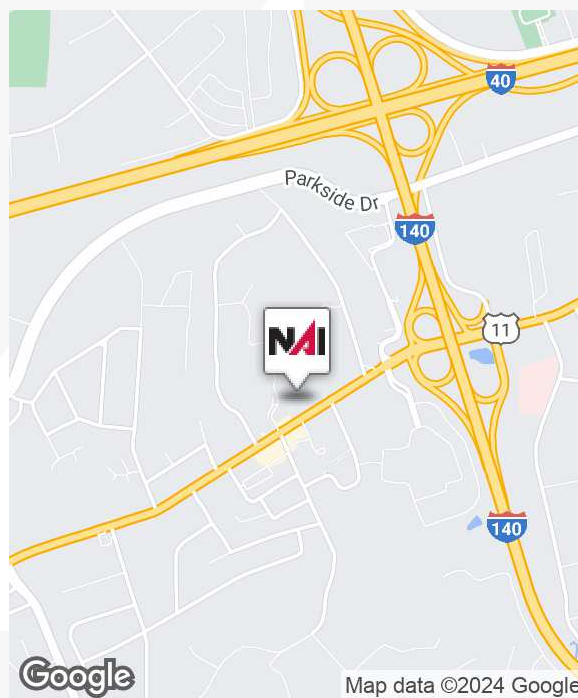
10241 Kingston Pike, Suite 3  
Knoxville, Tennessee 37922

### Property Highlights

- Easy Access to Kingston Pike, Pellissippi Parkway and Turkey Creek
- Excellent visibility to Kingston Pike
- Building signage available
- \$23.00 PSF NNN with estimated CAM of \$3.78 PSF

### Property Description

Class "A" office space available in the LandOak Development  
Multiple offices and open space  
Drive-up to the door parking  
Located right on Kingston Pike with great signage availability  
Tenant pays their own utilities and janitorial services  
\$23.00 PSF / Estimated NNN's \$3.78 PSF



For more information

**Michelle Gibbs**

O: 865 531 6400  
mgibbs@koellamoore.com

**Roger M. Moore, Jr, SIOR**

O: 865 531 6400  
rogermoore@koellamoore.com



255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)





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# Additional Photos

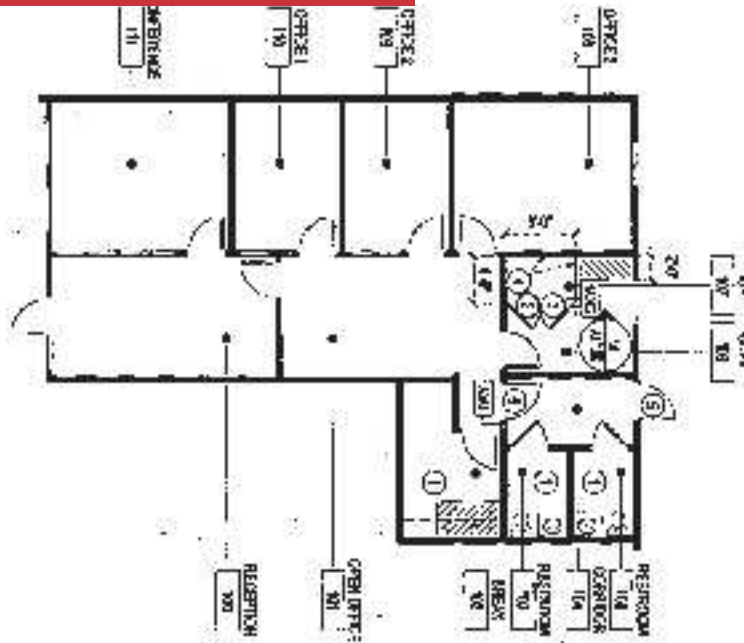
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# Additional Photos

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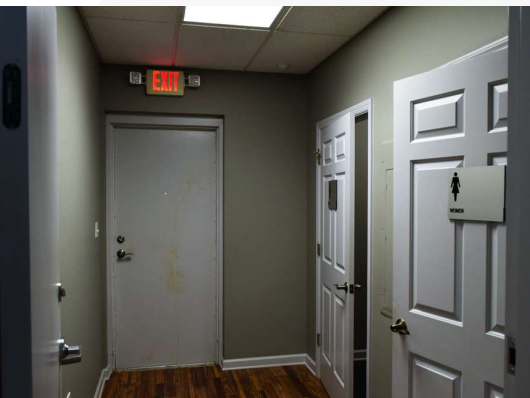


**DISCLAIMER NOTES**

- 1. ALL DIMENSIONS ARE APPROXIMATE AND BASED ON THE CURRENT FLOOR PLAN. DIMENSIONS MAY VARY SLIGHTLY DUE TO CONSTRUCTION TOLERANCES.
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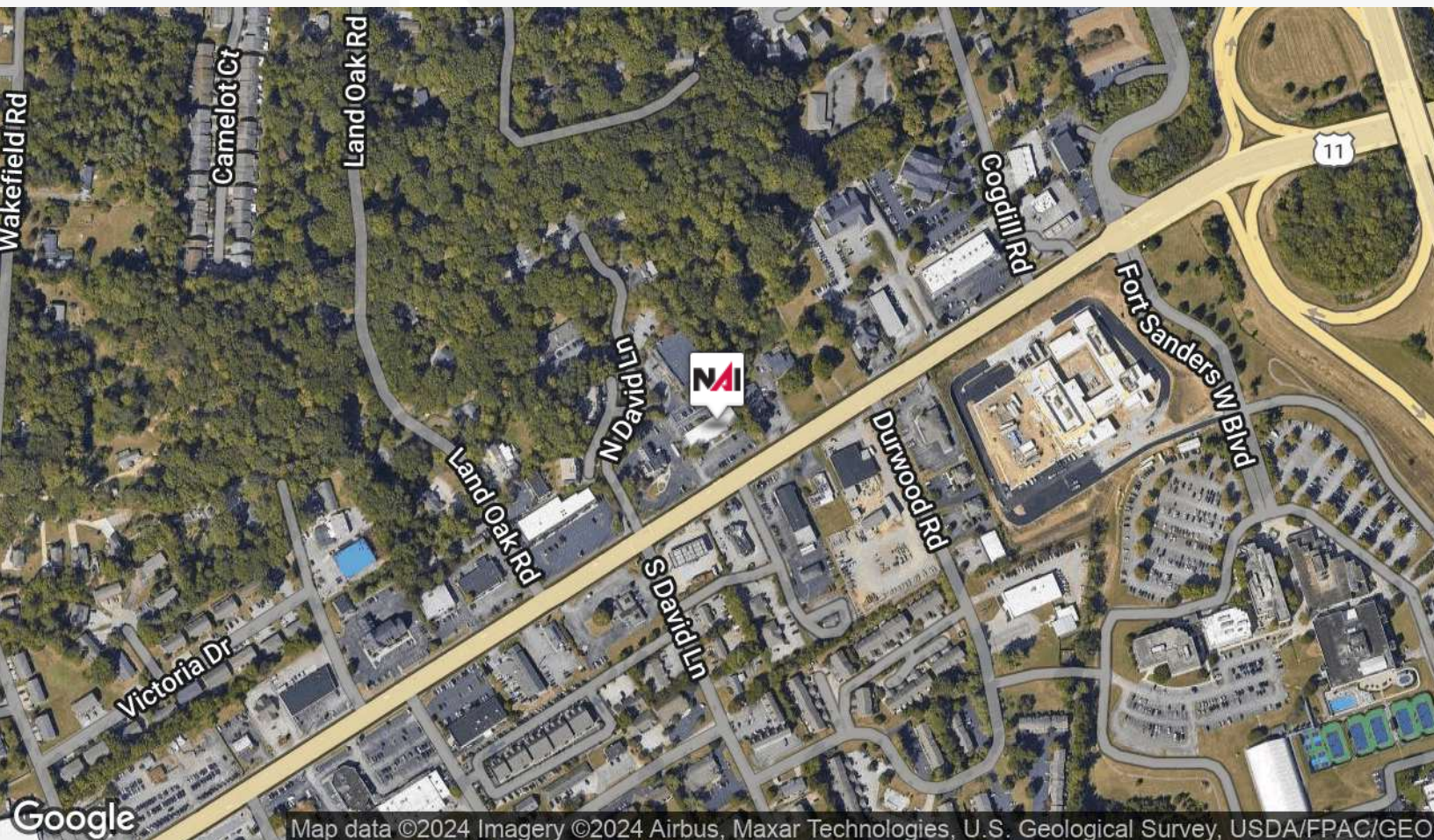
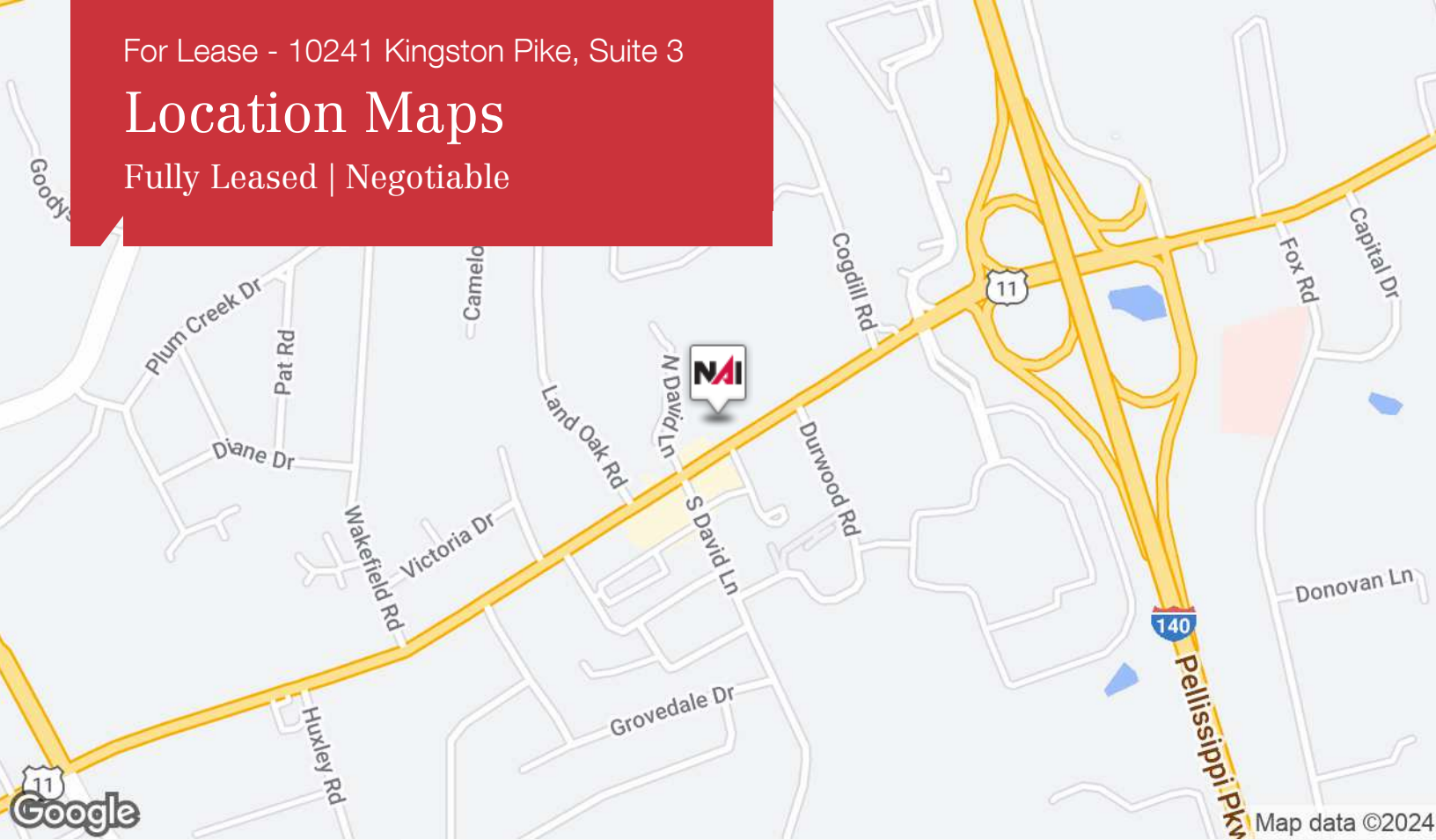




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# Location Maps

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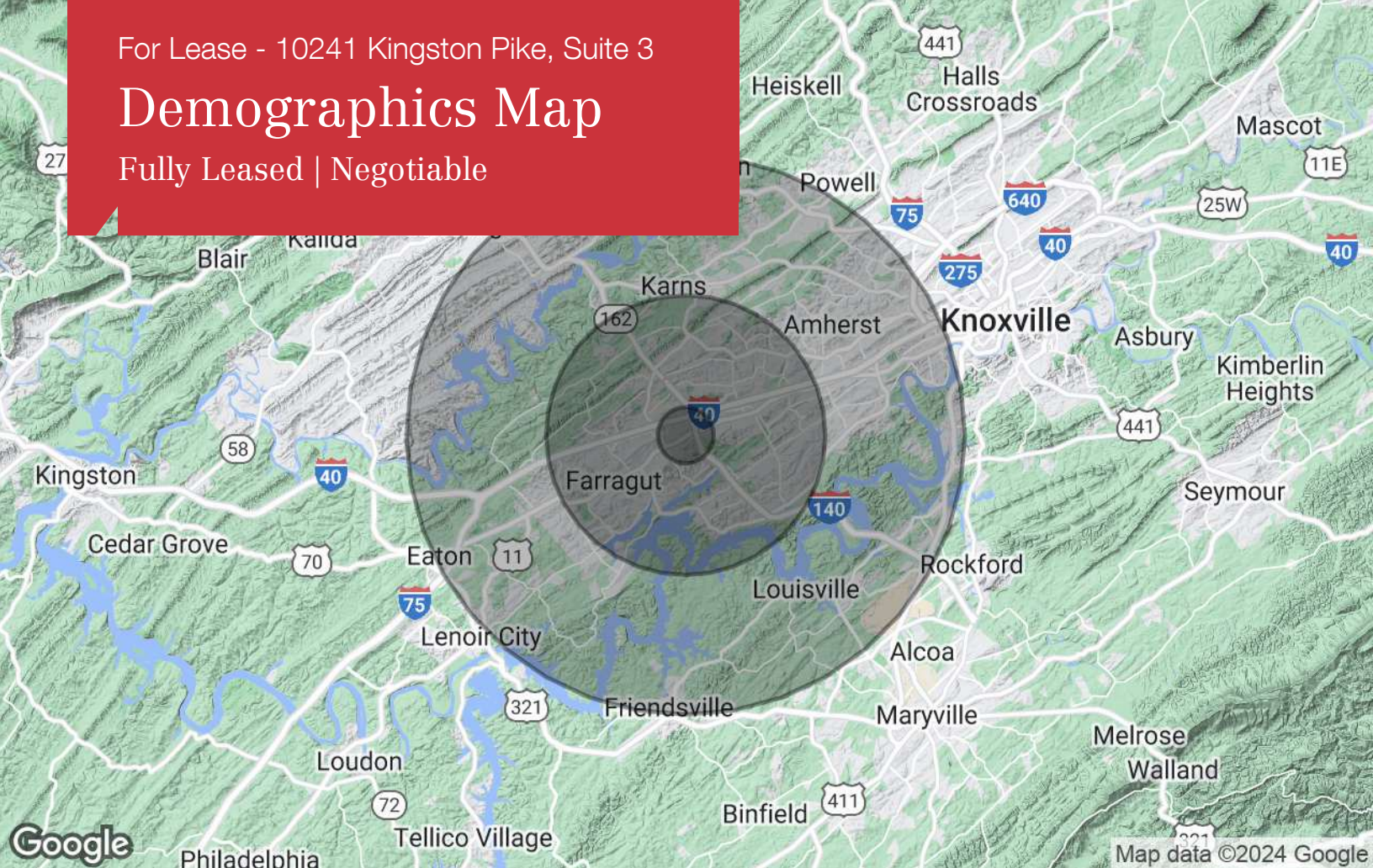




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# Demographics Map

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| Population          | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 3,515     | 99,846    | 245,352   |
| MEDIAN AGE          | 42.5      | 38.2      | 38.3      |
| MEDIAN AGE (MALE)   | 44.6      | 37.2      | 37.5      |
| MEDIAN AGE (FEMALE) | 39.5      | 38.9      | 39.1      |
| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
| TOTAL HOUSEHOLDS    | 1,383     | 39,656    | 99,877    |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$103,041 | \$90,765  | \$85,440  |
| AVERAGE HOUSE VALUE | \$273,331 | \$253,025 | \$253,547 |
| Race                | 1 Mile    | 5 Miles   | 10 Miles  |
| % WHITE             | 92.1%     | 90.9%     | 91.6%     |
| % BLACK             | 1.0%      | 5.1%      | 4.6%      |
| % ASIAN             | 6.9%      | 3.2%      | 2.8%      |
| % HAWAIIAN          | 0.4%      | 0.1%      | 0.0%      |
| % INDIAN            | 0.0%      | 0.2%      | 0.3%      |
| % OTHER             | 0.0%      | 0.6%      | 0.7%      |
| Ethnicity           | 1 Mile    | 5 Miles   | 10 Miles  |
| % HISPANIC          | 1.8%      | 4.0%      | 3.7%      |

\* Demographic data derived from 2020 ACS - US Census

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# Advisor Bio 1

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## MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

Direct: 865.531.6400 | Cell: 865.228.4264

## 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.

### NAI Koella | RM Moore

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865.531.6400

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# Advisor Bio 2

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## ROGER M. MOORE, JR., SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

### PROFESSIONAL BACKGROUND

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

### EDUCATION

University of Tennessee

### MEMBERSHIPS

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

#### NAI Koella | RM Moore

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