

For Lease

# Office Building

30,000 - 112,116 SF



## 107 Heritage Center Blvd

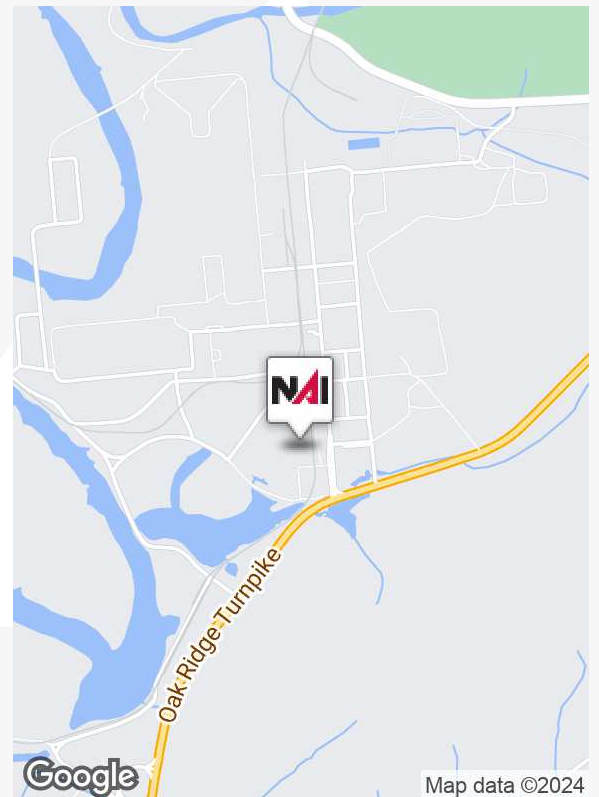
East Tennessee Technology Park - Heritage Center  
Oak Ridge, Tennessee 37830

### Property Highlights

- Mix of private offices and large open work areas.
- Dual feeds and massive electrical capacity.
- AT&T fiber optic connection.
- Restaurant/commissary.
- 381 auto parks.
- Flexible lease term.
- \$11.75 per SF Modified Gross

### Property Description

72,413 SF on main level, 39,703 on upper level.  
Located at the main entrance to Heritage Center



For more information

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## Additional Photos

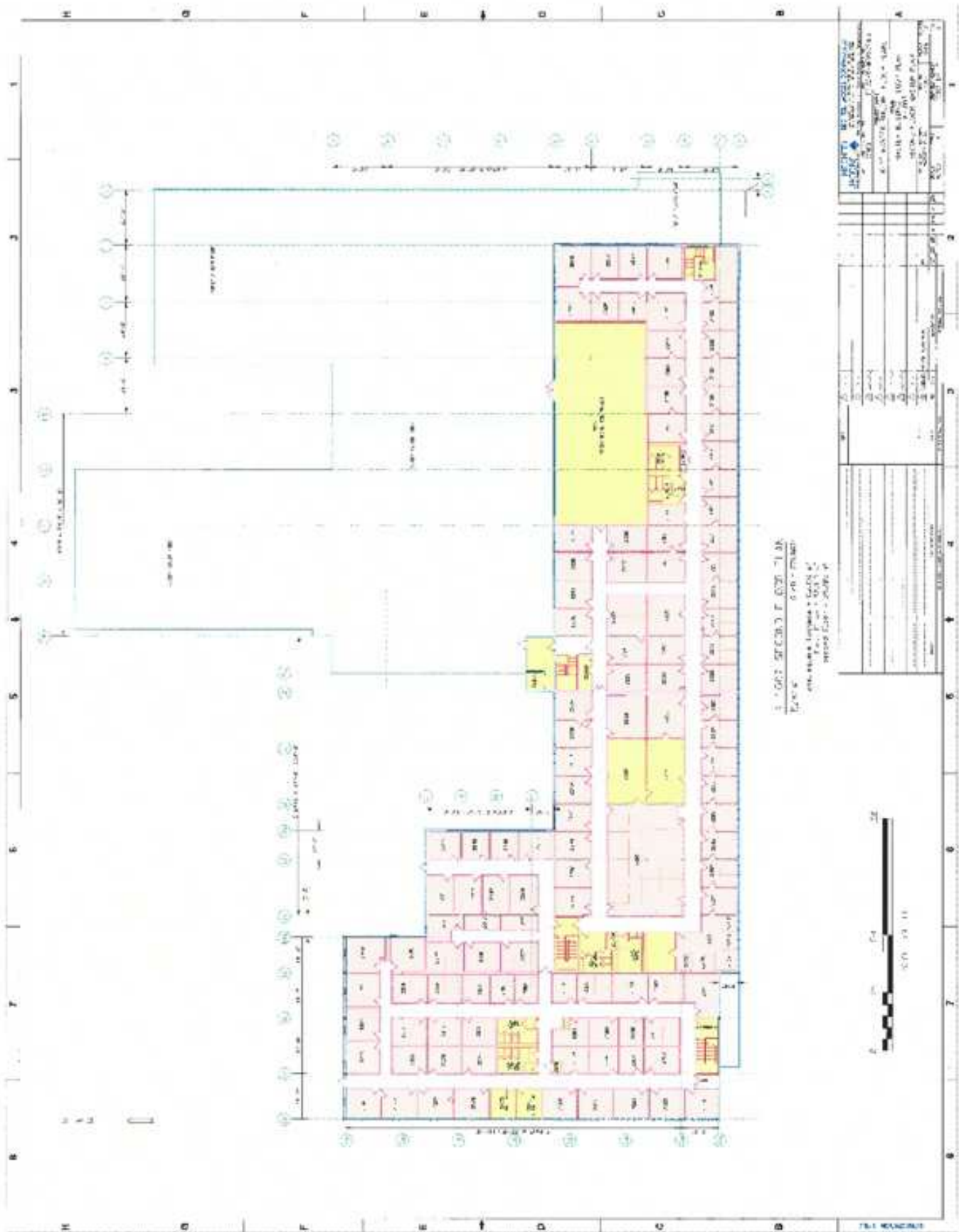


# Main Level Floor Plan



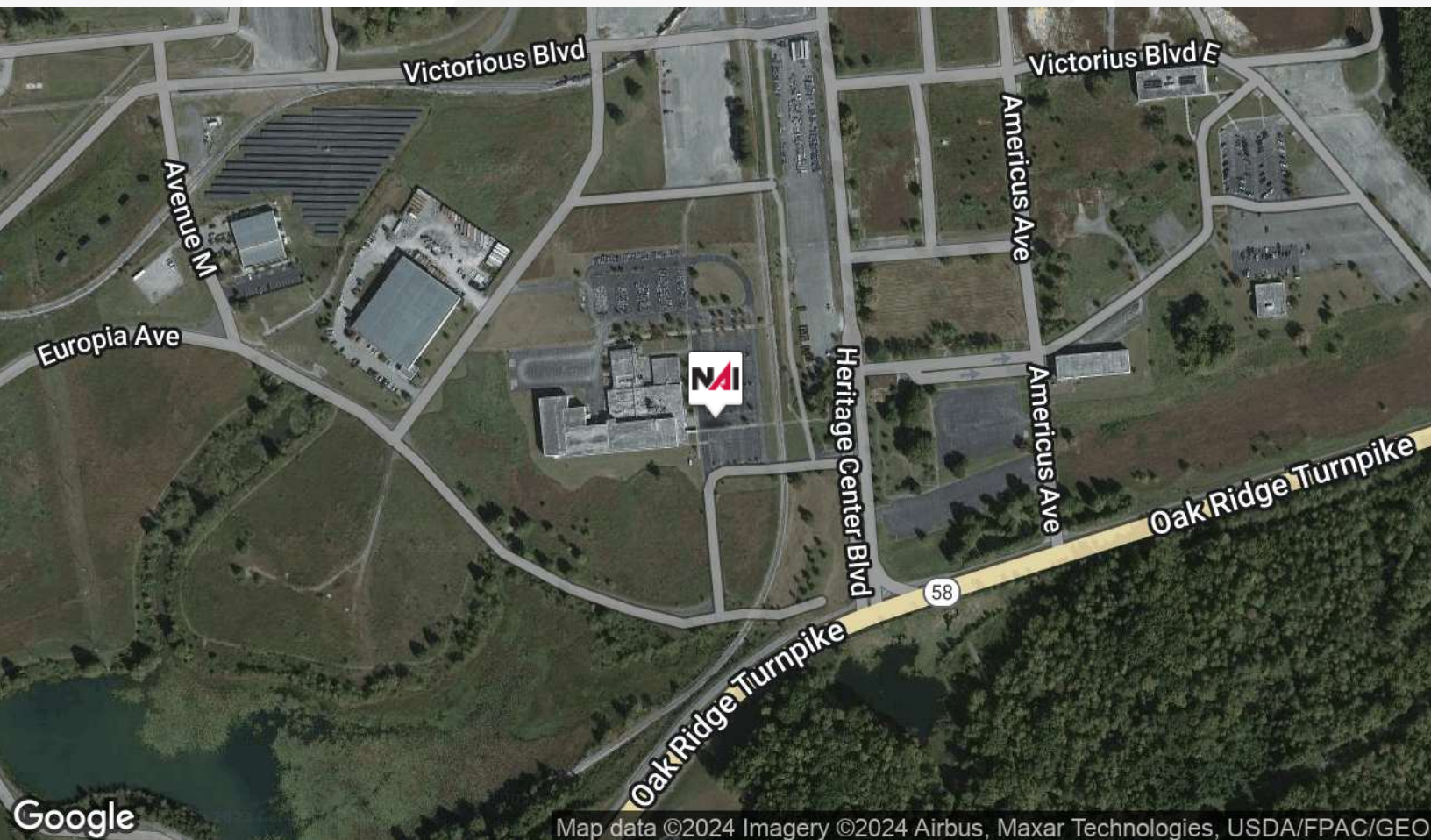
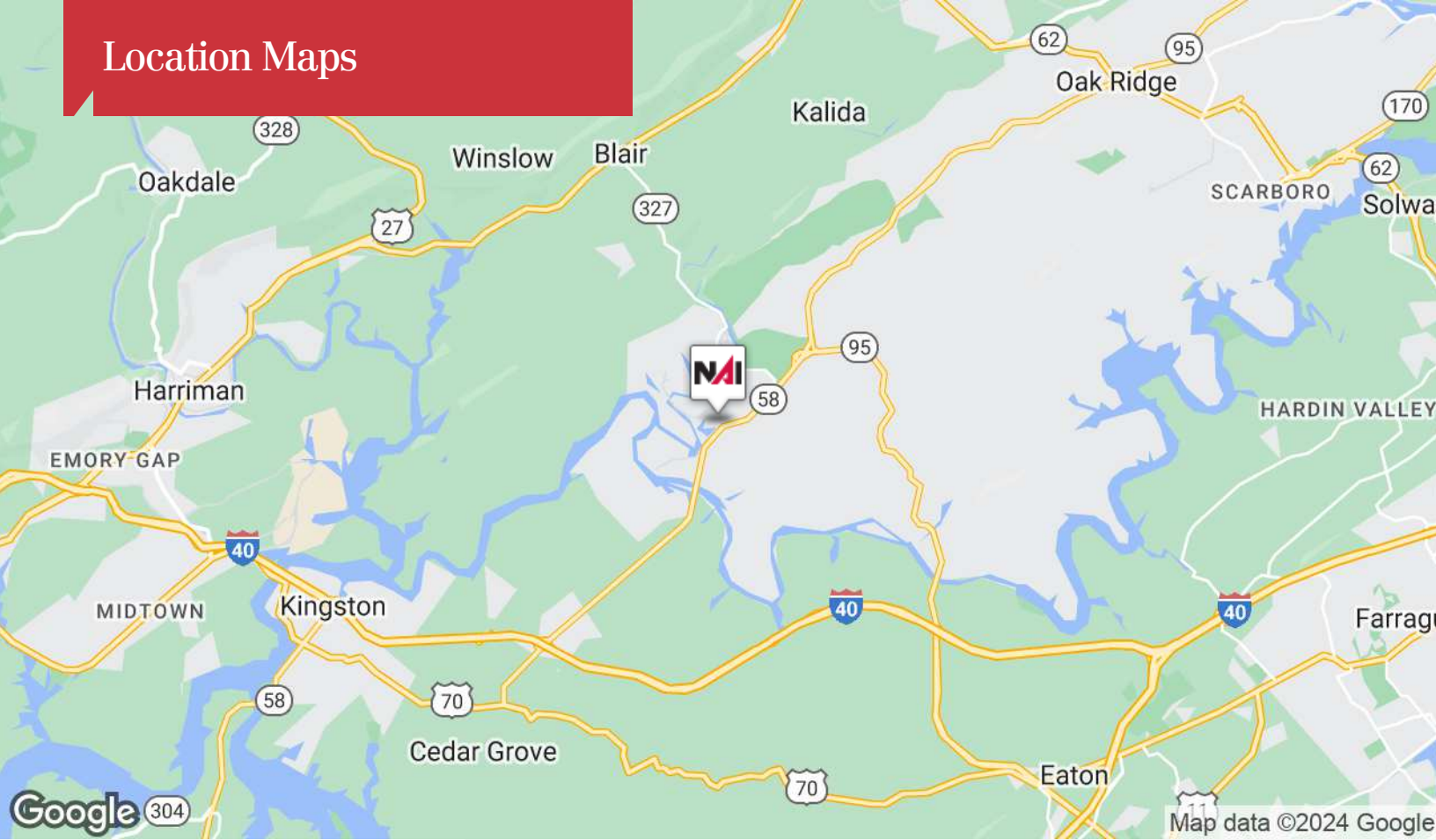


# Upper Level Floor Plan



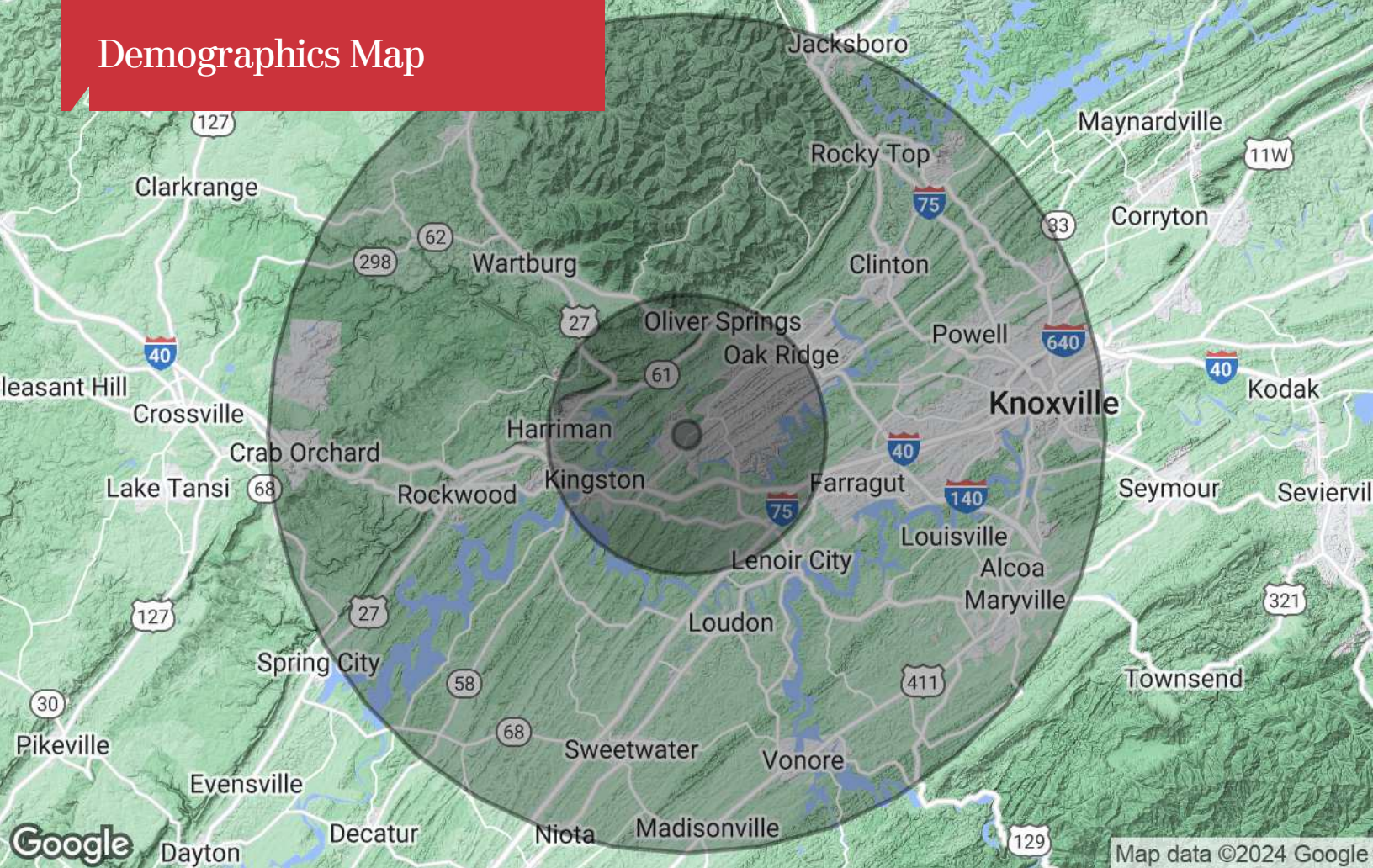


## Location Maps





# Demographics Map



## Population

	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	0	51,036	616,167
MEDIAN AGE		42.4	39.7
MEDIAN AGE (MALE)		40.5	38.7
MEDIAN AGE (FEMALE)		45.3	40.9

## Households & Income

	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	0	21,429	251,998
# OF PERSONS PER HH		2.4	2.4
AVERAGE HH INCOME		\$59,215	\$66,935
AVERAGE HOUSE VALUE		\$170,845	\$207,363

## Race

	1 Mile	10 Miles	30 Miles
% WHITE	LIQUID ERROR: DIVIDED BY 0%	94.1%	93.2%
% BLACK	LIQUID ERROR: DIVIDED BY 0%	4.8%	4.2%
% ASIAN	LIQUID ERROR: DIVIDED BY 0%	0.7%	1.6%
% HAWAIIAN	LIQUID ERROR: DIVIDED BY 0%	0.0%	0.0%
% INDIAN	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.3%
% OTHER	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.7%

## Ethnicity

	1 Mile	10 Miles	30 Miles
% HISPANIC	-	2.0%	3.2%

\* Demographic data derived from 2020 ACS - US Census