

Class A Office in the Heart of Turkey Creek For Lease
2,951 – 20,000 SF



Parkside Plaza I

11400 Parkside Drive, Knoxville, Tennessee USA



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NAI KNOXVILLE IS INDEPENDENTLY OWNED AND OPERATED. LICENSED IN TENNESSEE.

NAI Knoxville

Parkside Plaza I

For Lease

1,500-5,901 SF
Class A+ Office

Premier West Knoxville Office Building

11400 Parkside Drive

Knoxville, Tennessee 37934

Property Features

- Five story, 100,000 SF, Class A+ office building
- 2,951 – 20,000 SF available
- Impressive entry and lobby on main level
- Ample parking, 4.5:1,000 SF
- Professionally managed by a local property management group: IMS, Inc.

Available

Suite	SF
100	5,433
110	Leased
120	Leased
130	2,951
4 th floor	11,211-20,000

Lease Rate: \$19.50 psf



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For Lease

2,951-20,000 SF

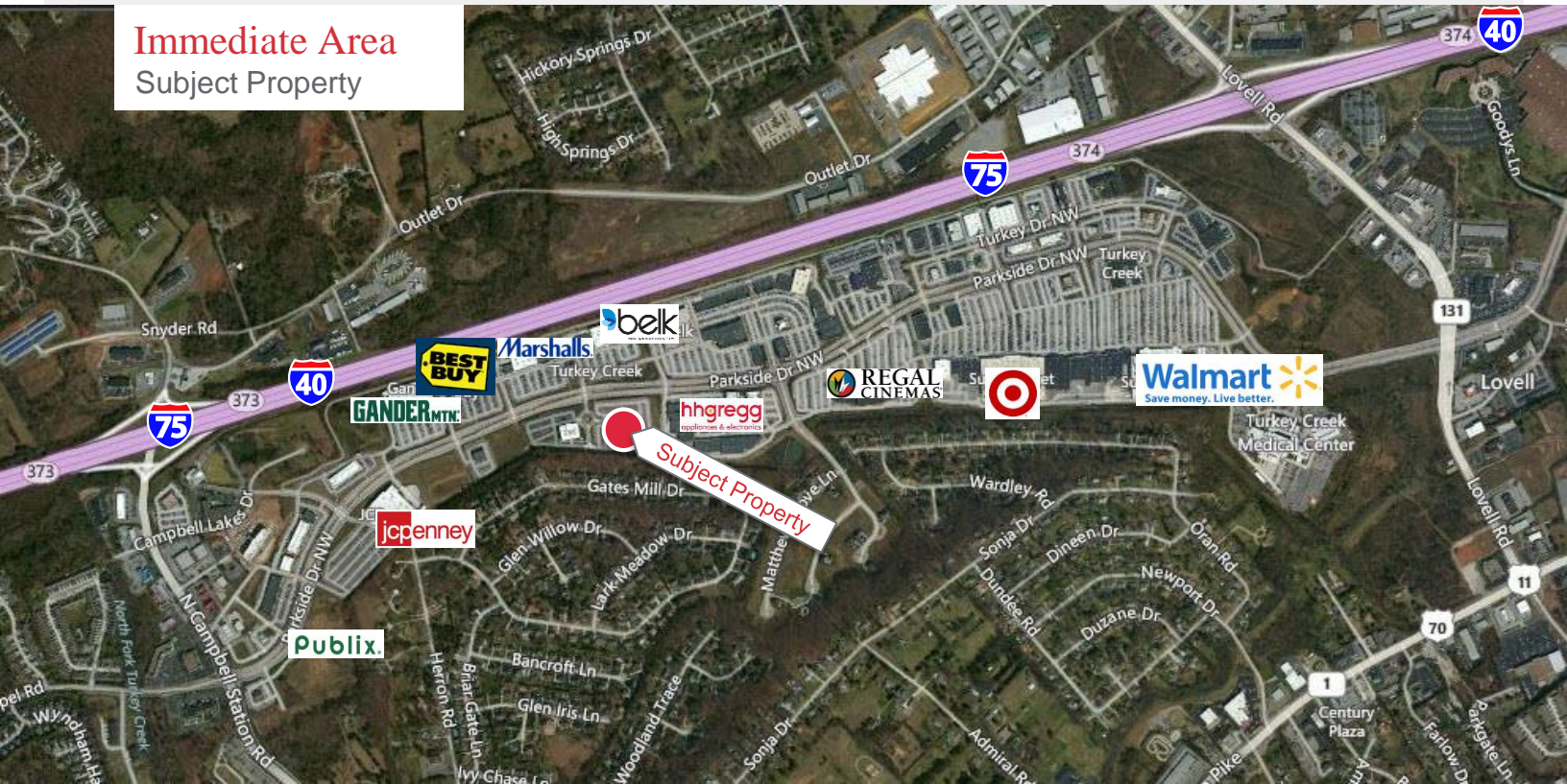
Class A+ Office

Location Advantages

- Located in the center of Turkey Creek
- Excellent access and good visibility to I-40/75
- Conveniently located to many consumer services

Immediate Area

Subject Property



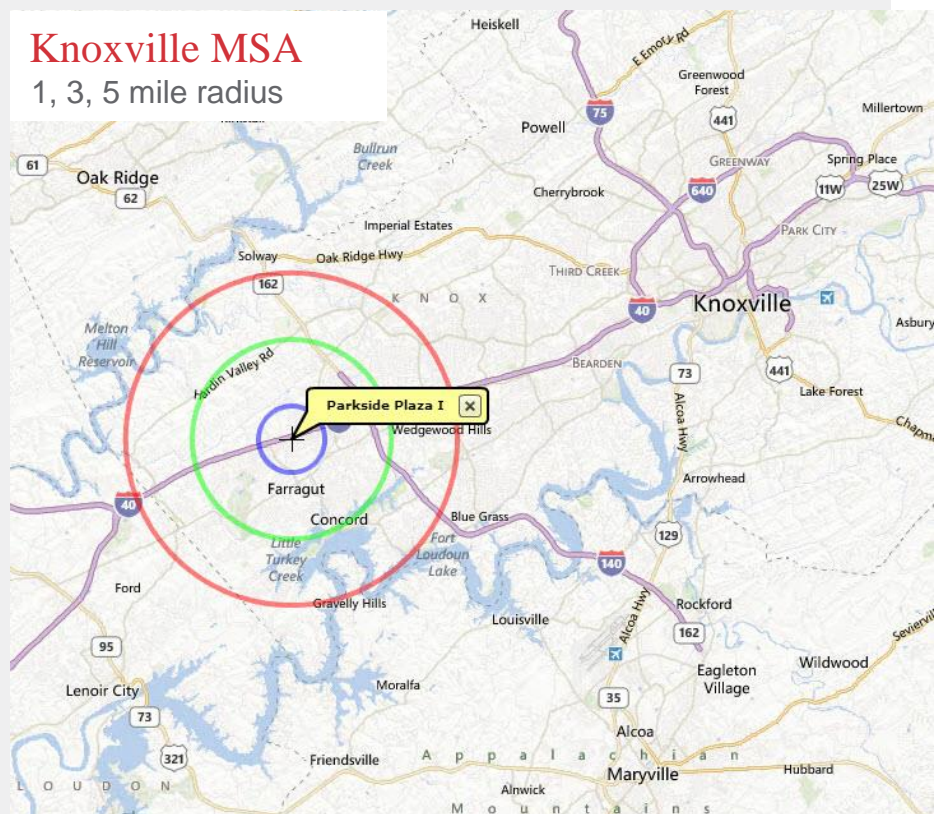
Driving Distances from Property

Kingston Pike (Hwy 11)	2.0 miles
I-40/75	1.3 miles
McGhee Tyson Airport	15.7 miles

Lease Rate

See Agent

Knoxville MSA 1, 3, 5 mile radius



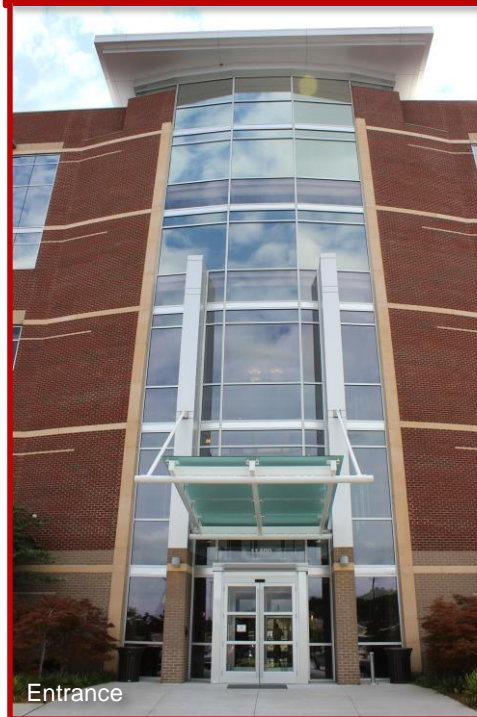
11400 Parkside Drive

Photos

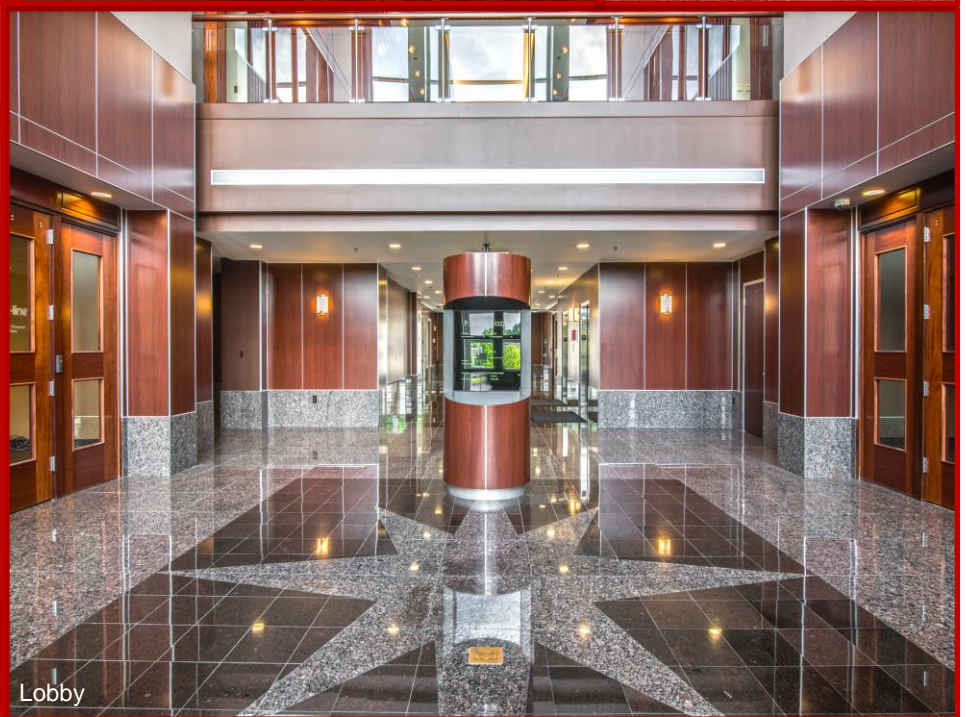
Parkside Plaza I



Directory



Entrance

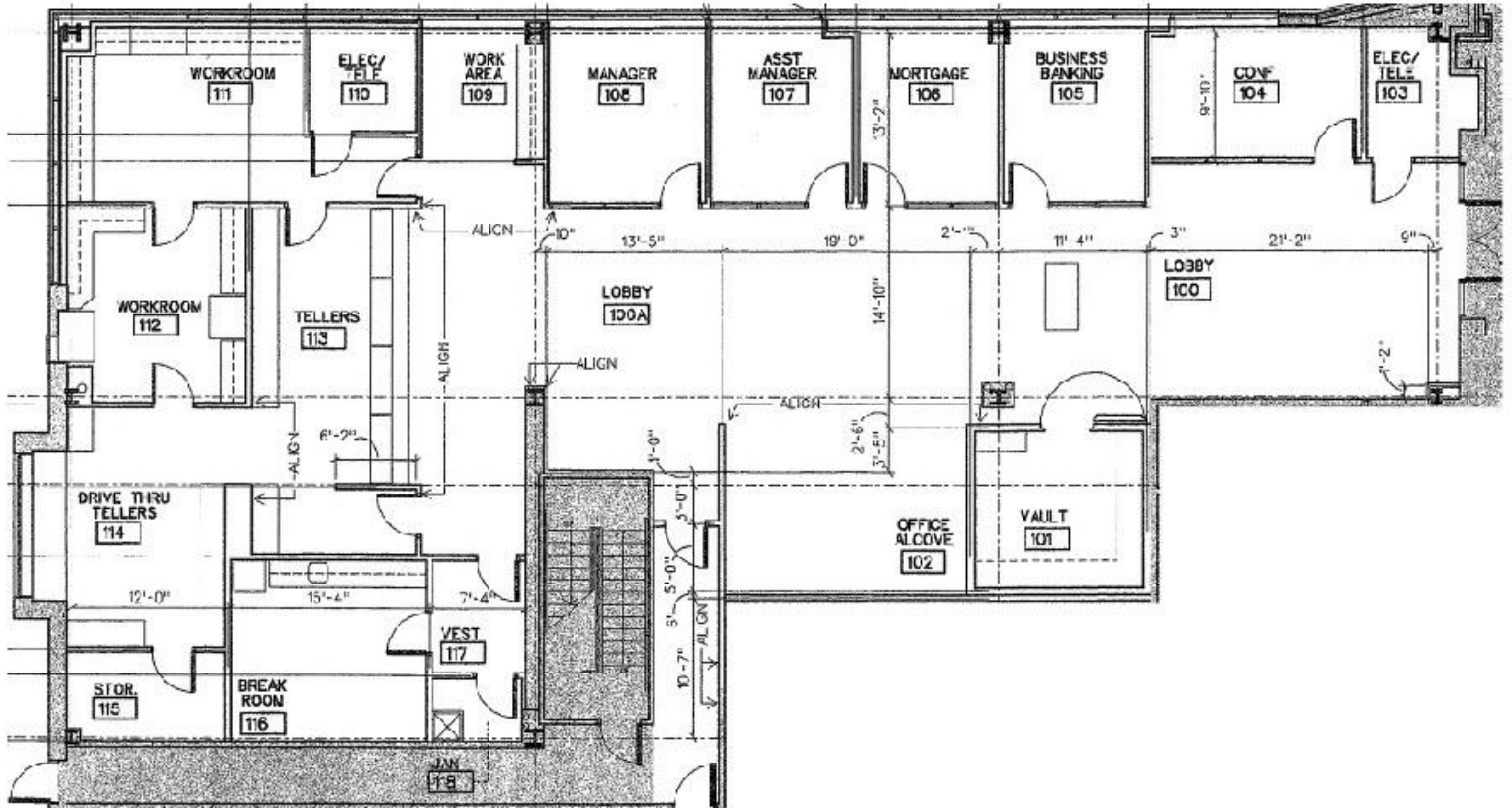


Lobby

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Floor Plan

5,433 RSF



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11400 Parkside Drive

Photos

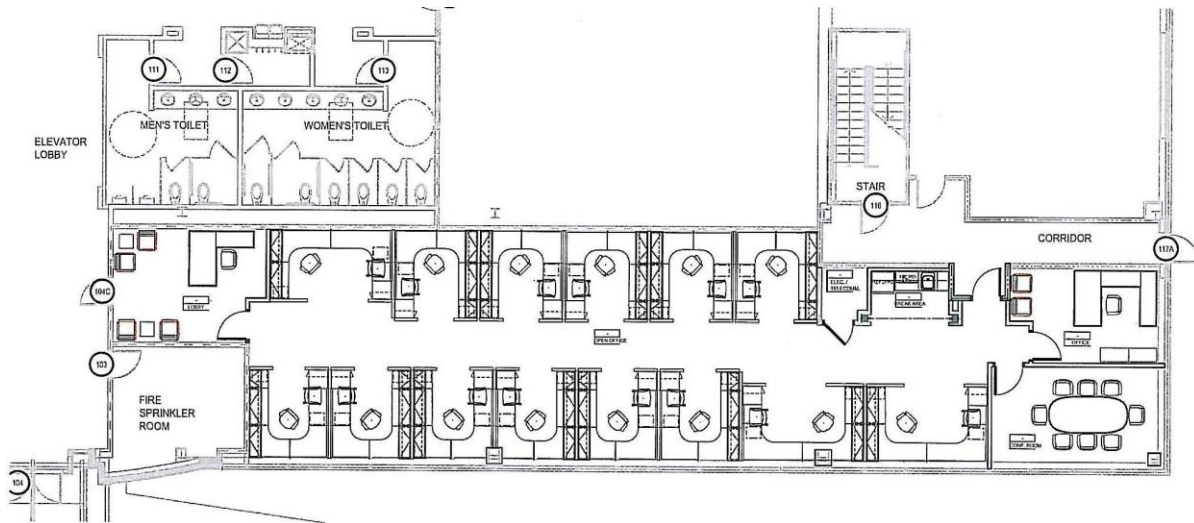
Suite 100 - 5,433 SF



Floor Plan

Suite 103 – 1,500-2,951 SF

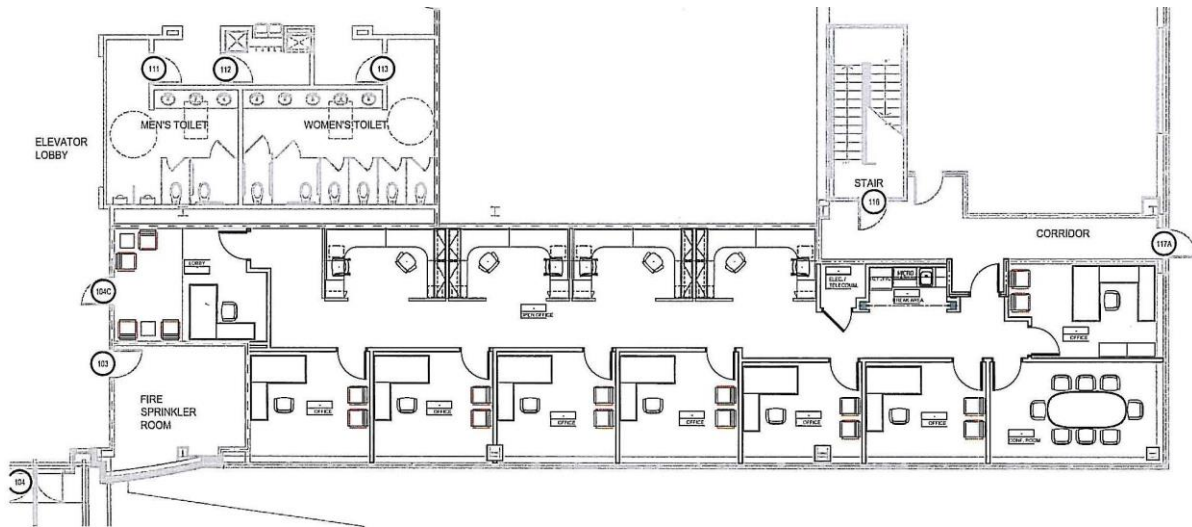
Sample Floor Plan A



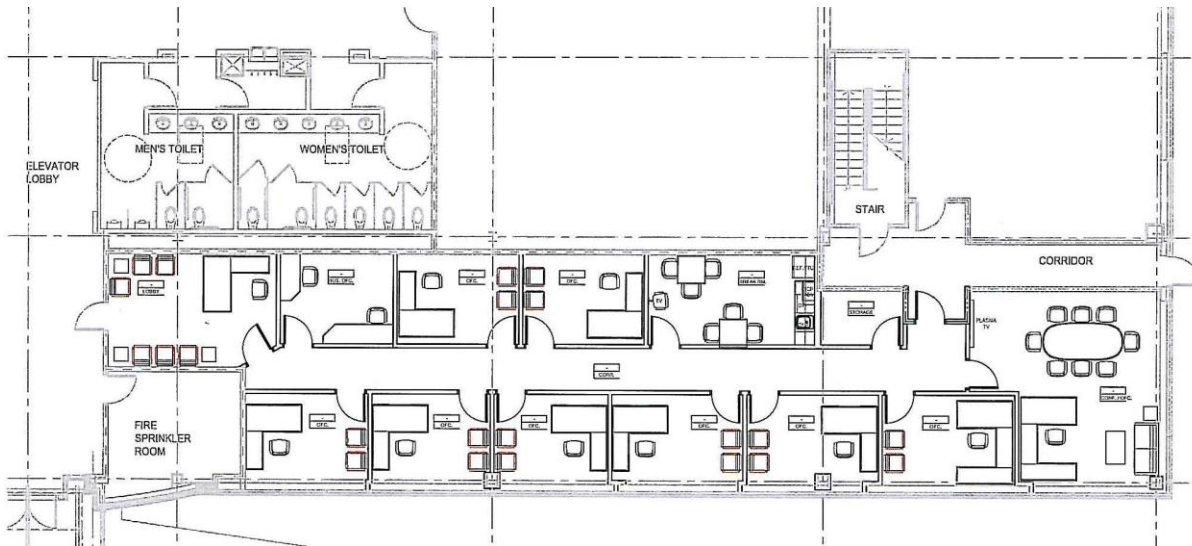
Floor Plan

Suite 103 – 1,500-2,951 SF

Sample Floor Plan C



Sample Floor Plan D

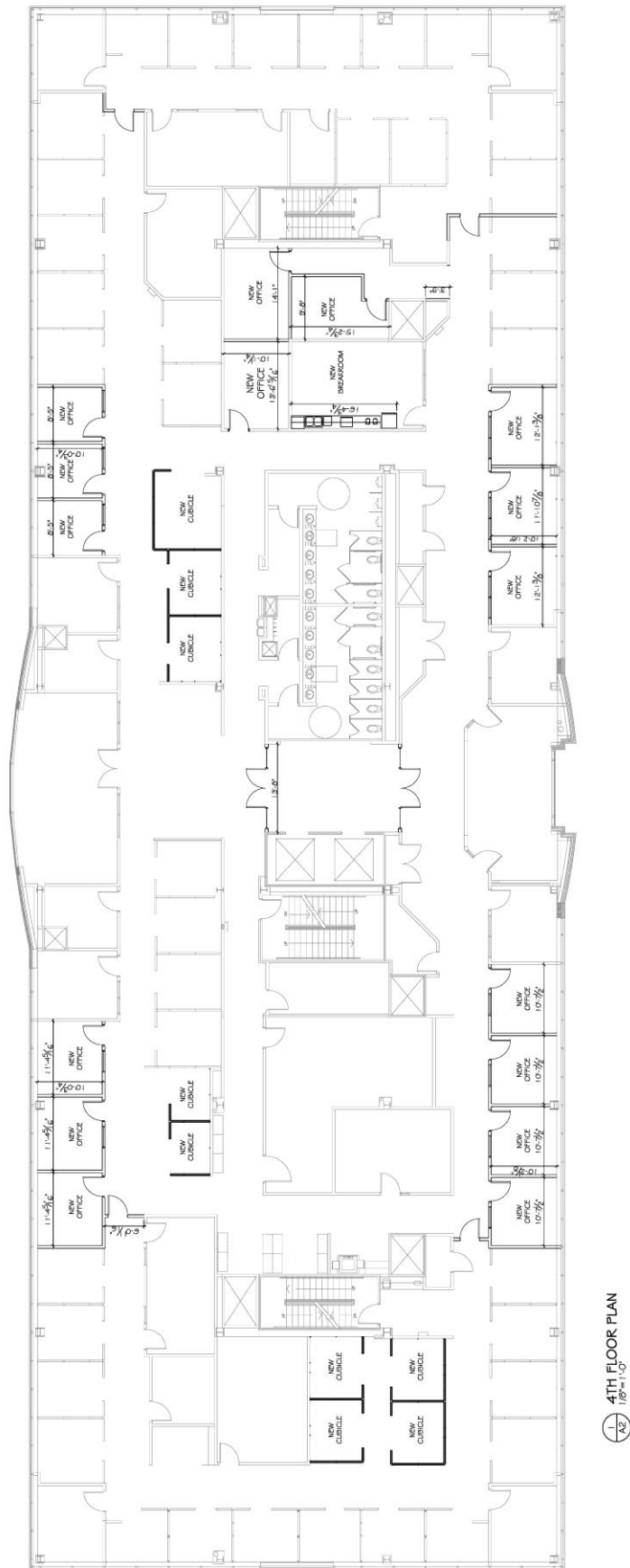


For Reference Only.

11400 Parkside Drive

Floor Plan

4th Floor
20,000 SF



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11400 Parkside Drive

Photos

4th Floor 10,000-20,000 SF

Lease Space



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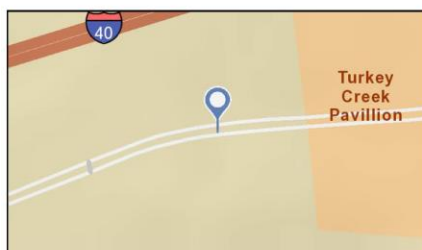
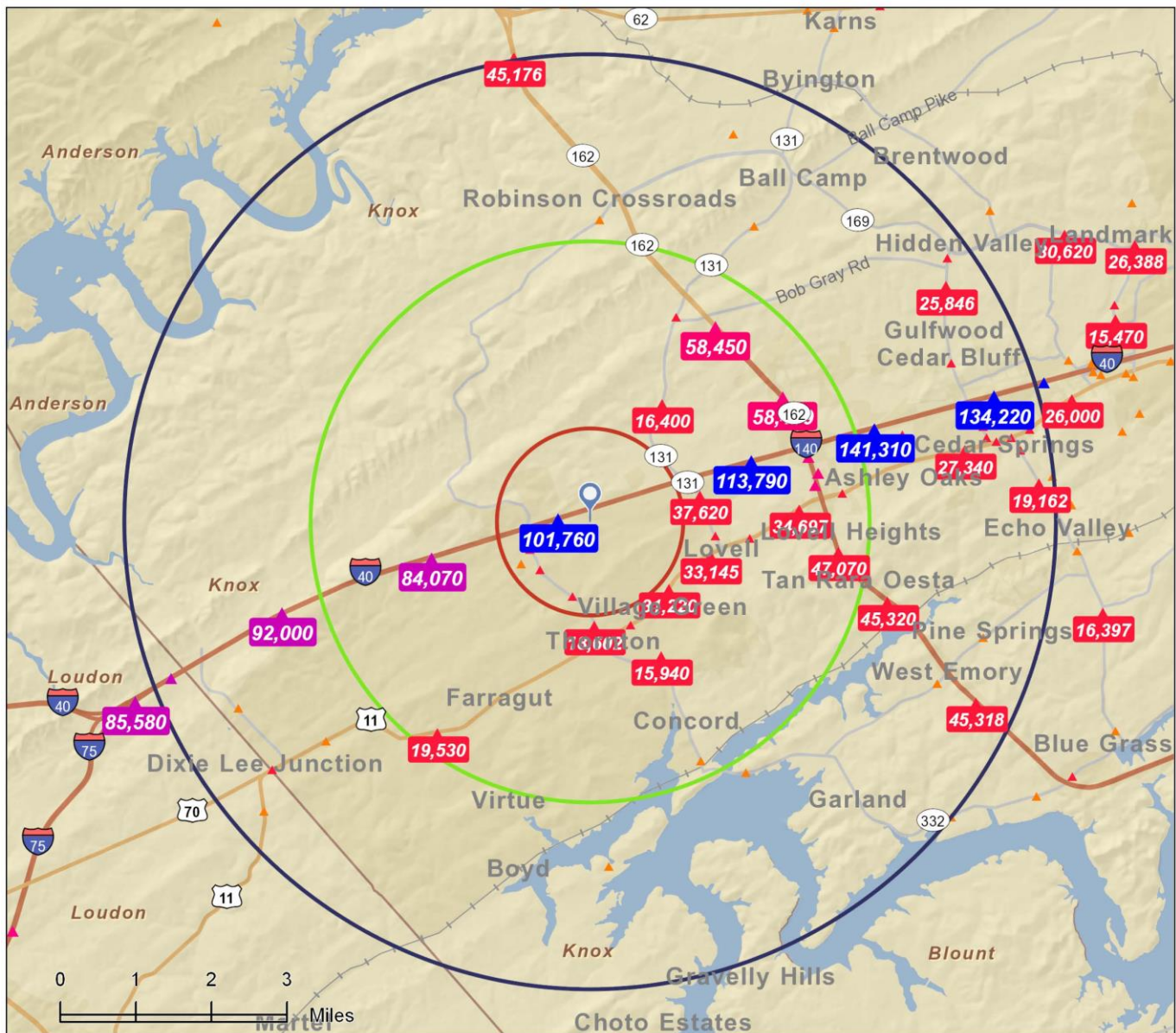
11400 Parkside Drive Traffic Map 1



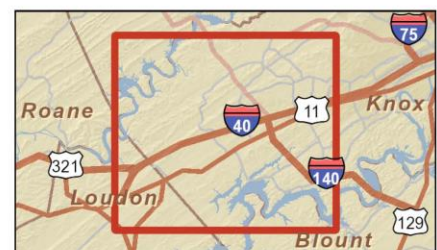
Traffic Count Map

Parkside Plaza I
11400 Parkside Dr, Farragut, TN, 37934
Ring: 1, 3, 5 Miles

Latitude: 35.89959
Longitude: -84.163



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

11400 Parkside Drive Traffic Map 2



Traffic Count Map - Close Up

Parkside Plaza I
11400 Parkside Dr, Farragut, TN, 37934
Ring: 1, 3, 5 Miles

Latitude: 35.89959
Longitude: -84.163



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
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▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Executive Summary

Parkside Plaza I
 11400 Parkside Dr, Farragut, TN, 37934,
 Ring: 1 mile radius

Latitude: 35.899590375
 Longitude: -84.16300040

	1 mile	3 miles	5 miles
Population			
2000 Population	2,995	25,874	59,587
2010 Population	3,280	29,485	74,116
2012 Population	3,351	30,170	76,510
2017 Population	3,549	31,897	81,987
2000-2010 Annual Rate	0.91%	1.32%	2.21%
2010-2012 Annual Rate	0.95%	1.03%	1.42%
2012-2017 Annual Rate	1.15%	1.12%	1.39%
2012 Male Population	48.8%	48.7%	49.2%
2012 Female Population	51.2%	51.3%	50.8%
2012 Median Age	41.6	43.2	41.1

In the identified area, the current year population is 76,510. In 2010, the Census count in the area was 74,116. The rate of change since 2010 was 1.42% annually. The five-year projection for the population in the area is 81,987 representing a change of 1.39% annually from 2012 to 2017. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	91.4%	90.3%	89.4%
2012 Black Alone	3.0%	2.8%	3.3%
2012 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2012 Asian Alone	3.6%	4.2%	4.4%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	0.8%	1.0%	1.0%
2012 Two or More Races	1.0%	1.5%	1.7%
2012 Hispanic Origin (Any Race)	3.9%	3.4%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 25.0 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	1,132	9,861	22,811
2010 Households	1,282	11,696	28,845
2012 Total Households	1,315	12,029	29,904
2017 Total Households	1,383	12,679	31,924
2000-2010 Annual Rate	1.25%	1.72%	2.37%
2010-2012 Annual Rate	1.12%	1.25%	1.62%
2012-2017 Annual Rate	1.02%	1.06%	1.32%
2012 Average Household Size	2.55	2.50	2.55

The household count in this area has changed from 28,845 in 2010 to 29,904 in the current year, a change of 1.62% annually. The five-year projection of households is 31,924, a change of 1.32% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2010. The number of families in the current year is 21,682 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Parkside Plaza I
 11400 Parkside Dr, Farragut, TN, 37934,
 Ring: 5 mile radius

Latitude: 35.899590375
 Longitude: -84.16300040

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$73,113	\$76,191	\$73,737
2017 Median Household Income	\$78,482	\$80,304	\$78,323
2012-2017 Annual Rate	1.43%	1.06%	1.21%
Average Household Income			
2012 Average Household Income	\$86,387	\$94,706	\$91,854
2017 Average Household Income	\$94,702	\$104,300	\$101,187
2012-2017 Annual Rate	1.85%	1.95%	1.95%
Per Capita Income			
2012 Per Capita Income	\$33,587	\$37,737	\$36,226
2017 Per Capita Income	\$36,573	\$41,412	\$39,770
2012-2017 Annual Rate	1.72%	1.88%	1.88%

Households by Income

Current median household income is \$73,737 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$78,323 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$91,854 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$101,187 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$36,226 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$39,770 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	1,165	10,415	24,097
2000 Owner Occupied Housing Units	933	8,485	18,678
2000 Owner Occupied Housing Units	199	1,376	4,133
2000 Vacant Housing Units	33	554	1,286
2010 Total Housing Units	1,329	12,408	30,728
2010 Owner Occupied Housing Units	1,043	9,688	22,602
2010 Renter Occupied Housing Units	239	2,008	6,243
2010 Vacant Housing Units	47	712	1,883
2012 Total Housing Units	1,355	12,698	31,688
2012 Owner Occupied Housing Units	1,055	9,818	23,086
2012 Renter Occupied Housing Units	260	2,211	6,818
2012 Vacant Housing Units	40	669	1,784
2017 Total Housing Units	1,418	13,321	33,668
2017 Owner Occupied Housing Units	1,114	10,376	24,711
2017 Renter Occupied Housing Units	269	2,303	7,213
2017 Vacant Housing Units	35	642	1,744

Currently, 72.9% of the 31,688 housing units in the area are owner occupied; 21.5%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 30,728 housing units in the area - 73.6% owner occupied, 20.3% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 1.38%. Median home value in the area is \$217,218, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.26% annually to \$231,195.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.