



FOR LEASE | OFFICE

PINE RIDGE OFFICE PARK

710 S. Illinois Avenue, Oak Ridge, TN 37830



LEASE OVERVIEW

AVAILABLE SF: 1 - 2,500 SF

LEASE RATE: \$10.00 SF/Yr (MG)

LOT SIZE: 0 Acres

BUILDING SIZE: 60,000 SF

BUILDING CLASS: B

YEAR BUILT: 1985

MARKET: Oak Ridge

SUB MARKET: Oak Ridge

CROSS STREETS: Lafayette

PROPERTY DESCRIPTION

The property consists of multiple office buildings with flexible space for small to mid-sized tenants. Surface Parking to the door.

Availability:

A-102A: 1,426

A-103: 1,875

B-204: 2,500

C-201: 2,500

C-203: 2,500

D-101: 1,000

D-102: 1,000

E-101 - 1,000

PROPERTY HIGHLIGHTS

- Convenient location in Oak Ridge
- Easy Access to Knoxville on Pellissippi Parkway
- Flexible floor plans and lease terms
- High Visibility on Illinois Avenue
- Drive up to the door locations



MICHELLE GIBBS

Senior Advisor

865.531.6400

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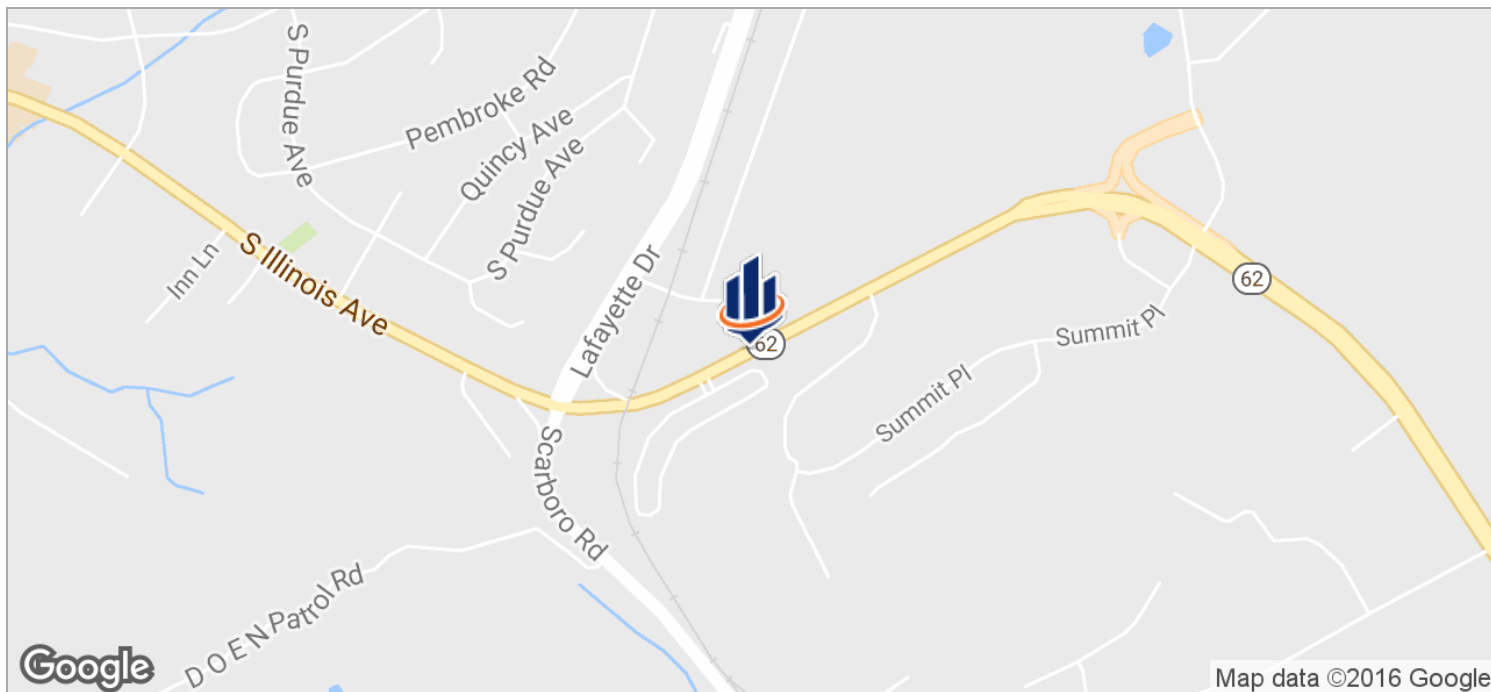
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Lease Rate: \$10.00 SF/YR [MG]

Total Space 1 - 2,500 SF

Lease Type: MG

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
A102	Office Building	\$10.00 SF/YR	Modified Gross	1,426 SF	Negotiable	
C-201	Office Building	\$10.00 SF/YR	Modified Gross	2,500 SF	Negotiable	
A103	Office Building	\$10.00 SF/YR	Modified Gross	1,875 SF	Negotiable	
D102	Office Building	\$10.00 SF/YR	Modified Gross	1,000 SF	Negotiable	
C-203	Office Building	\$10.00 SF/YR	Modified Gross	2,500 SF	Negotiable	
B-204	Office Building	\$10.00 SF/YR	Modified Gross	2,500 SF	Negotiable	
E-101	Office Building	\$10.00 SF/YR	Modified Gross	1,000 SF	Negotiable	
D-101	Office Building	\$10.00 SF/YR	Modified Gross	1 SF	Negotiable	



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	1 MILE	3 MILES	5 MILES
Total households	577	7,188	15,475
Total persons per hh	2.3	2.2	2.3
Average hh income	\$75,566	\$62,782	\$65,557
Average house value		\$94,544	\$166,534

	1 MILE	3 MILES	5 MILES
Total population	1,299	16,142	36,020
Median age	45.4	42.2	42.0
Median age (male)	43.1	40.2	40.3
Median age (female)	48.0	44.8	44.3

** Demographic data derived from 2010 US Census*



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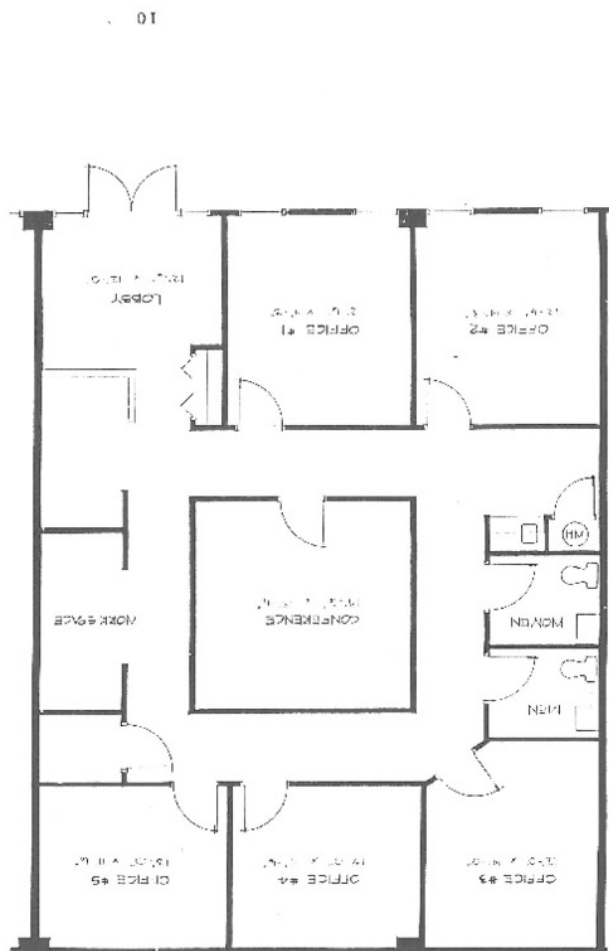
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Floor Plan

EXHIBIT A



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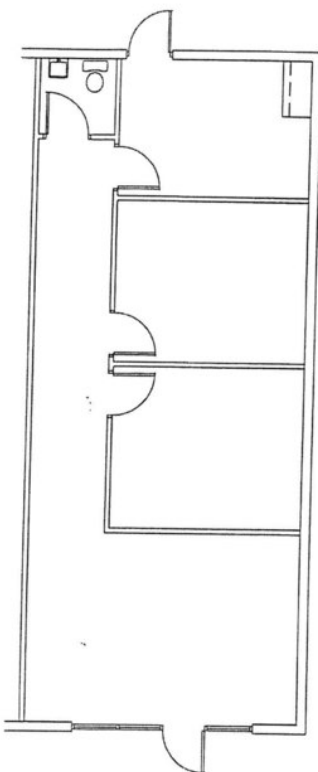
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PINE RIDGE - SUITE E101

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

01/19/01



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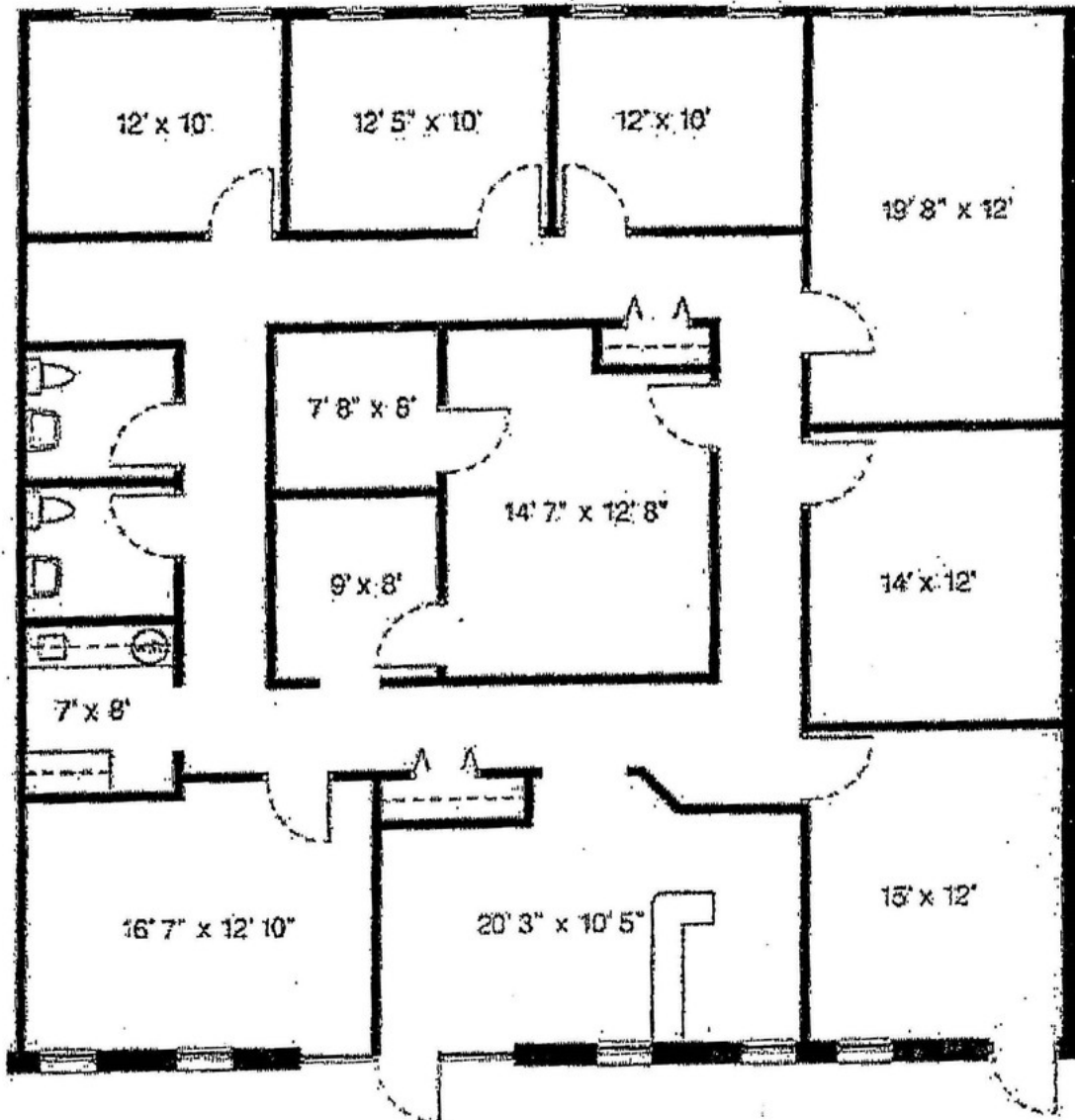
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Suite C 203 Floor Plan (2,500 SF)



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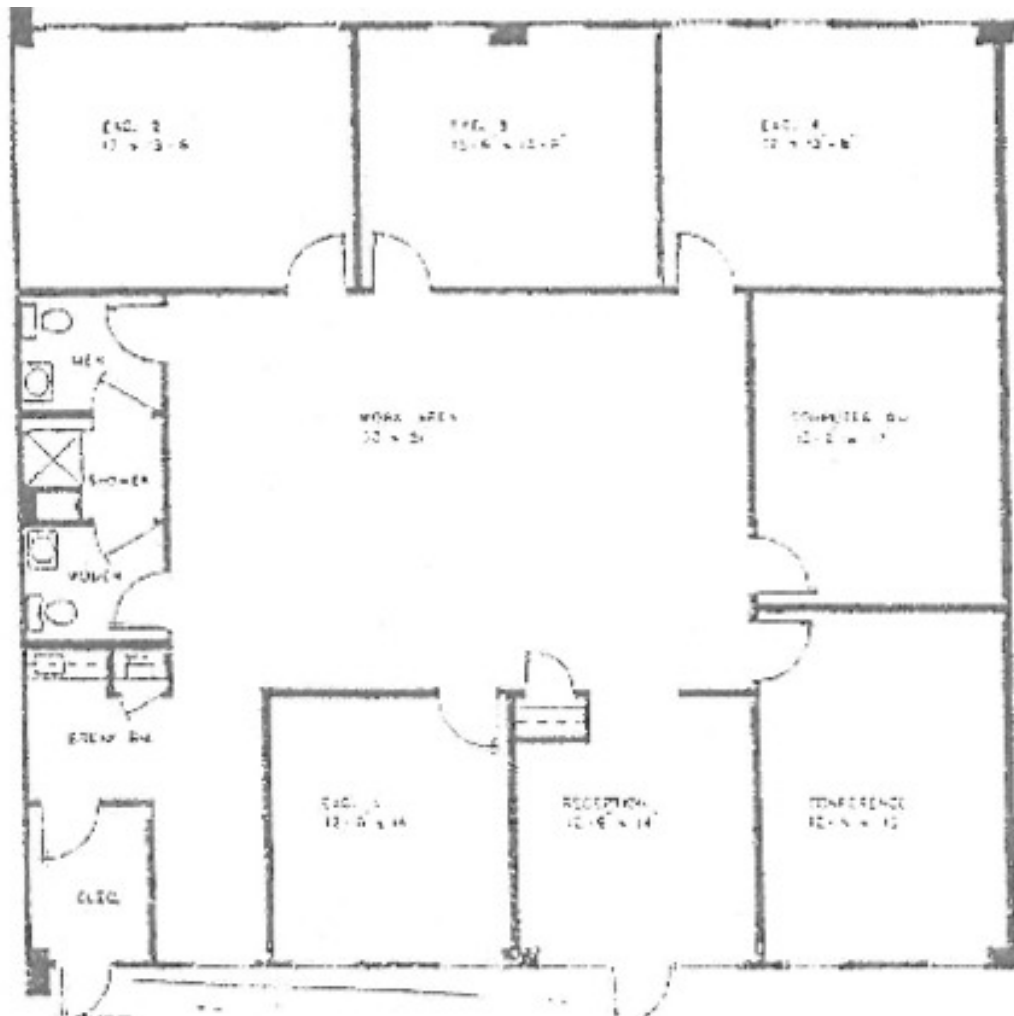
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Suite C-201



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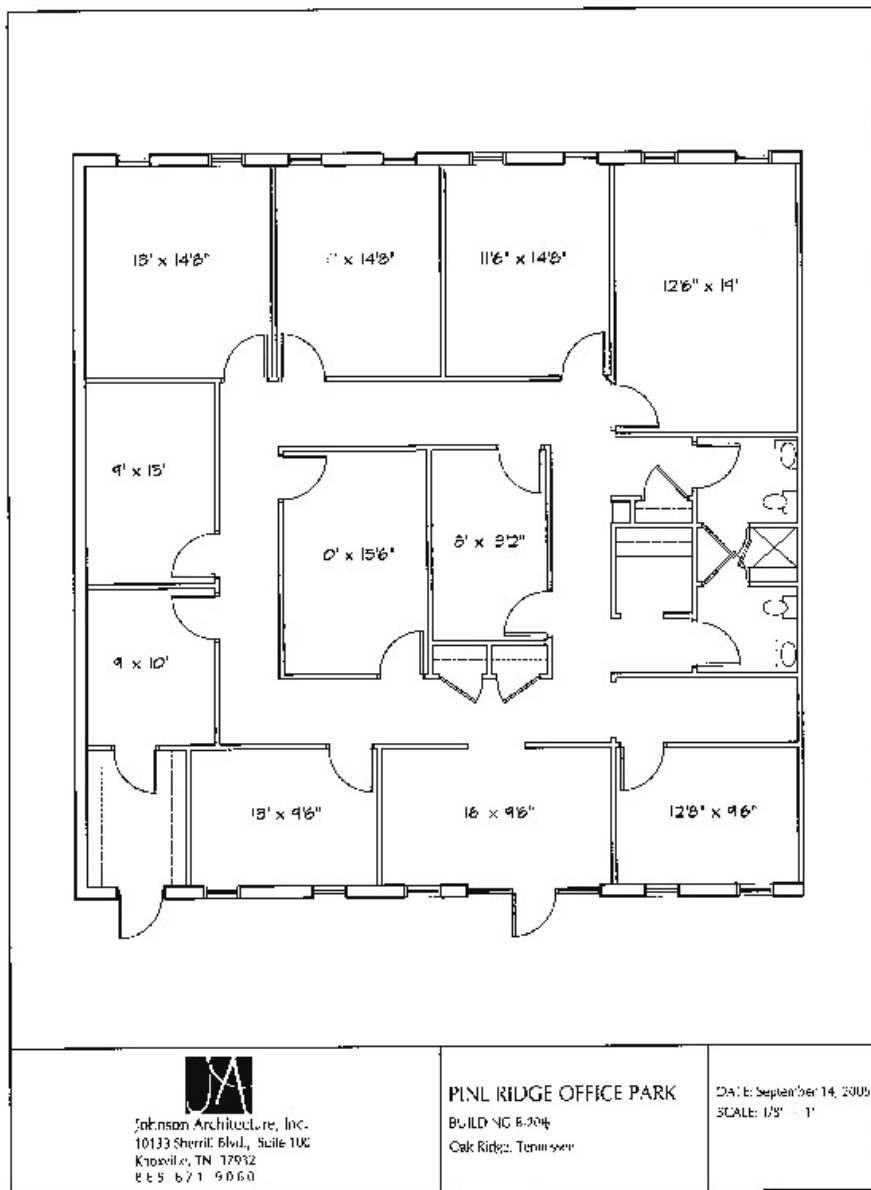
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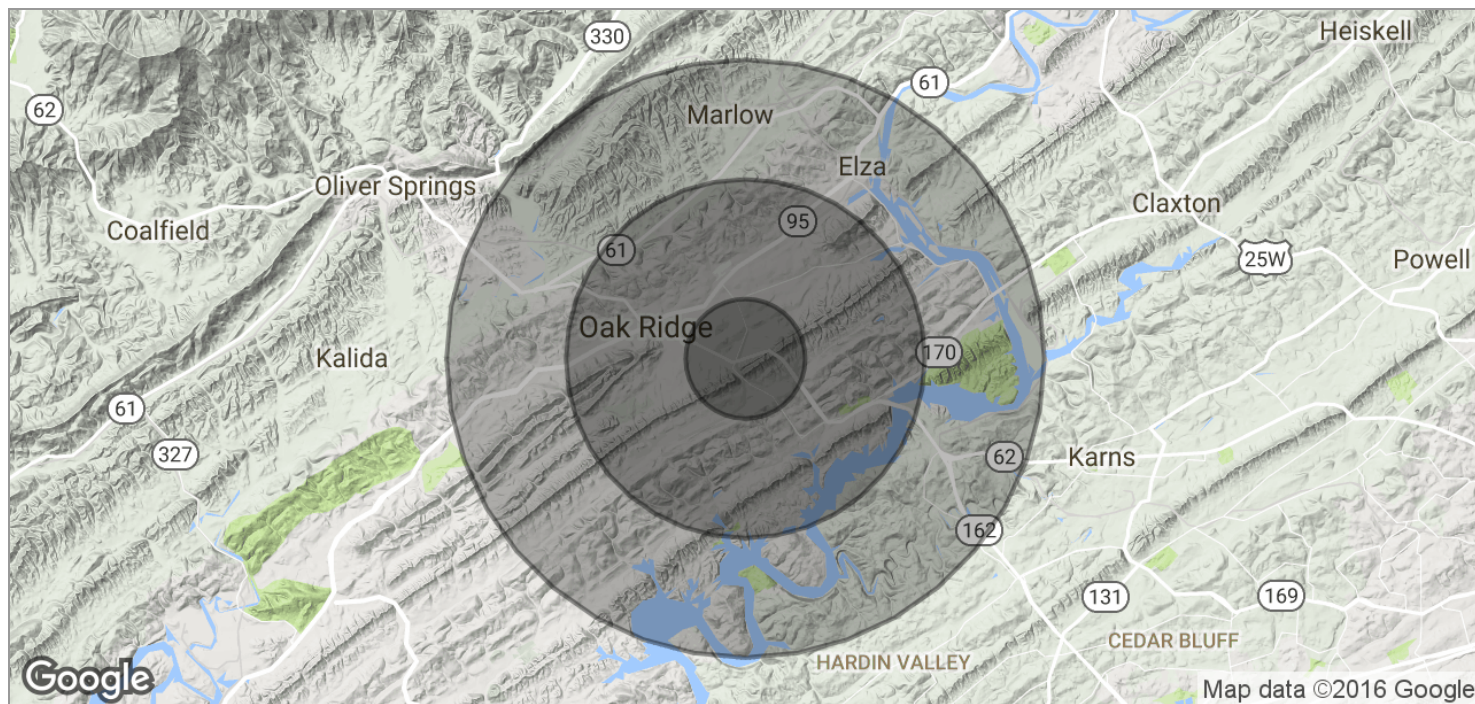
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POPULATION

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TOTAL POPULATION	1,299	16,142	36,020
MEDIAN AGE	45.4	42.2	42.0
MEDIAN AGE [MALE]	43.1	40.2	40.3
MEDIAN AGE [FEMALE]	48.0	44.8	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	577	7,188	15,475
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$75,566	\$62,782	\$65,557
AVERAGE HOUSE VALUE		\$94,544	\$166,534



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Michelle Gibbs

Senior Advisor
SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for Sperry Van Ness/R.M. Moore, LLC, 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 Sperry Van Ness, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. 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.

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.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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