

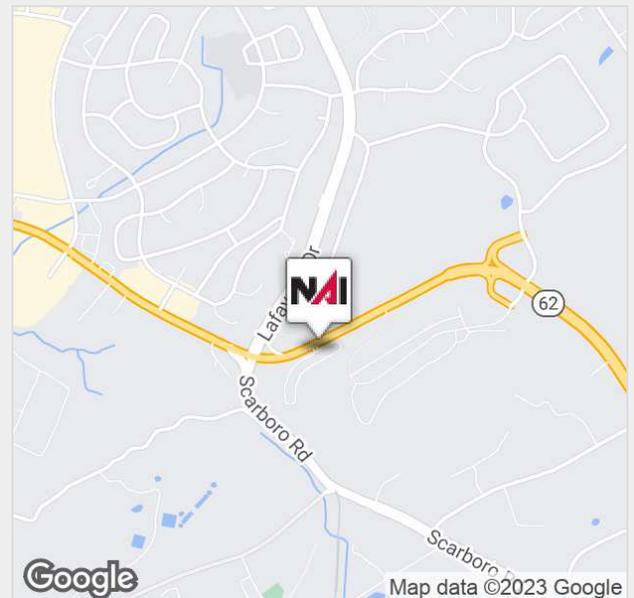


## 710 S. Illinois Avenue

Oak Ridge, Tennessee 37830

### Property Features

- 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



For more information:

**Michelle Gibbs**

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

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For Lease

# Pine Ridge Office Park

## Property Summary

<b>Available SF:</b>	Fully Leased
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	7.79 Acres
<b>Building Size:</b>	60,000 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1985
<b>Zoning:</b>	City Class S
<b>Market:</b>	Oak Ridge
<b>Sub Market:</b>	Oak Ridge
<b>Cross Streets:</b>	Lafayette

## Property Overview

This professionally maintained property consists of multiple office buildings offering flexible spaces to accommodate tenants of any size. The surface lot provides parking at the door with ease of access into and out of the complex. This convenient location lends quick access to Oak Ridge and Knoxville. A current list of available spaces can be found in the brochure or on the website.

## Location Overview

The property is located in Oak Ridge with convenient access to downtown Oak Ridge and Pellissippi Parkway to Knoxville. The property has excellent visibility and access to S. Illinois Avenue. Oak Ridge is well-known as the “Secret City” because of its origins during the World War II Manhattan Project, and it continues to enjoy close ties to the federal government today. The city is home to the Oak Ridge National Laboratory, which has a budget of \$1.5 billion and is the largest U.S. Department of Energy science and energy laboratory; and to the Y-12 National Security Complex, which manufactures components for nuclear weapons and processes highly enriched uranium for U.S. Navy

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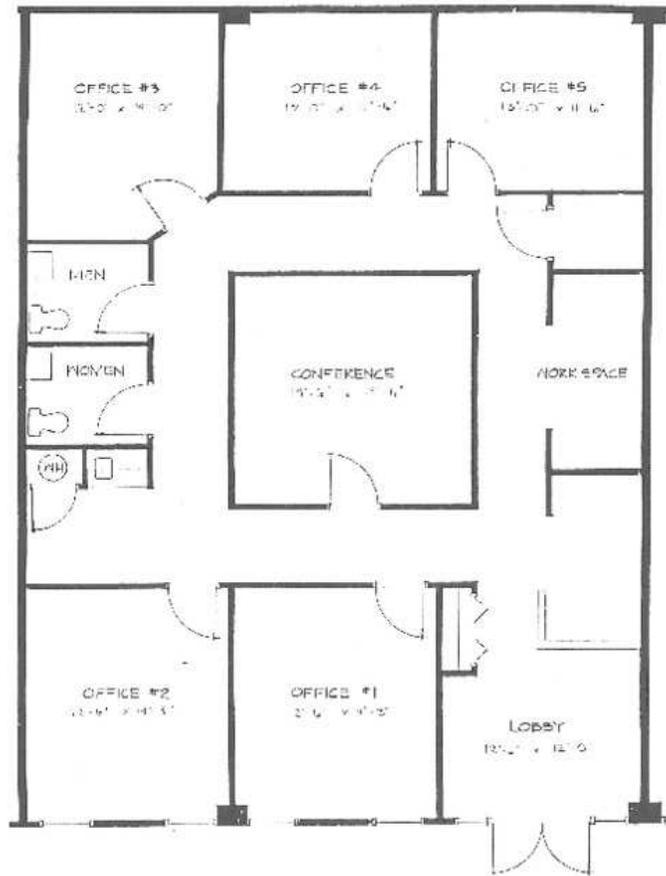
# Pine Ridge Office Park

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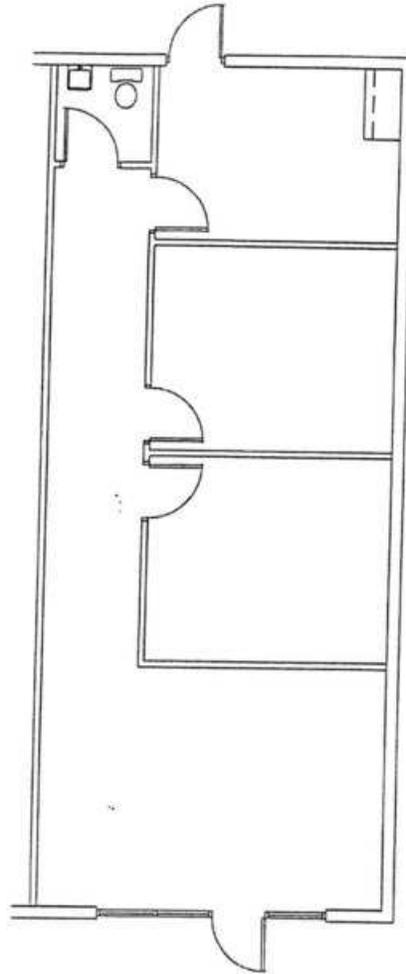
EXHIBIT A

Floor Plan



For Lease

# Pine Ridge Office Park



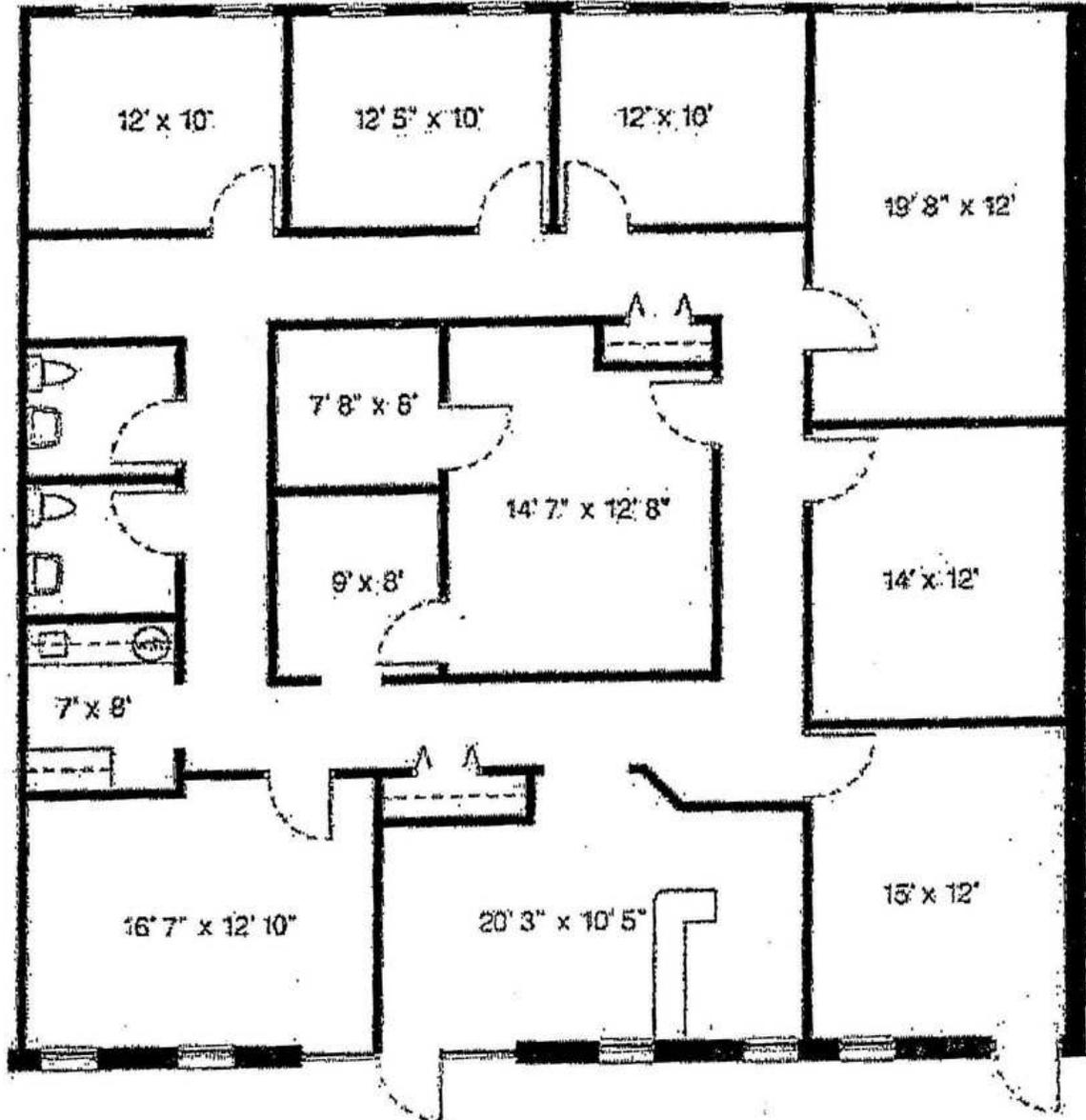
PINE RIDGE - SUITE E101

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

01/19/01

For Lease

# Pine Ridge Office Park



**Suite C 203 Floor Plan (2,500 SF)**

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# Pine Ridge Office Park

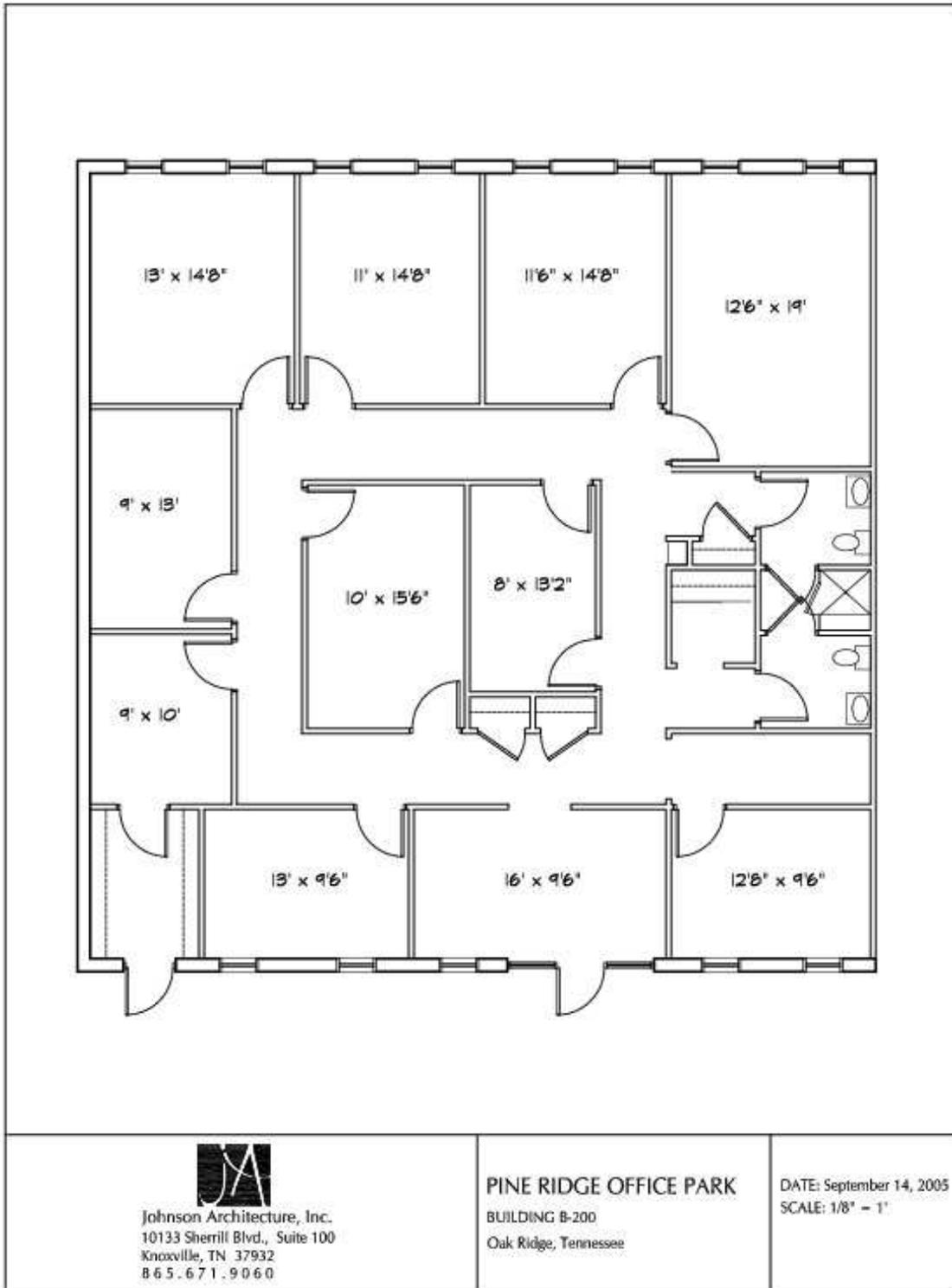
EXHIBIT "B"  
OUTLINE OF PREMISES



Suite C-201

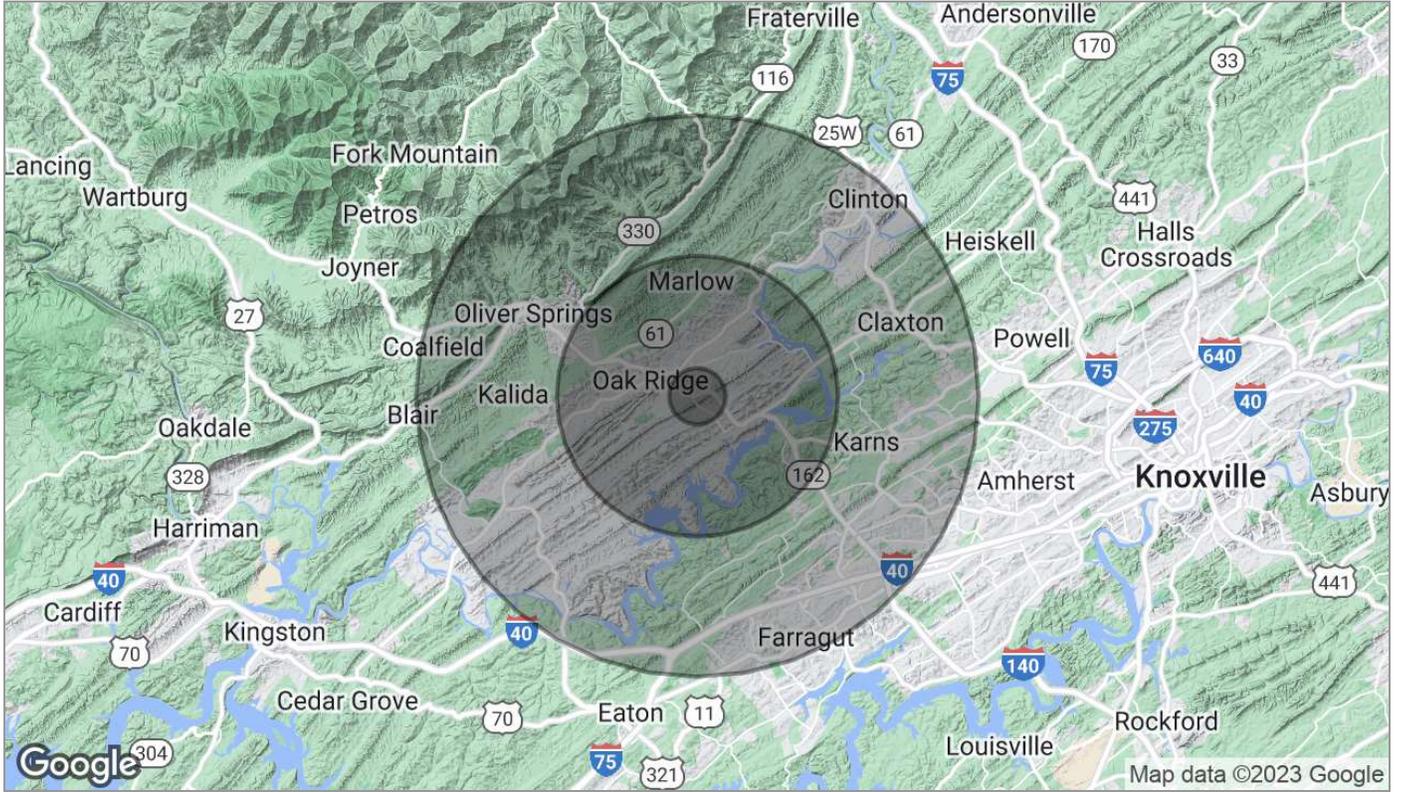
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# Pine Ridge Office Park



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	1,299	36,020	111,244
MEDIAN AGE	45.4	42.0	42.1
MEDIAN AGE (MALE)	43.1	40.3	40.9
MEDIAN AGE (FEMALE)	48.0	44.3	43.5
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	577	15,475	45,036
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$75,566	\$65,557	\$74,832
AVERAGE HOUSE VALUE		\$166,534	\$206,713

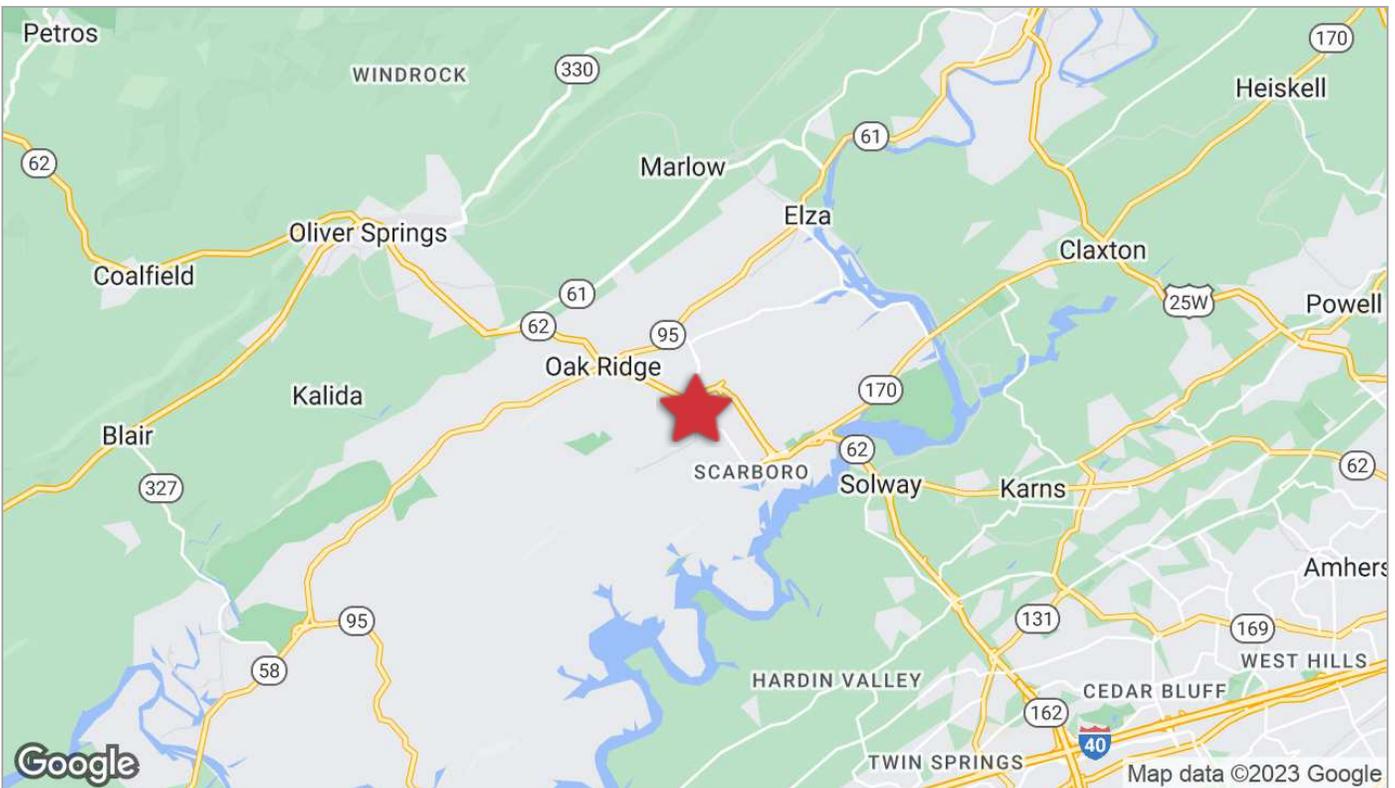
\* Demographic data derived from 2020 ACS - US Census

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# Pine Ridge Office Park

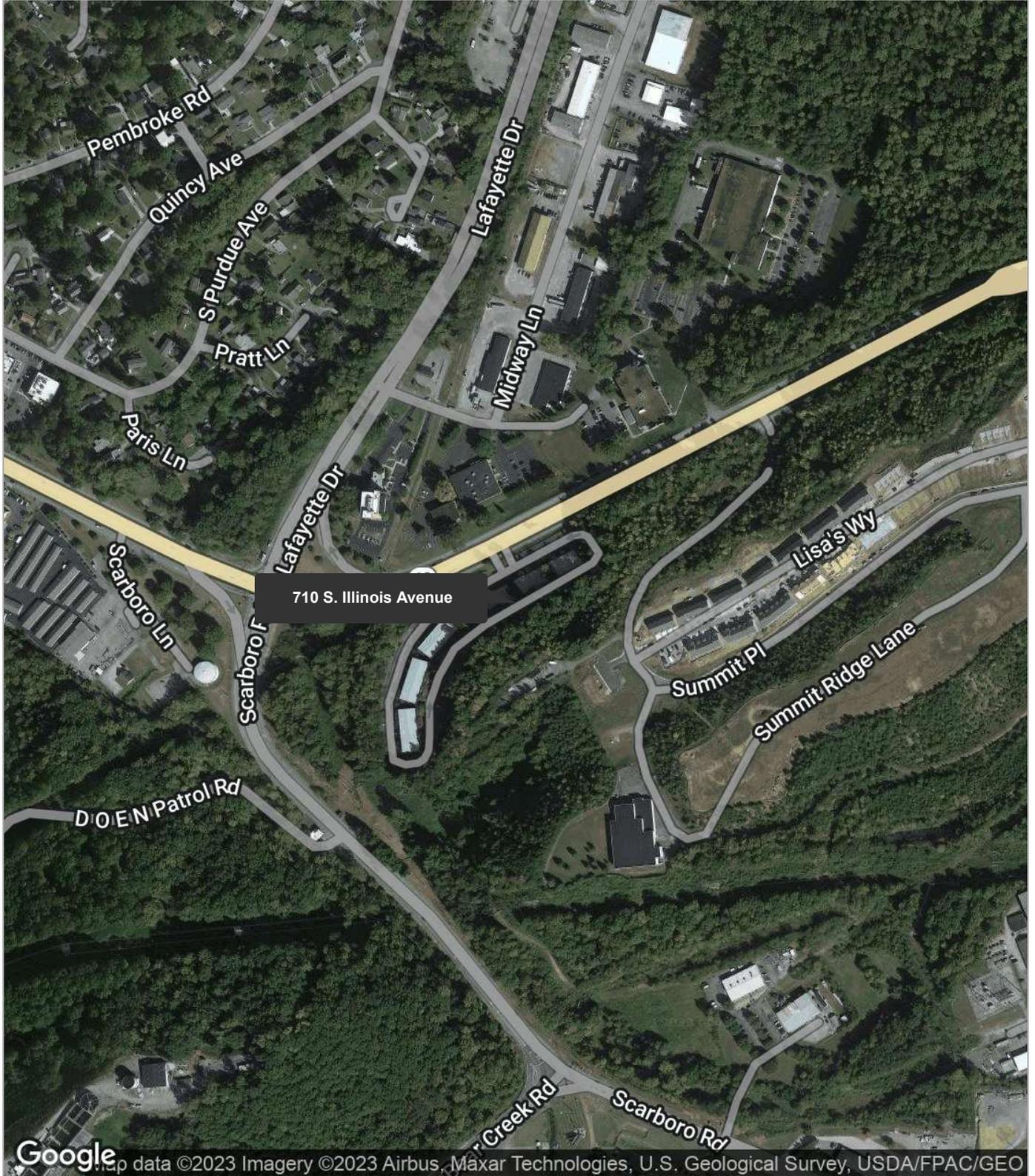
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# Pine Ridge Office Park



Google map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

For Lease

# Pine Ridge Office Park

## Agent Profile



### Michelle Gibbs

Senior Advisor  
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### 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.

## Agent Profile



### Roger M. Moore, Jr, SIOR

President

NAI Koella | RM Moore

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[rogermoore@koellamoore.com](mailto:rogermoore@koellamoore.com)

### 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.

### Memberships & Affiliations

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:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member