

Walker Springs Office Fully Leased



8351 E. Walker Springs

Knoxville, Tennessee 37923

Property Features

- -5/1000 parking
- -Convenient to banking, shopping and restaurants
- -Easy access to I-40 and Kingston Pike
- -Fiber Optic Networking-Move in ready
- -Existing furniture negotiable
- -10,509 rent-able SF of class A sub lease space available consisting of the entire 2nd floor of building

Lease Rate

Negotiable



For more information:

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For Lease

Sub Lease Space Available In Onyx Pointe I



Property Summary

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	42,773 SF
Building Class:	A
Market:	West Knoxville
Sub Market:	Walker Springs
Cross Streets:	Gallagher

Property Overview

Onyx Pointe I is a 4 story, Class-A, multi-tenant building with easy access and visibility to Interstate I-40/75.

Onyx Pointe goes far beyond the basic requirements of upscale office developments to offer unparalleled amenities to its tenants. The latest technology is a critical tool for business success, and Onyx Pointe features state-of-the-art communications infrastructure, including fiber optic networking, wireless Internet capability and smart loop redundancy. No detail has been overlooked, from a convenient key card entry system to ensure workplace security to a generous allocation of parking spaces.

Lease term through June 30, 2018.

Space can be sub-divided.

Existing furniture negotiable with lease

Location Overview

West Knoxville off I/75-40 at the Gallaher View Road/Walker Springs exit.

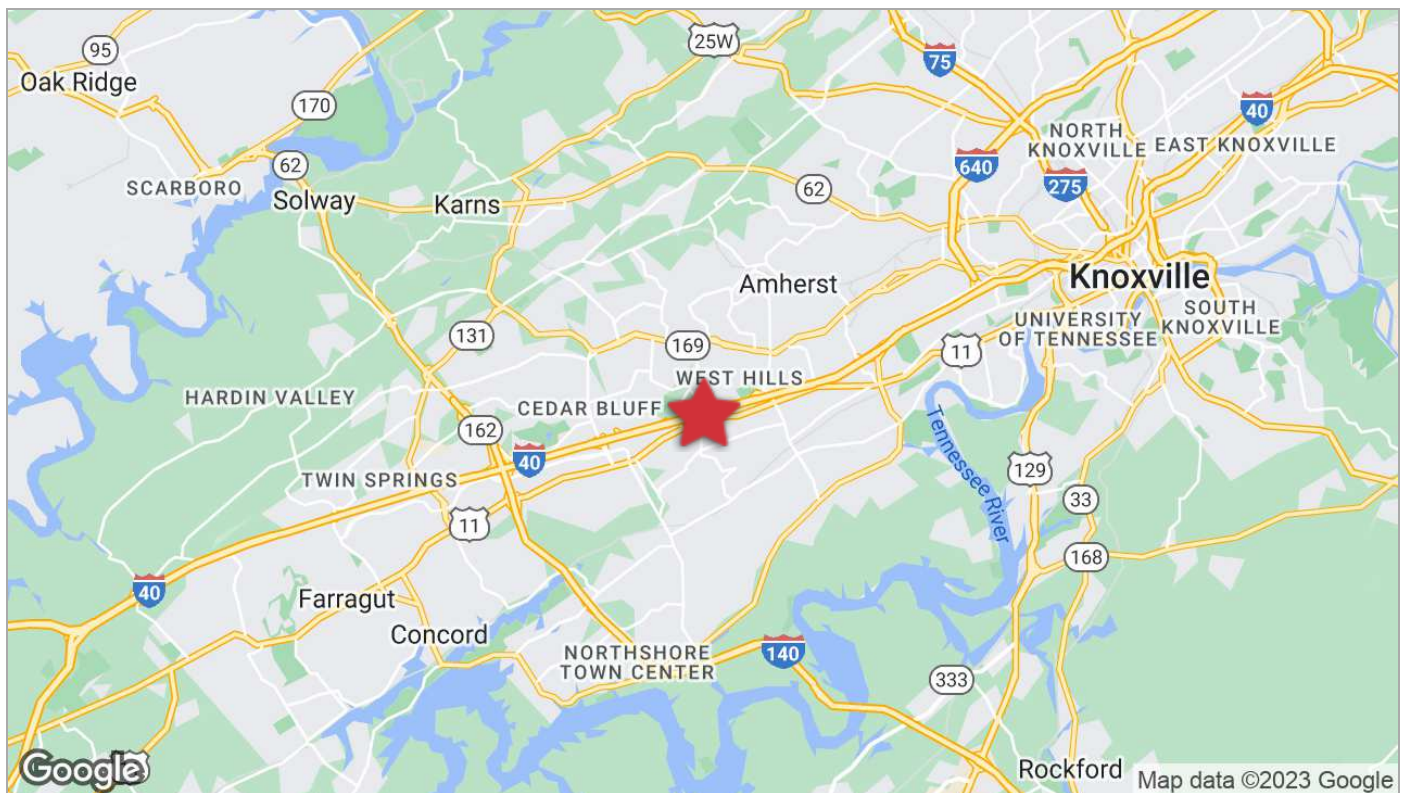
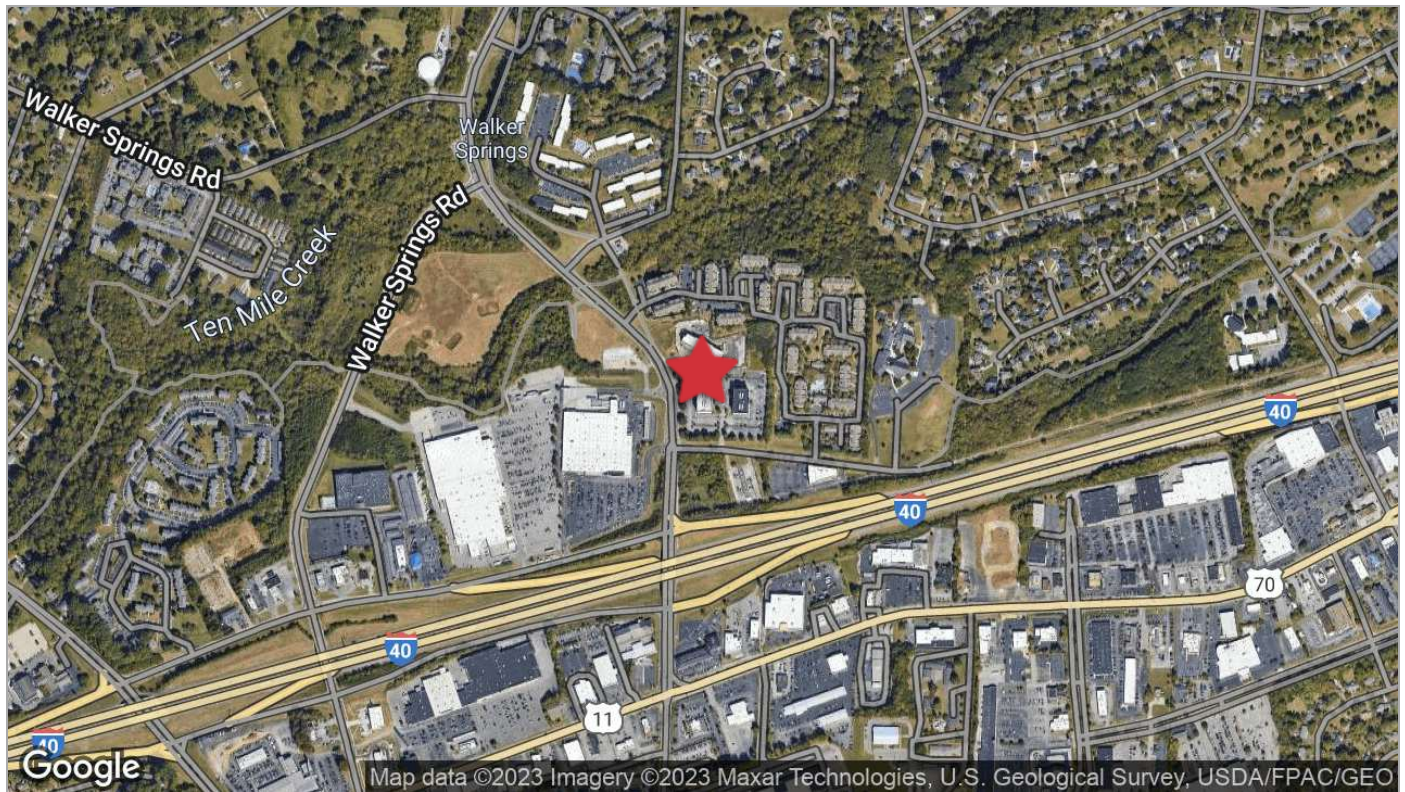
For Lease

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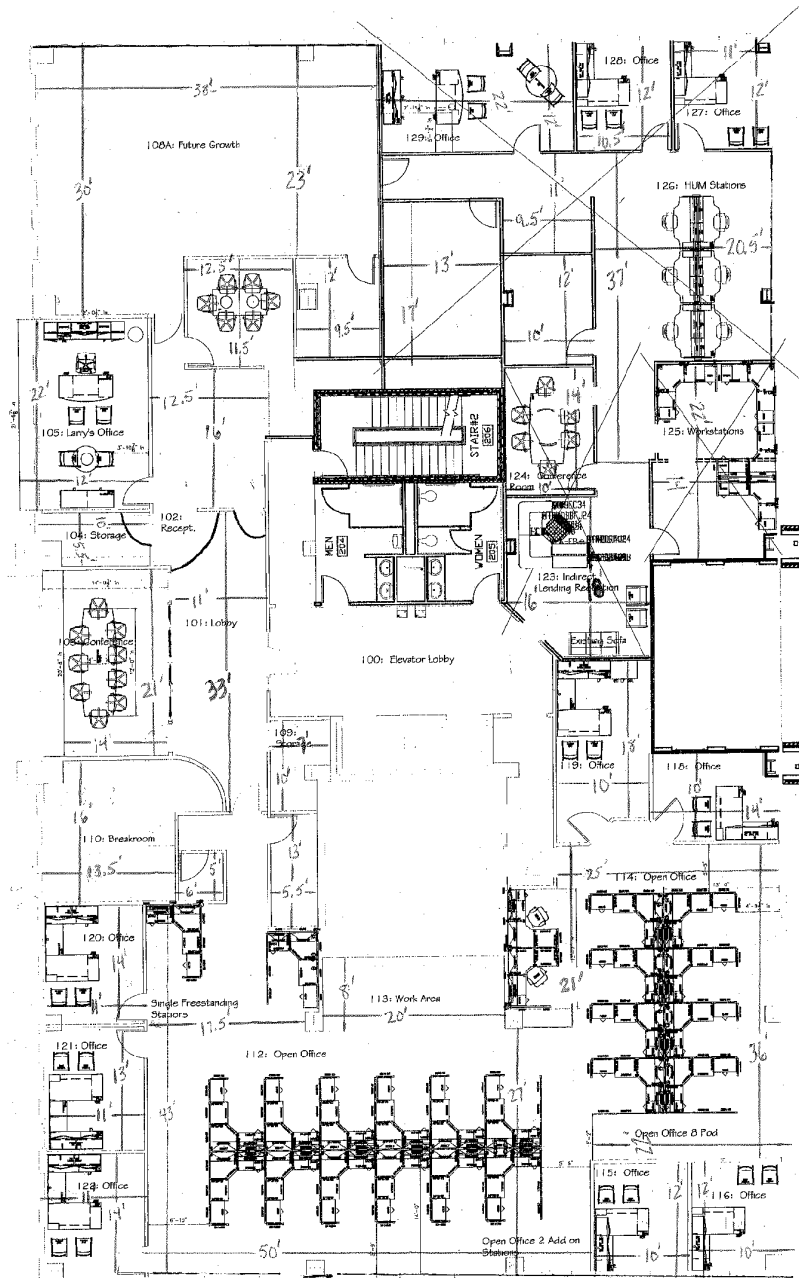


For Lease

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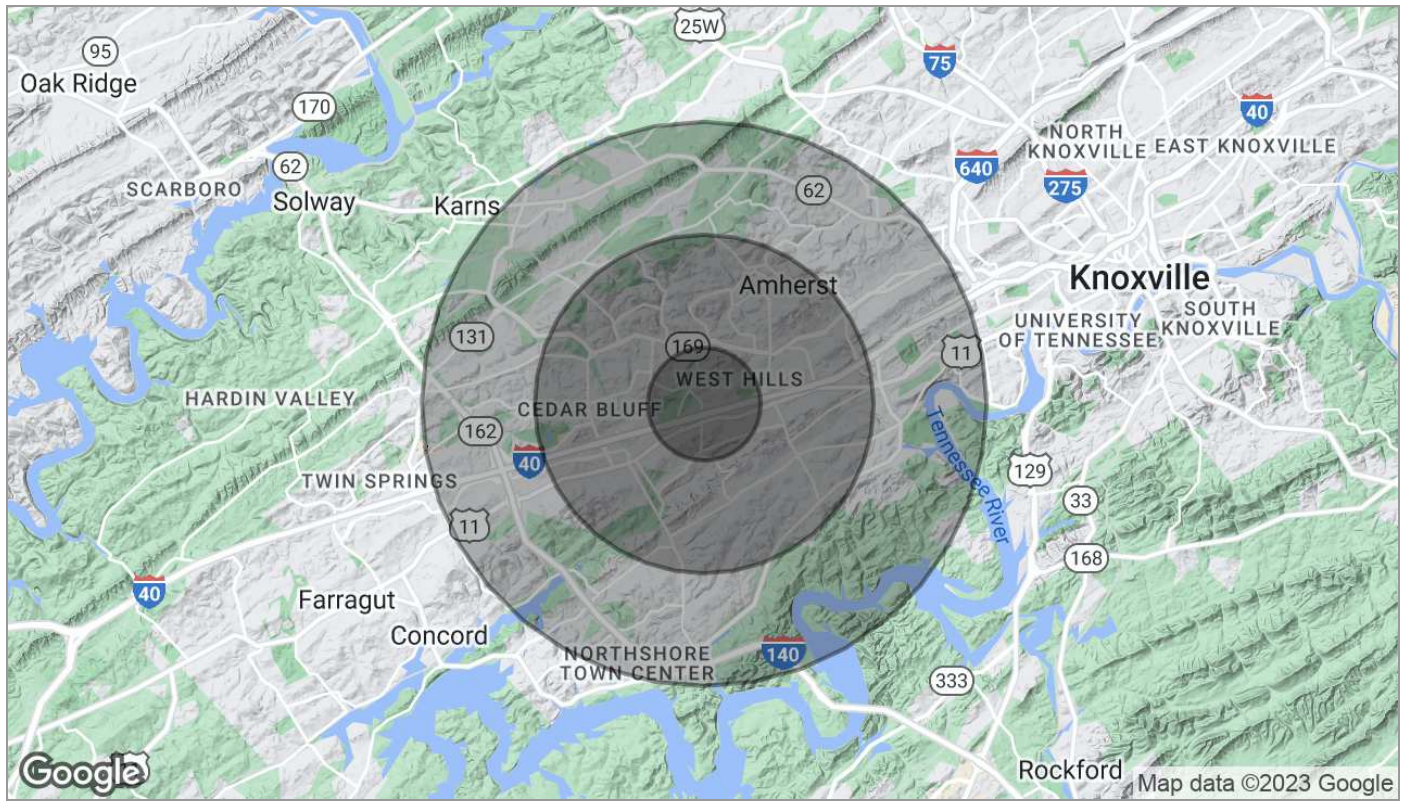


Sub Lease Space Available In Onyx Pointe I



For Lease

Sub Lease Space Available In Onyx Pointe I



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,039	64,231	132,470
MEDIAN AGE	33.4	35.2	35.8
MEDIAN AGE (MALE)	31.0	33.8	35.0
MEDIAN AGE (FEMALE)	37.0	36.8	36.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,953	28,807	56,606
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$59,365	\$74,033	\$80,158
AVERAGE HOUSE VALUE	\$178,052	\$192,811	\$213,270

* Demographic data derived from 2020 ACS - US Census

For Lease

Sub Lease Space Available In Onyx Pointe I

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
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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