

111-117 Union Valley Road

Oak Ridge, Tennessee 37830

Property Features

- Well maintained property, nicely landscaped
- Private offices and open floor plan areas
- Easy access to Pellissippi Parkway, I-40/75, McGhee Tyson Airport and Alcoa/Maryville
- 193 parking spaces (3.8/1,000) existing with a plan to expand as needed.
- Many of the HVAC units have been recently replaced.
- (2) 25,500 SF buildings, available for a single or multiple users
- Located .6 mile from the entrance to the Y-12 National Security Complex
- Highly competitive lease rate - \$10 per SF full service



Space	Lease Rate	Size (SF)
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Additional Photos

Office For Lease

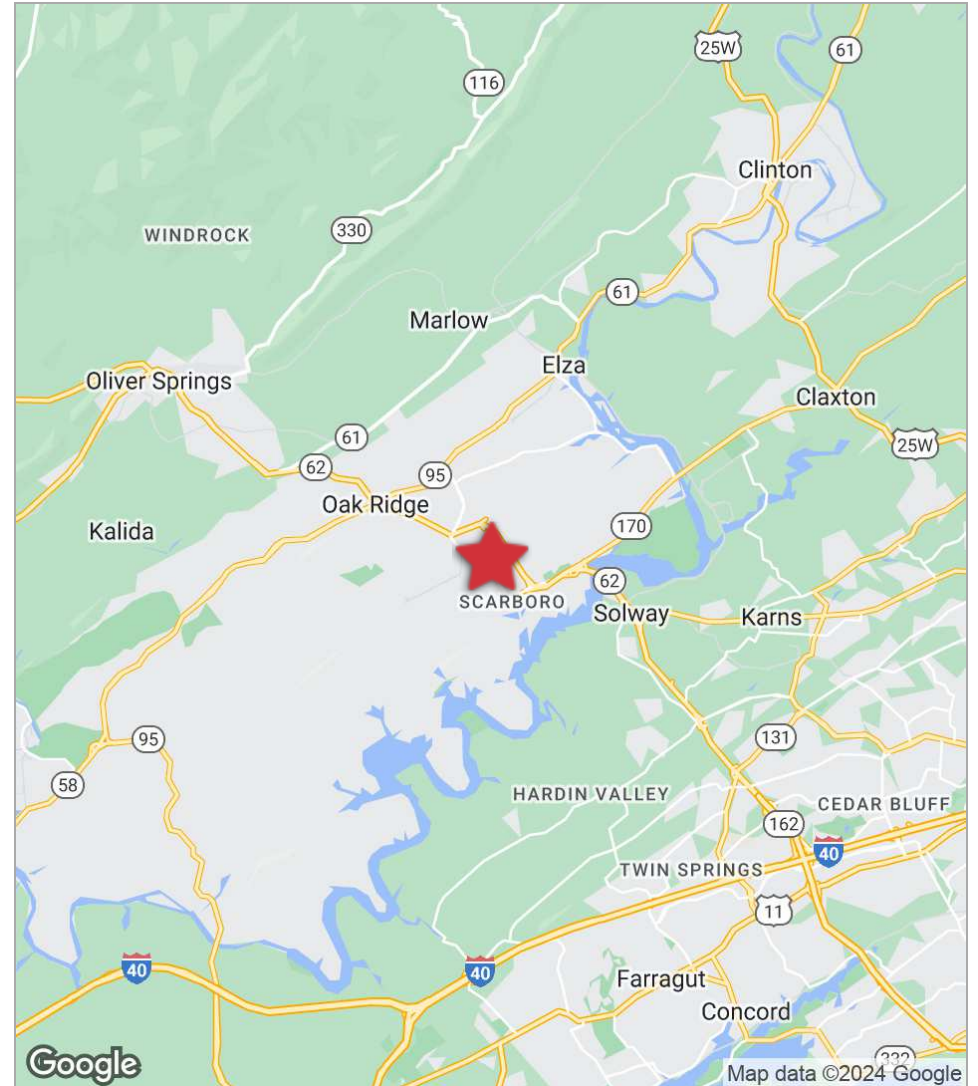
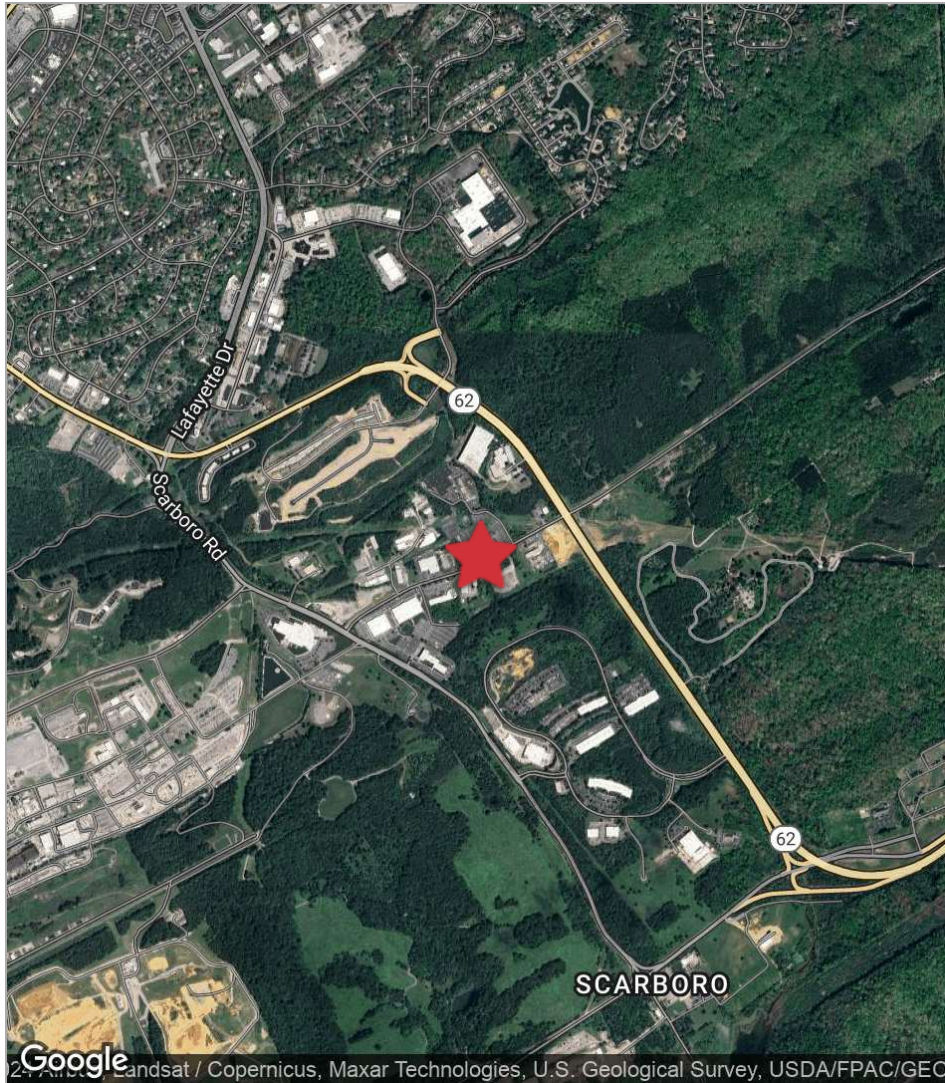
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Location Maps

Office For Lease

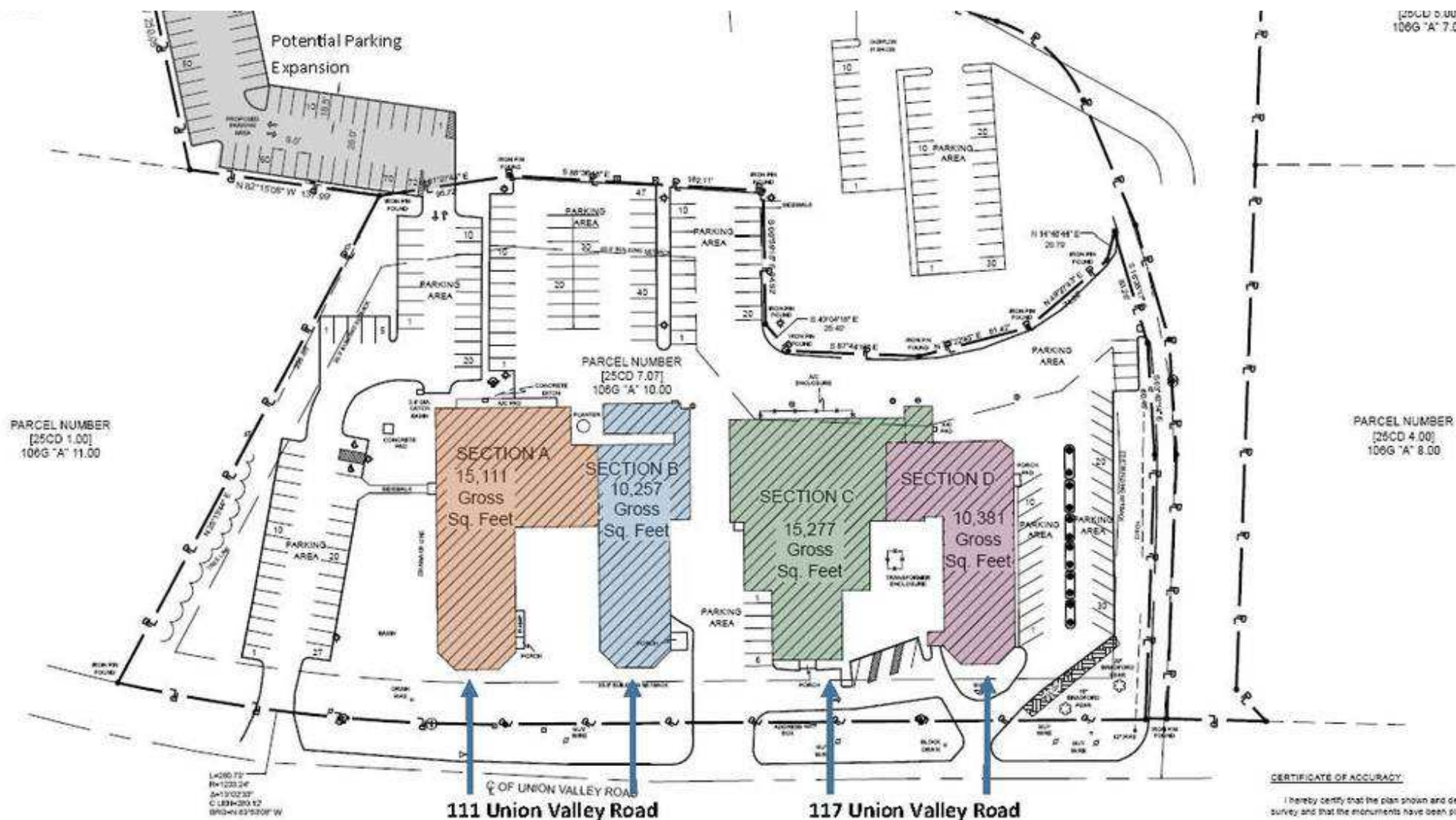
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Site Plan

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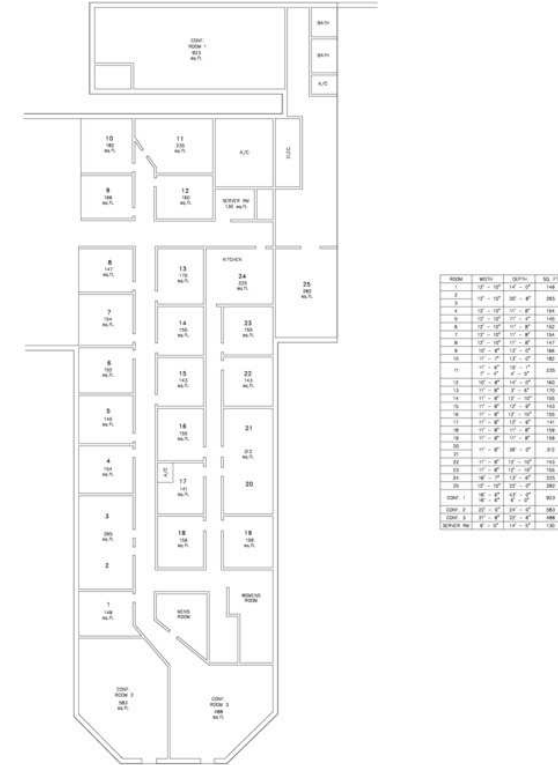
Additional Floor Plans

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SECTION A



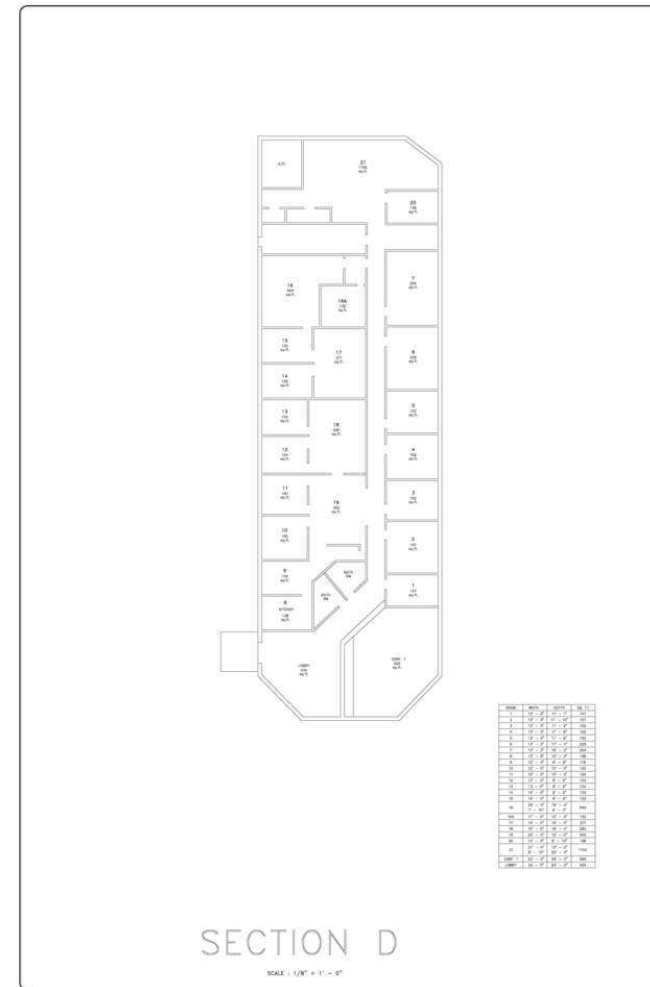
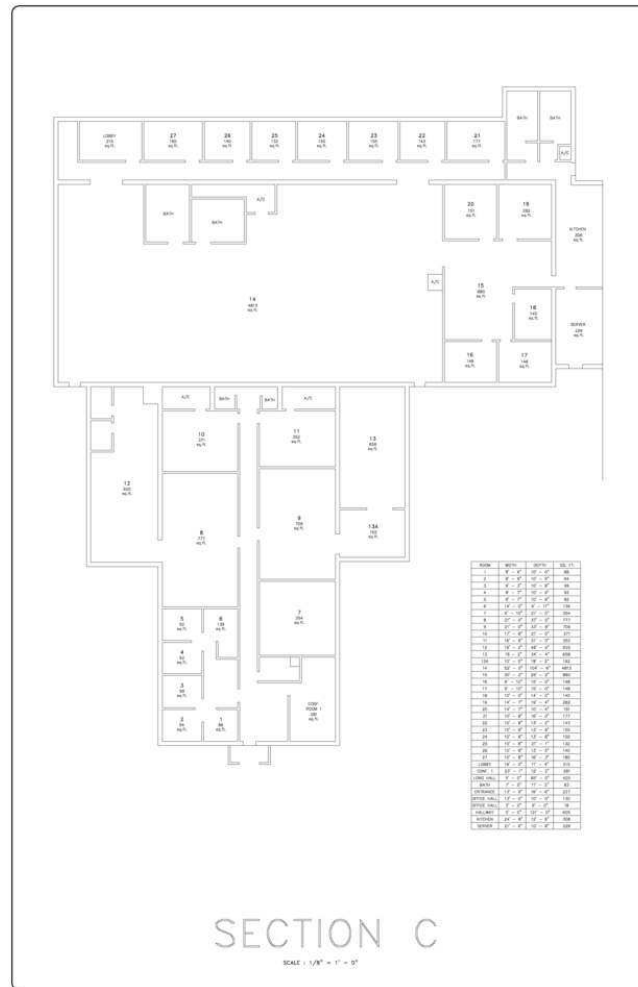
SECTION B

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

Additional Floor Plans

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Demographics Map

Office For Lease

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	610	35,837	128,505
MEDIAN AGE	47.0	42.0	41.9
MEDIAN AGE (MALE)	45.6	40.5	40.7
MEDIAN AGE (FEMALE)	49.6	44.1	43.3

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	255	15,289	51,965
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$97,138	\$66,650	\$76,180
AVERAGE HOUSE VALUE		\$182,880	\$211,369

