

# Medical Office Condo 1,340 SF



**200 Fort Sanders West Blvd. Suite 105**

Knoxville, Tennessee 37922

## Property Features

- 1,340 SF medical space available
- \$195,000.00 / Condo Association Fee of \$1,386.90 per month including utilities
- One (1) assigned parking space
- 3.18% partnership interest in the building

Sale Price

**\$195,000**



For more information:

**Michelle Gibbs**

+1 865 531 6400 • [mgibbs@koellamoore.com](mailto:mgibbs@koellamoore.com)

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

+1 865 531 6400 • [rogermoore@koellamoore.com](mailto:rogermoore@koellamoore.com)

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NAI Koella | RM Moore  
255 N Peters Road, Suite 101  
+1 865 531 6400  
[www.koellamoore.com](http://www.koellamoore.com)

For Sale

Medical Office Space Available - Ft. Sanders West



## Property Summary

Sale Price:	\$195,000
Building Size:	1,340 SF
Building Class:	A
Market:	West
Sub Market:	Pellissippi
Cross Streets:	Kingston Pike

## Property Overview

Medical Office Condo available for purchase in Ft. Sanders West. \$195,000.00 / Condo Association Fee of \$1,386.90 per month including utilities

The space consists of reception/check-in; 3-4 rooms, lab area consult room; signage at door and lobby directory one assigned parking space available

## Location Overview

Office Condo available in Building 1 of the Ft. Sanders West Campus. Space consists of 1,340 square feet and is located on the first floor of the building. The building is a three (3) story building and consists of approximately 49,900 square feet situated on 2.7 acres of leased ground.

Owner will have a 3.18% partnership interest in the Building. Net charges for the space is \$1,386.90 per month which includes pro-rata share of operating expenses including utilities, debt service and ground lease reserves.



For Sale

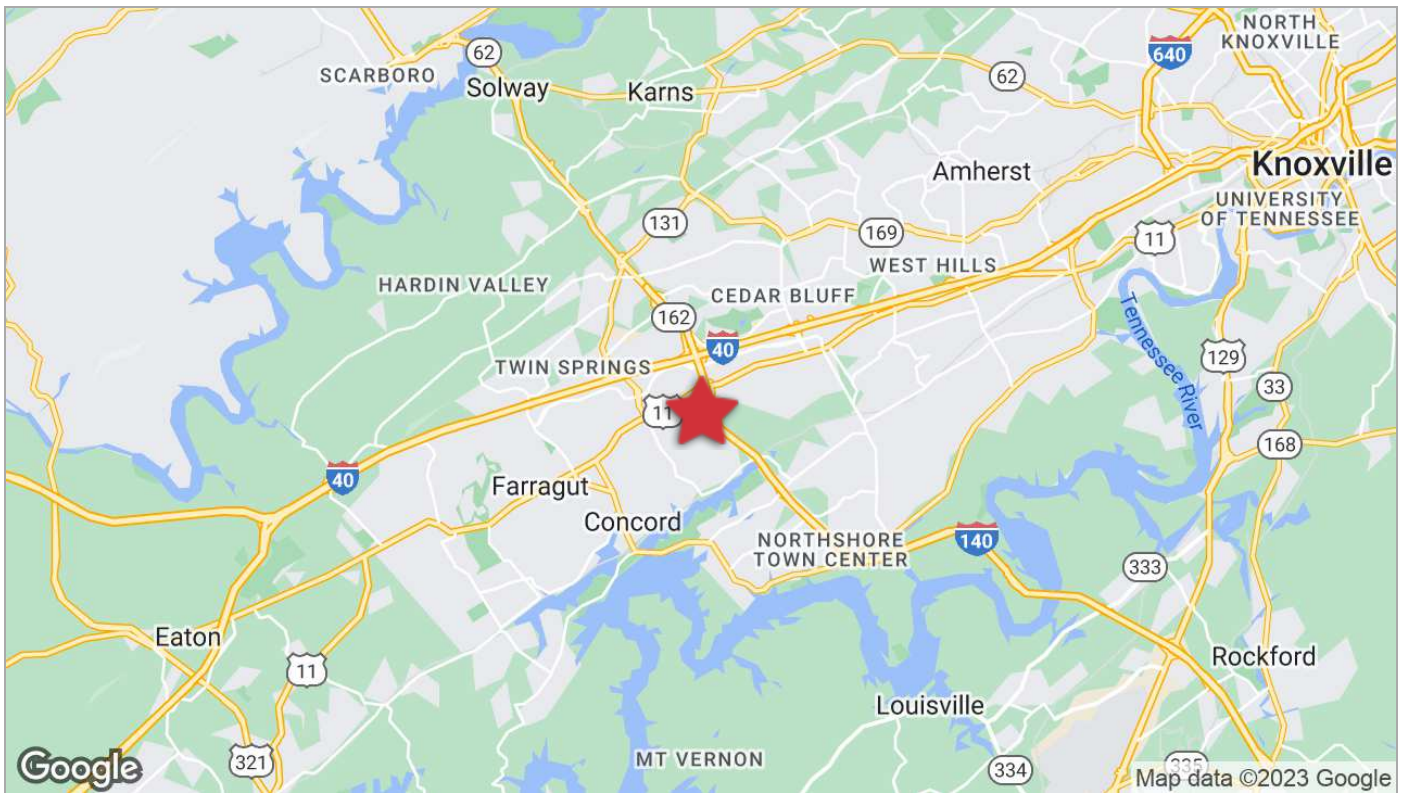
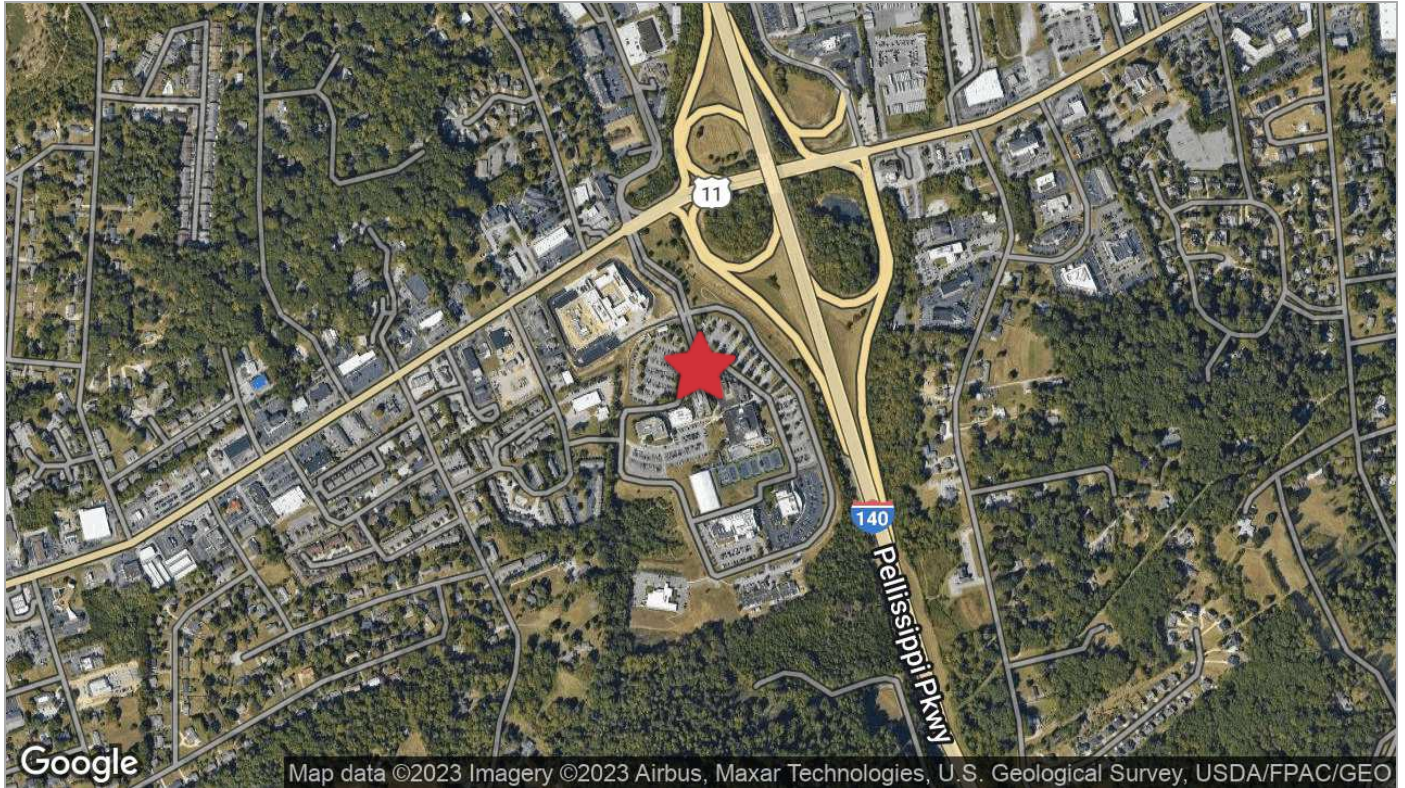
Medical Office Space Available - Ft. Sanders West





For Sale

Medical Office Space Available - Ft. Sanders West



For Sale

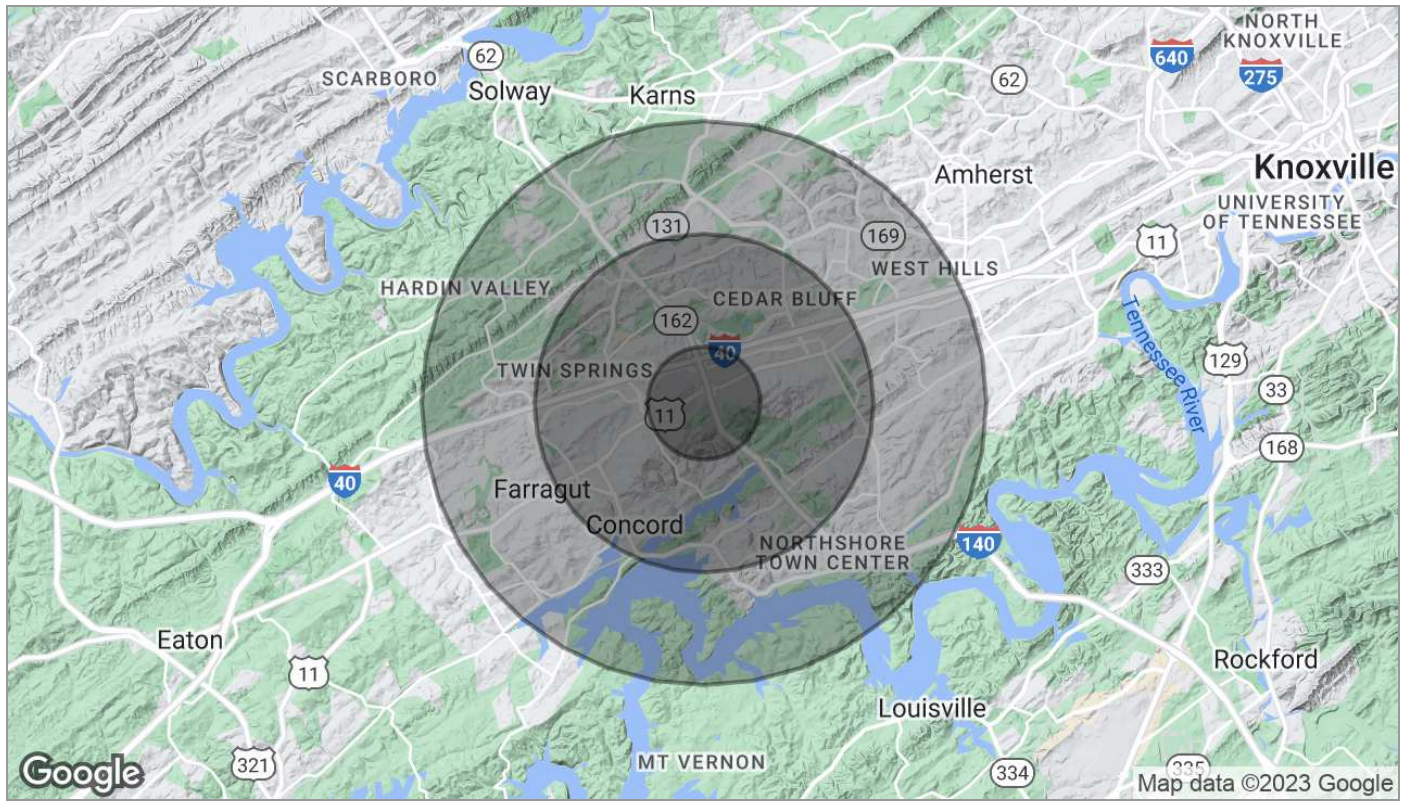
## Medical Office Space Available - Ft. Sanders West

Property Name:	1,340 SF Medical Office located in Ft. Sanders West
Property Address:	200 Fort Sanders West Blvd. Suite 105 Knoxville, TN 37922
Property Type:	Office
Building Class:	A
Cross Streets:	Kingston Pike
Number Of Units:	1



For Sale

Medical Office Space Available - Ft. Sanders West



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,663	36,484	103,067
MEDIAN AGE	41.4	38.2	38.0
MEDIAN AGE (MALE)	43.9	38.1	36.9
MEDIAN AGE (FEMALE)	38.2	38.2	38.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,432	14,318	41,233
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$104,619	\$92,985	\$90,392
AVERAGE HOUSE VALUE	\$275,305	\$263,798	\$250,280

\* Demographic data derived from 2020 ACS - US Census

For Sale

Medical Office Space Available - Ft. Sanders West

# Agent Profile



## Michelle Gibbs

Senior Advisor  
NAI Koella | RM Moore  
o +1 865 531 6400  
c +1 865 228 4264  
[mgibbs@koellamoore.com](mailto:mgibbs@koellamoore.com)

### 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.

For Sale

Medical Office Space Available - Ft. Sanders West

# Agent Profile



## Roger M. Moore, Jr, SIOR

President

NAI Koella | RM Moore

o +1 865 531 6400

c +1 865 755 8774

[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