



## Keystone Center | 135 Fox Road

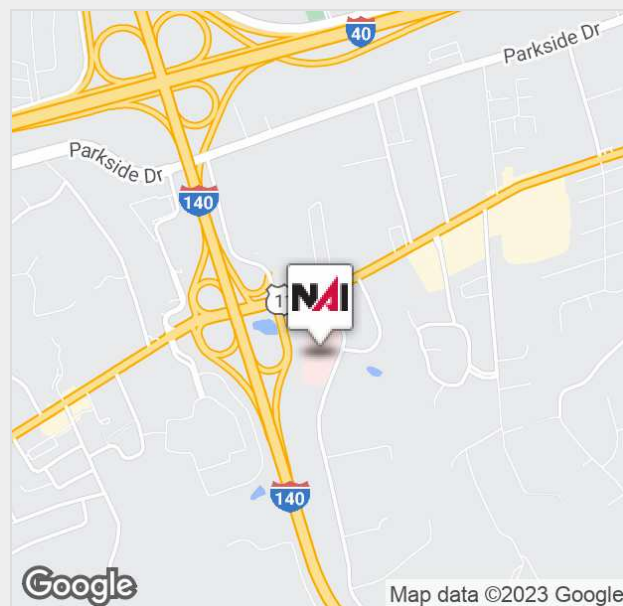
Knoxville, Tennessee 37922

### Property Features

- West Knoxville Professional Office Park
- Convenient to Shopping, Restaurants, & Banks
- Class A Office Suites w/ On-Site Property Mgmt
- Flexible Floor Plans Offering Space Options & Variety
- Ample Parking, Surrounded by Mature Landscaping

For Lease - Professional Office Suites

**1,350 - 7,486 SF**



For more information:

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

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**Michelle Gibbs**

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For Lease - West Knox - Class A Office Suites

# Keystone Center Office Suites



## Property Summary

Available SF:

Lease Rate: Negotiable

Building Size: 55,446 SF

Building Class: A

Year Built: 1999

Zoning: Professional

Market: West Knox

Available Spaces

# Keystone Center Office Suites

Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

Space

Lease Rate

Lease Type

Size (Sf)

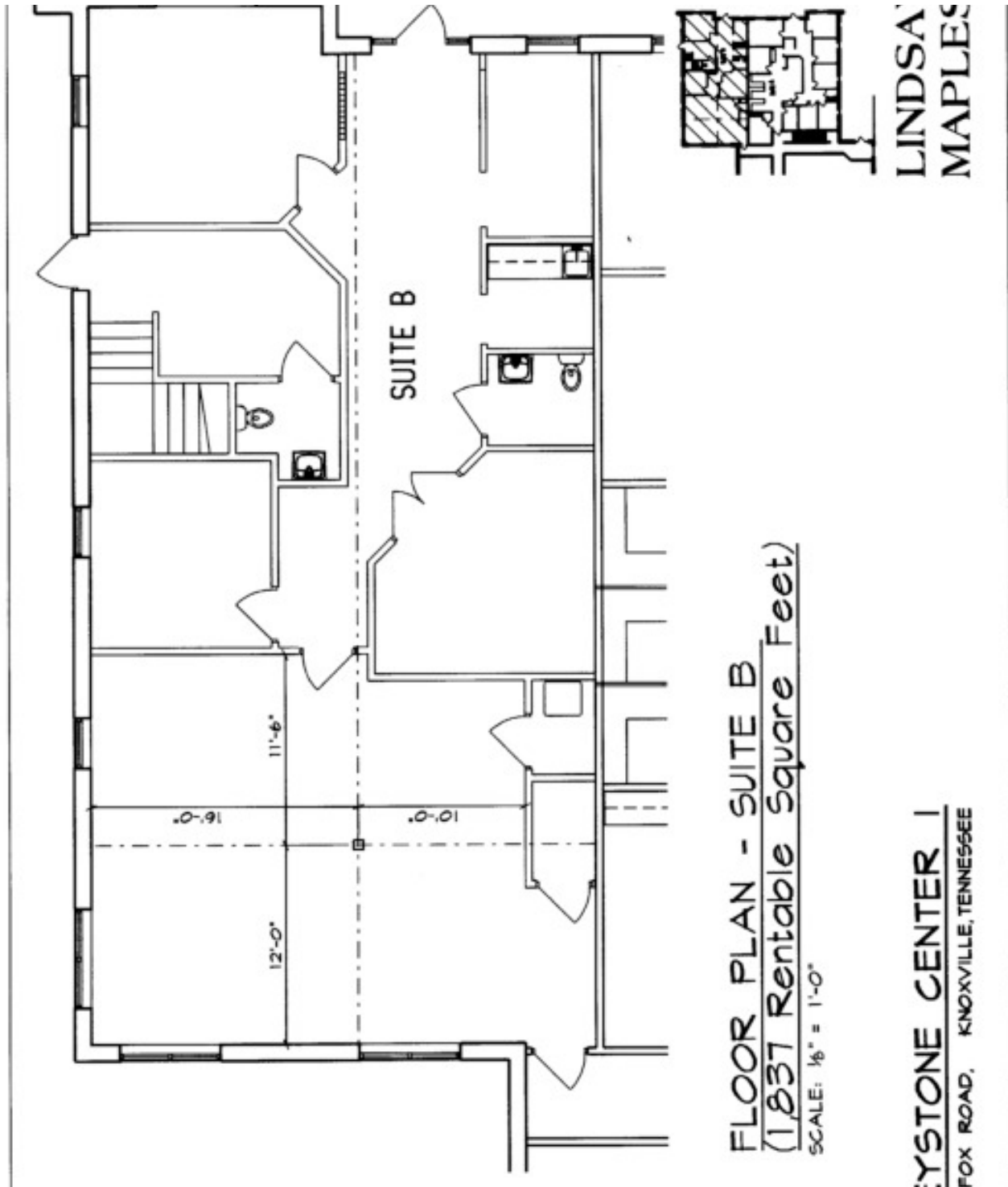
For Lease - Class A Office Suite Complex

# Exterior Keystone Center



For Lease

# Suite B FloorPlan



Keystone Center - West Knoxville - Office for Lease

# Suite F - 5,566 SF

For Lease

# Suite F Photos

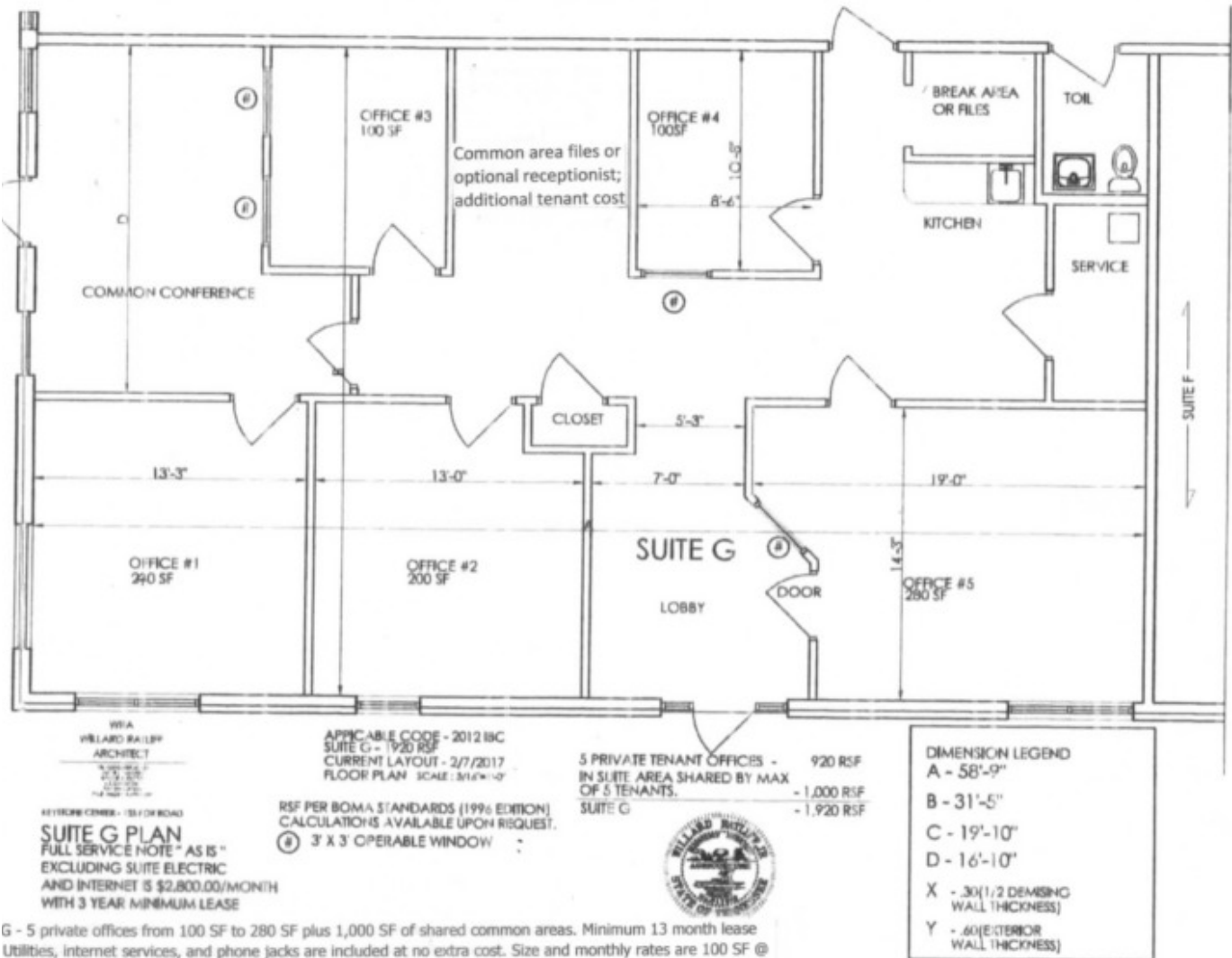


For Lease

# Suite F Photos



# Suite G - 1,920 SF



G - 5 private offices from 100 SF to 280 SF plus 1,000 SF of shared common areas. Minimum 13 month lease. Utilities, internet services, and phone jacks are included at no extra cost. Size and monthly rates are 100 SF @ month (G3 & G4); 200 SF @ \$750/month (G2); 240 SF @ \$850 (G1), to 280 SF @ \$980/month (G5).

For Lease

# Suite G Photos



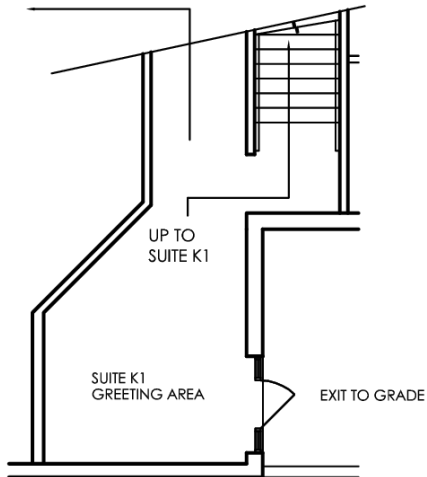
For Lease

# Suite G Photos



# Suite K1 - 1,350 SF

TO COMMON AREA



## NOTES:

- 1 WORK STATIONS
- 2 FUTURE EXPANSION INTO SUITE K2 (1,205 USF)
- 3 PRIVATE UNISEX TOILET
- 4 VOICE/DATA UTILITY/CLOSET
- 5 14'-4" x 19'-4" AREA FOR CONFERENCE OR 4' ADDITIONAL WORK STATIONS FOR A MAXIMUM OF 9

K1 - 1350 USF

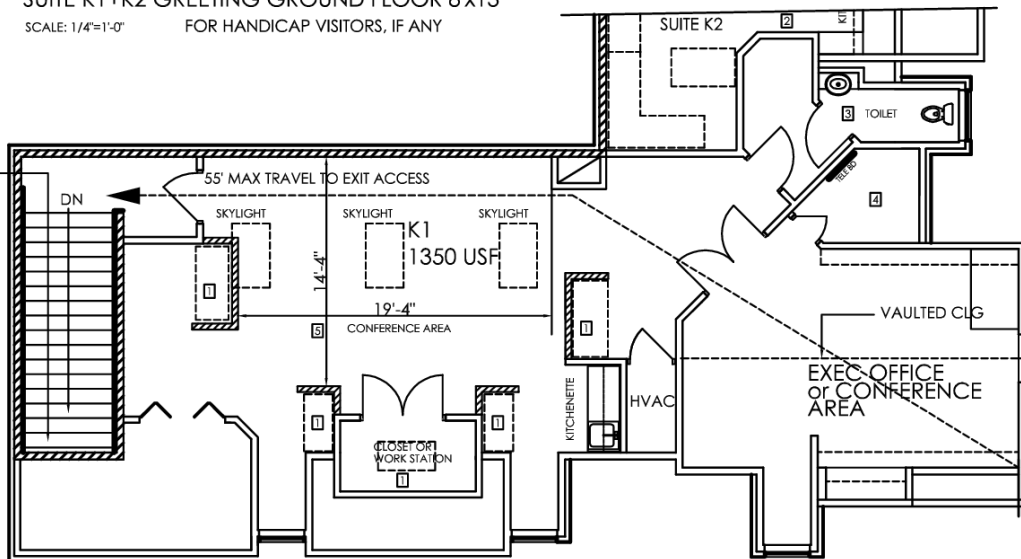
3 SKYLIGHTS, 5 WINDOWS, MAXIMUM 9 WORKSTATIONS  
+ EXEC OFFICE OR CONFERENCE

SUITE K1+K2 GREETING GROUND FLOOR 8'x13'

SCALE: 1/4"=1'-0"

FOR HANDICAP VISITORS, IF ANY

DOWN TO  
COMMON AREA  
ENTRY + TOILETS



APPLICABLE

COUNTRY

SUITE K1

SCALE: 1/4"=1'-0"

135

KNOX

KN

RSF PER BC

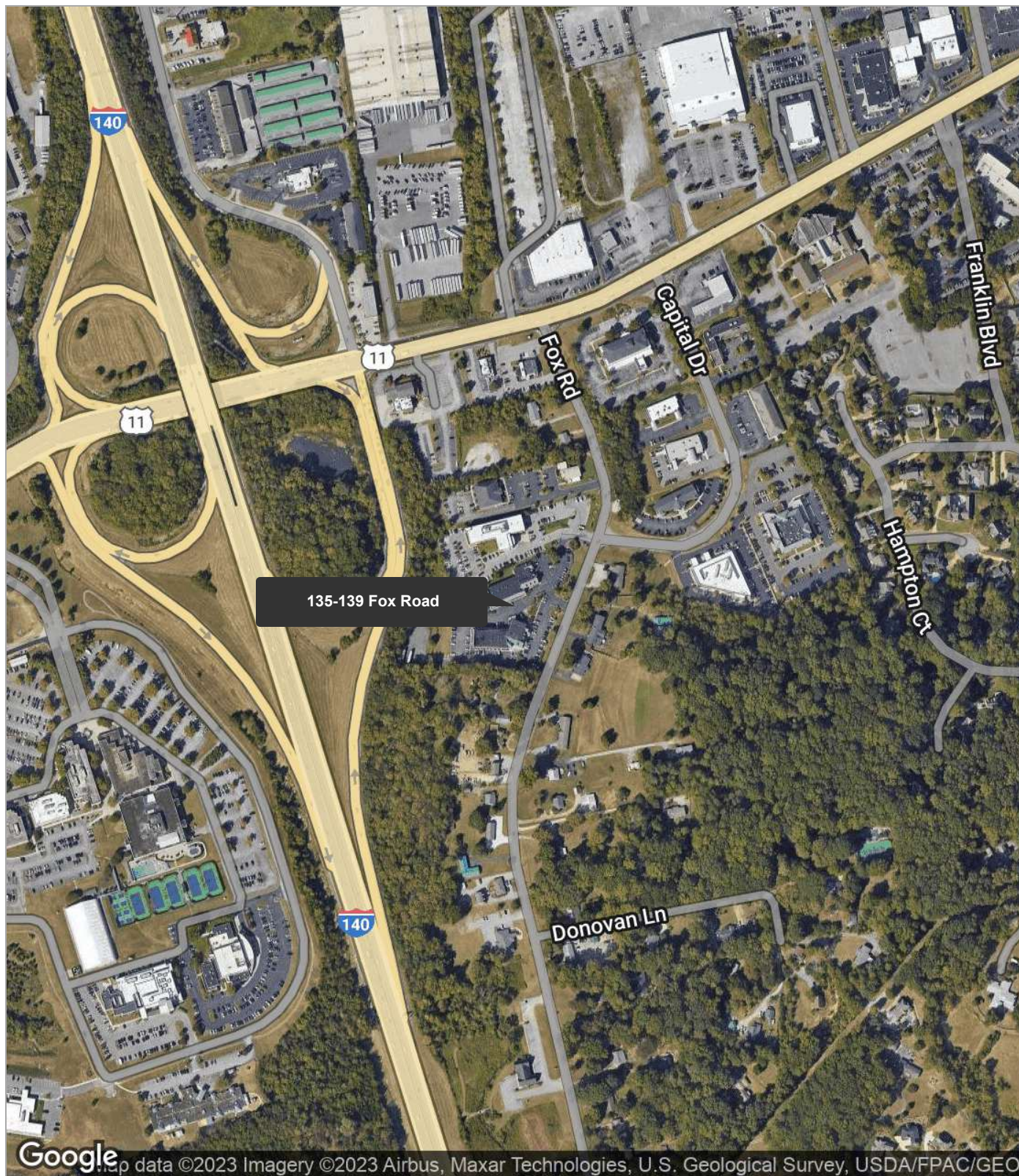
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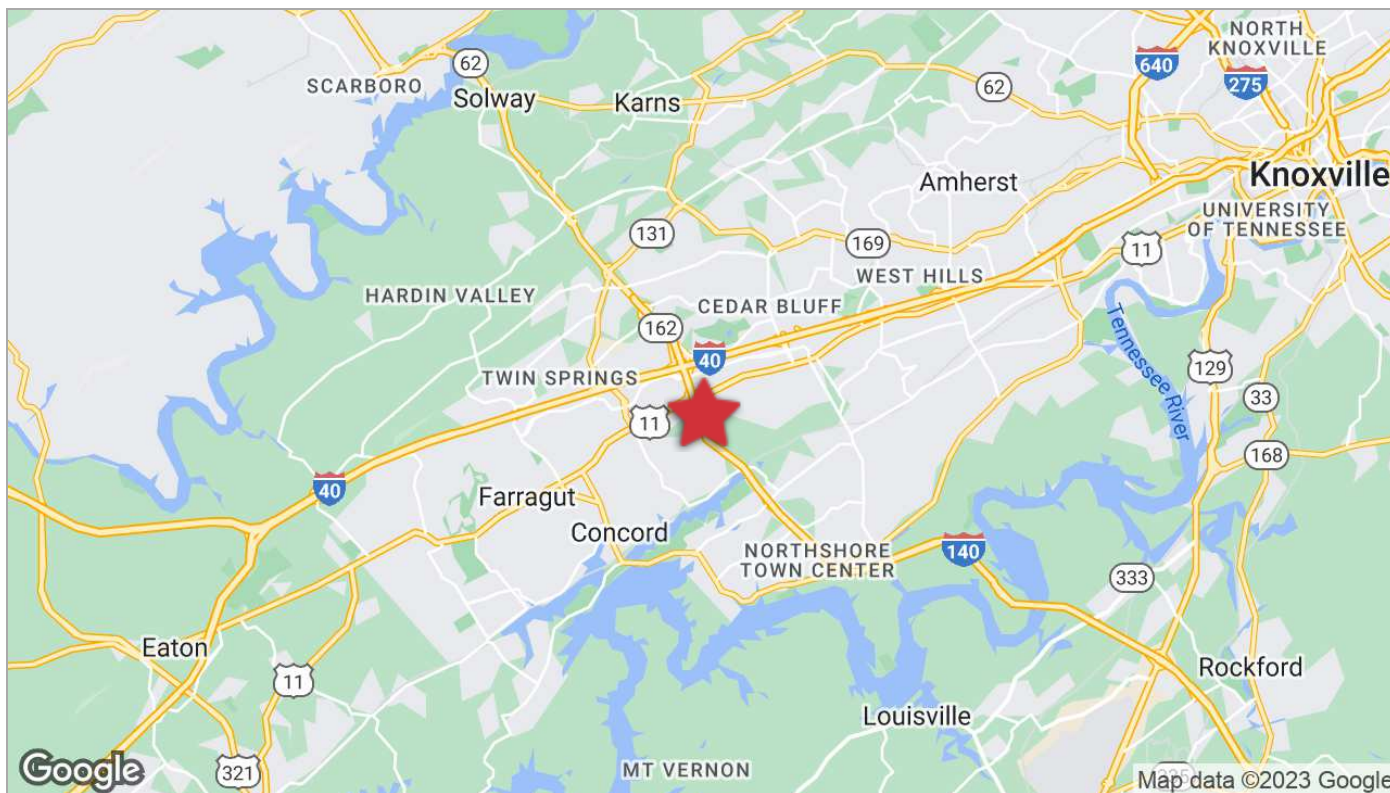
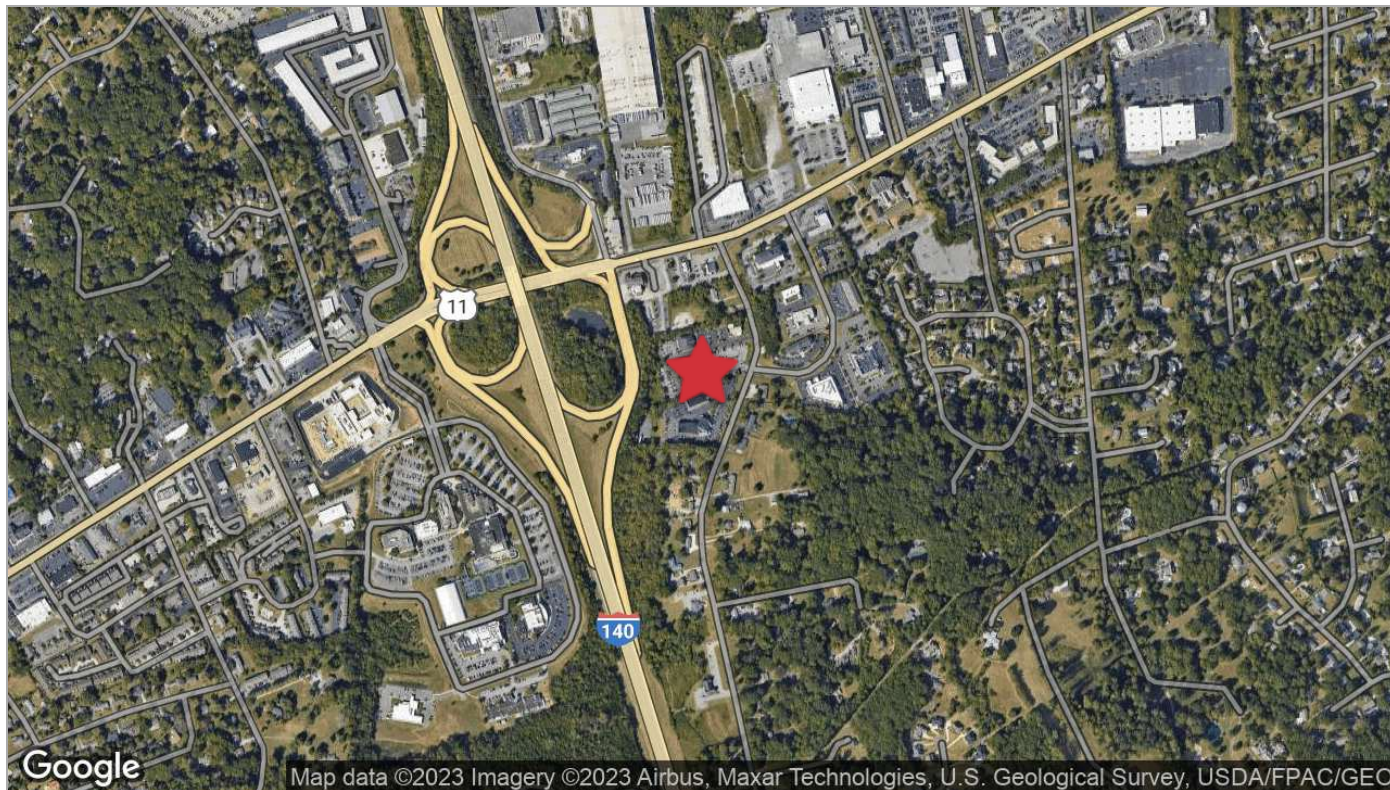
1.8.2014

For Lease

# Keystone Center Office Suites



# Aerial Maps



## 1 Mile Demo

4,241

Population



1,705

Households

45.6

Median Age

\$72,673

Median Disposable Income

## INCOME



\$89,661

Median Household  
Income



\$47,155

Per Capita Income



\$360,483

Median Net Worth

## EDUCATION

4%

No High  
School  
Diploma



16%

High School  
Graduate



23%

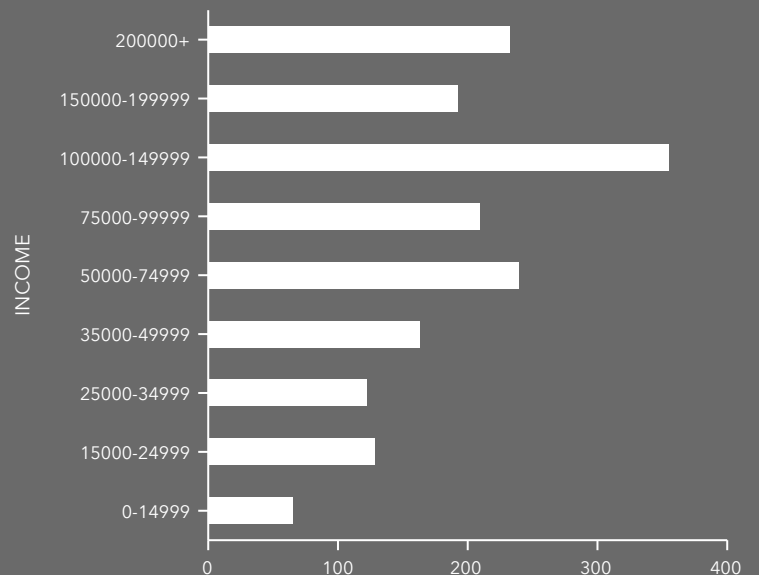
Some College



57%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



83%

White Collar



9%

Blue Collar



8%

Services

2.2%

Unemployment  
Rate



## 3 Mile Demo

45,772

Population



18,493

Households

39.9

Median Age

\$58,974

Median Disposable Income

## INCOME



\$73,368

Median Household  
Income



\$39,266

Per Capita Income



\$180,182

Median Net Worth

## EDUCATION

4%

No High  
School  
Diploma



17%

High School  
Graduate



26%

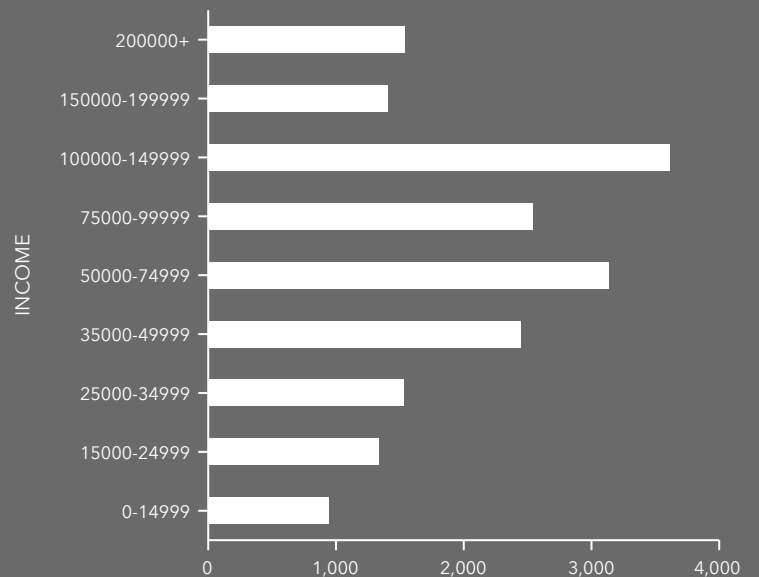
Some College



53%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



77%

White Collar



12%

Blue Collar

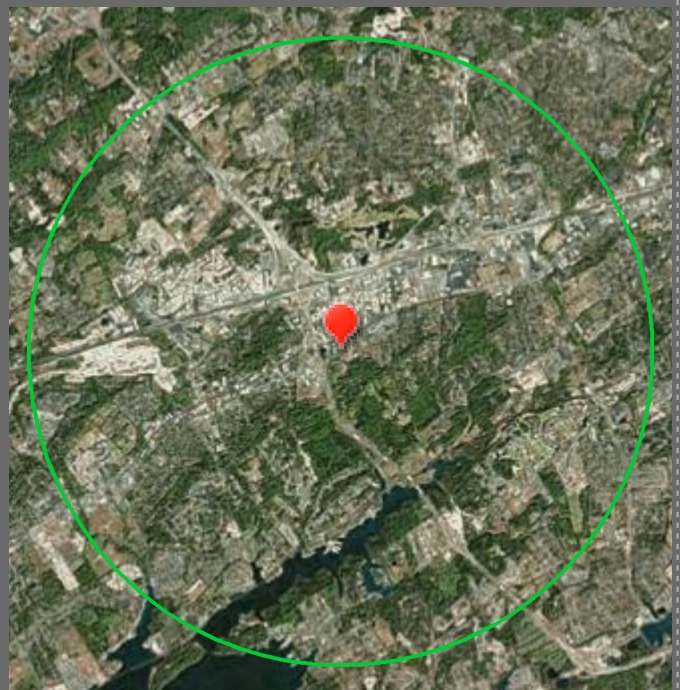


Services

11%

Unemployment  
Rate

3.3%



## 5 Mile Demo

117,149

Population



48,159

Households

40.8

Median Age

\$59,935

Median Disposable Income

## INCOME



\$75,238

Median Household  
Income



\$41,168

Per Capita Income



\$178,023

Median Net Worth

## EDUCATION

5%

No High  
School  
Diploma



17%

High School  
Graduate



26%

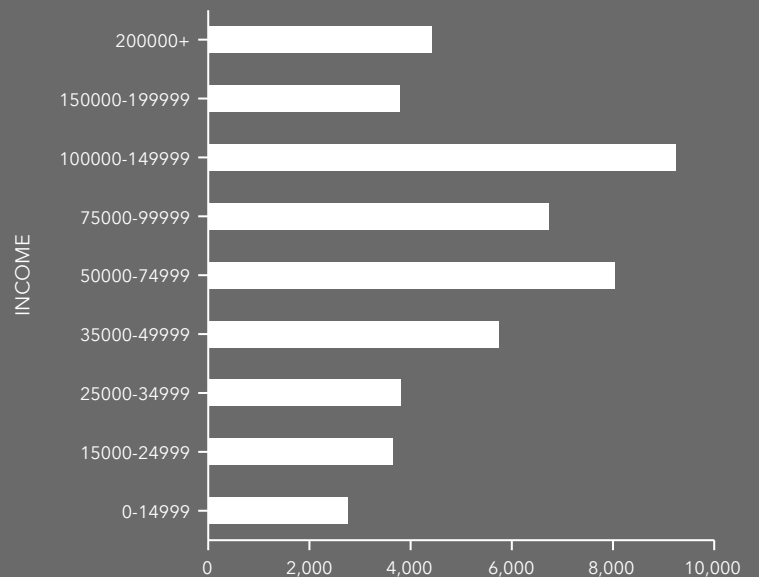
Some College



52%

Bachelor's/Grad/Prof  
Degree

## HOUSEHOLD INCOME



## EMPLOYMENT



76%

White Collar



12%

Blue Collar

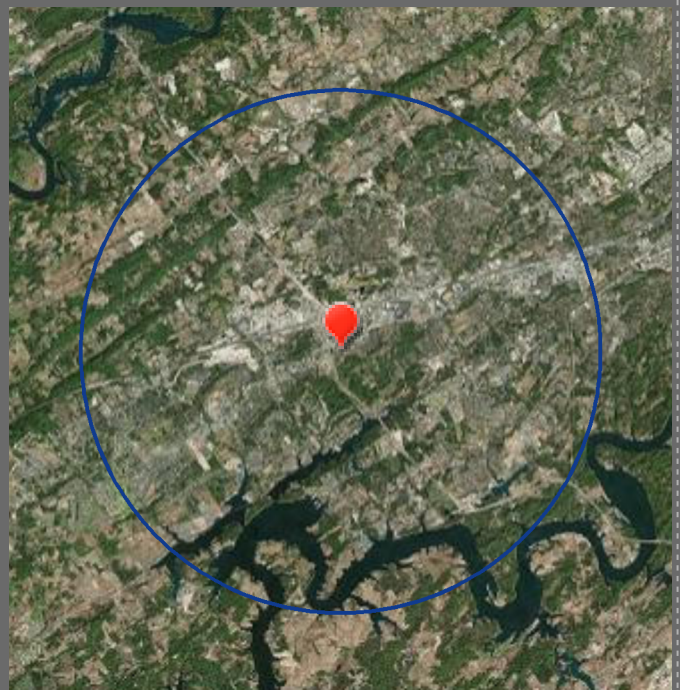


Services

12%

Unemployment  
Rate

3.6%



# Keystone Center Office Suites

## Agent Profile



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

President

NAI Koella | RM Moore

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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

### Education

# Keystone Center Office Suites

## Agent Profile



### Michelle Gibbs

Senior Advisor  
NAI Koella | RM Moore  
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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.