

Oak Ridge Office

Fully Leased



140 W Tennessee Avenue

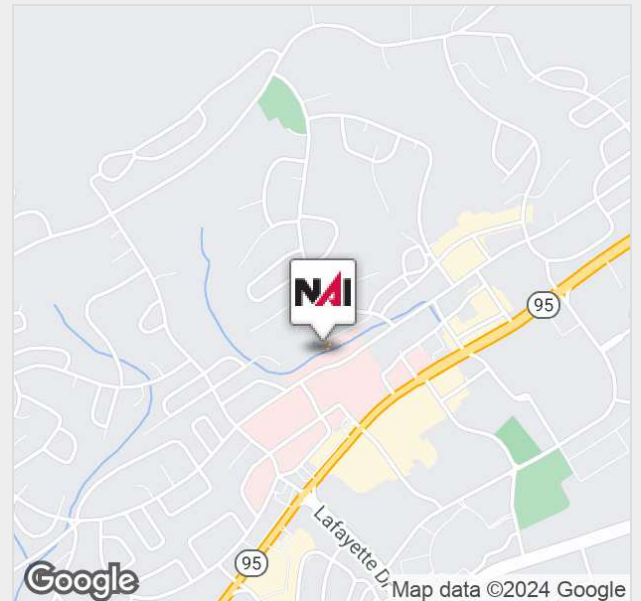
Oak Ridge, Tennessee 37830

Property Features

- Fresh, high-end interior finishes
- Park at the door
- Close proximity to Methodist Medical
- Floor to ceiling windows

Lease Rate

Negotiable



For more information:

Michelle Gibbs

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Catherine Hodges

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www.koellamoore.com

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Property Summary

Available SF: Fully Leased

Lease Rate: Negotiable

Building Size: 1,100 SF

Building Class: A

Market: Anderson

Property Overview

Fantastic space available now in **Oak Ridge**. The property features all **new interior finishes, floor to ceiling windows**, well kept exterior and a great location. Space benefits from a **private parking** lot that is only shared by the neighboring tenant so your customers can park right at the door! The rear windows showcase the **beautiful landscaping**, small creek and wooded area, creating a peaceful and relaxing atmosphere while in the private offices. Showcase your business on the **monument signage** at the entrance to the parking lot.

Location Overview

The property is located directly behind Methodist Medical Center, just down the road from Big Ed's Pizza in Oak Ridge.

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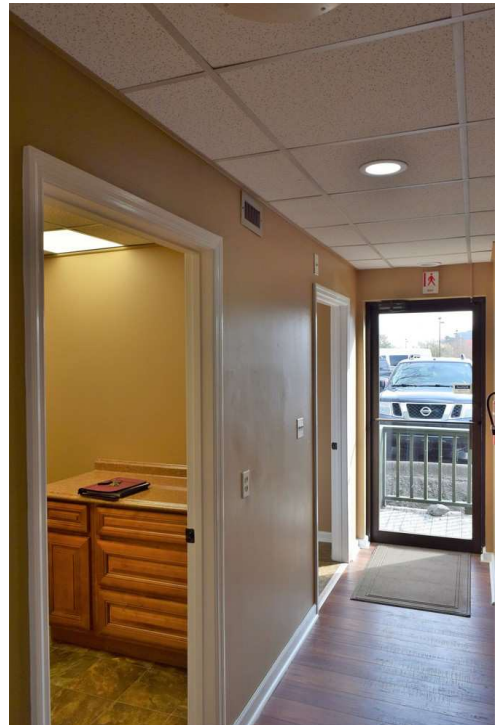
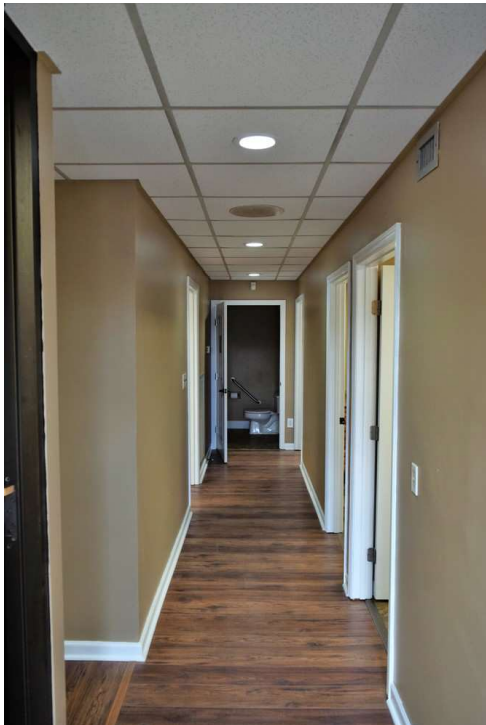
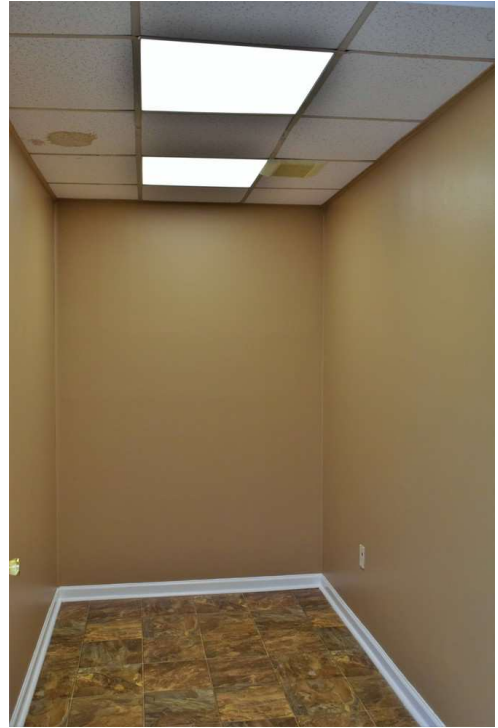
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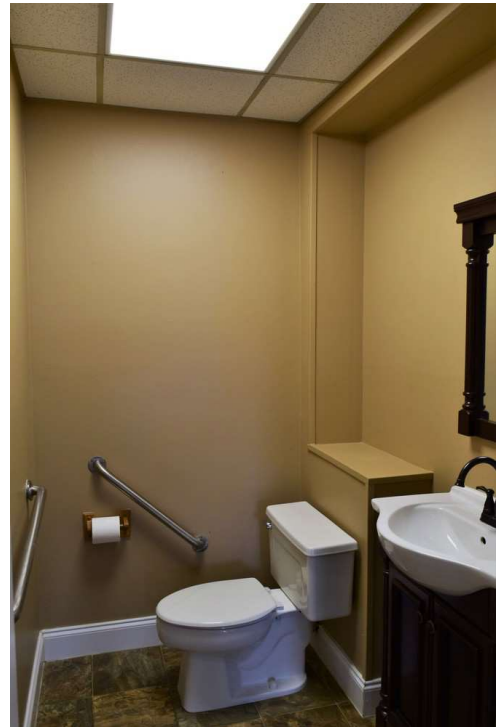
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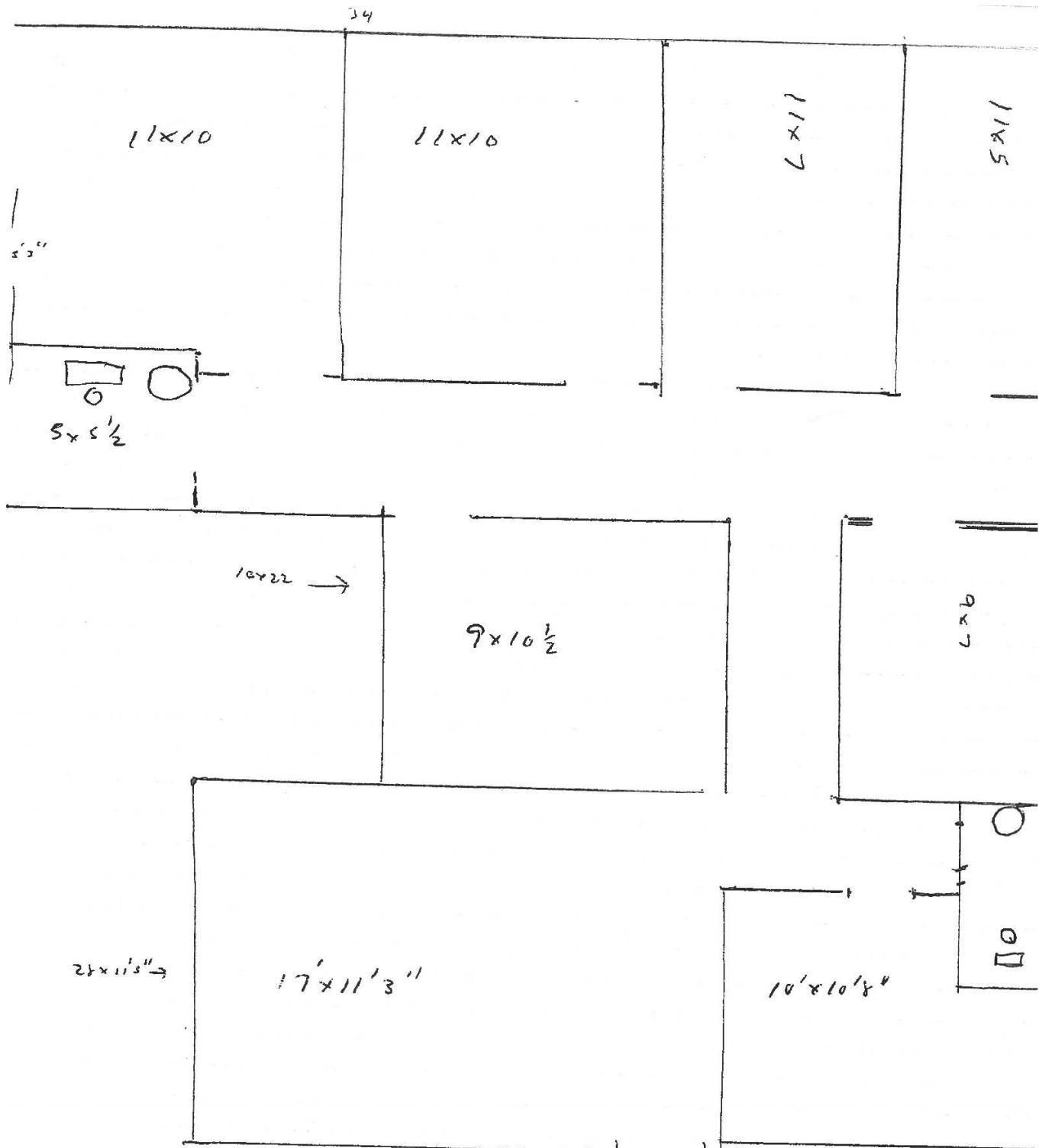


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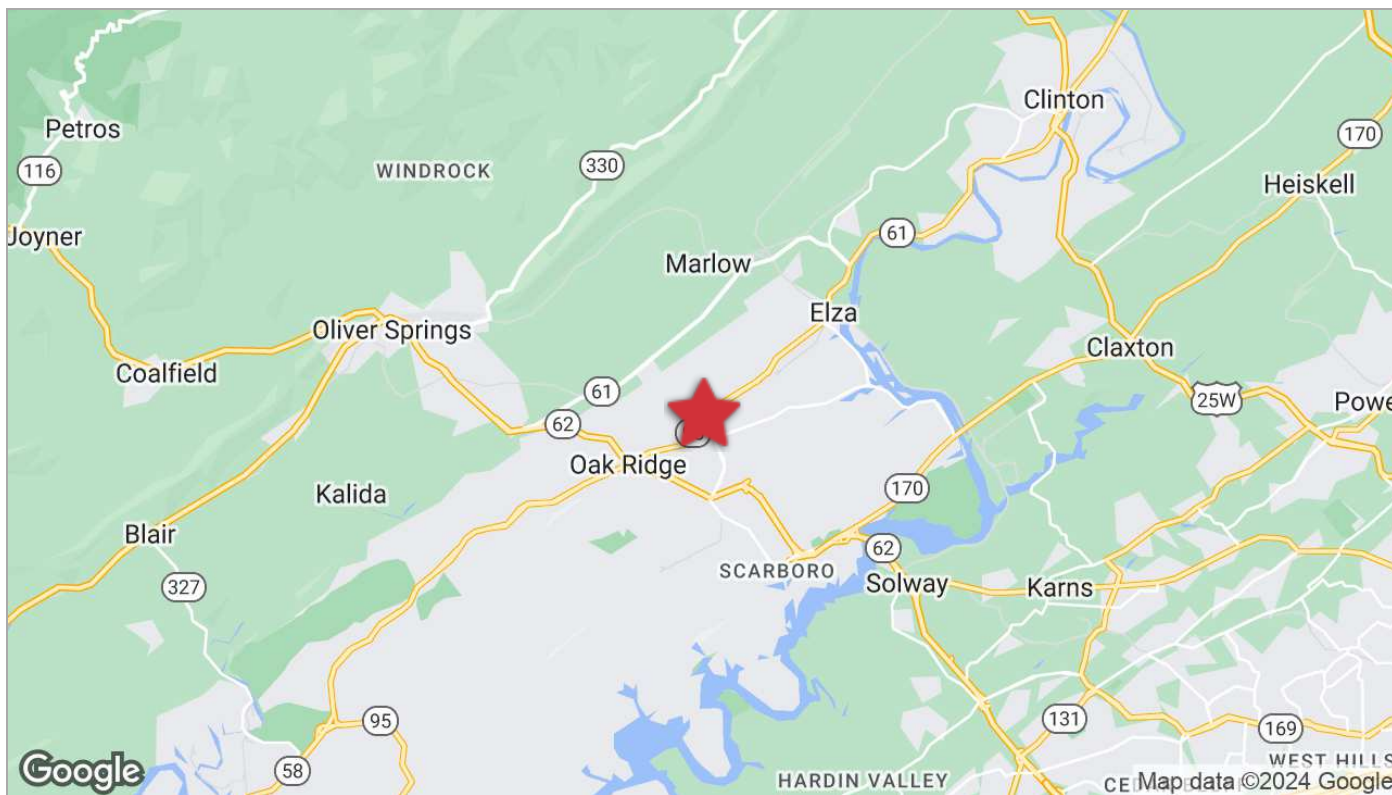
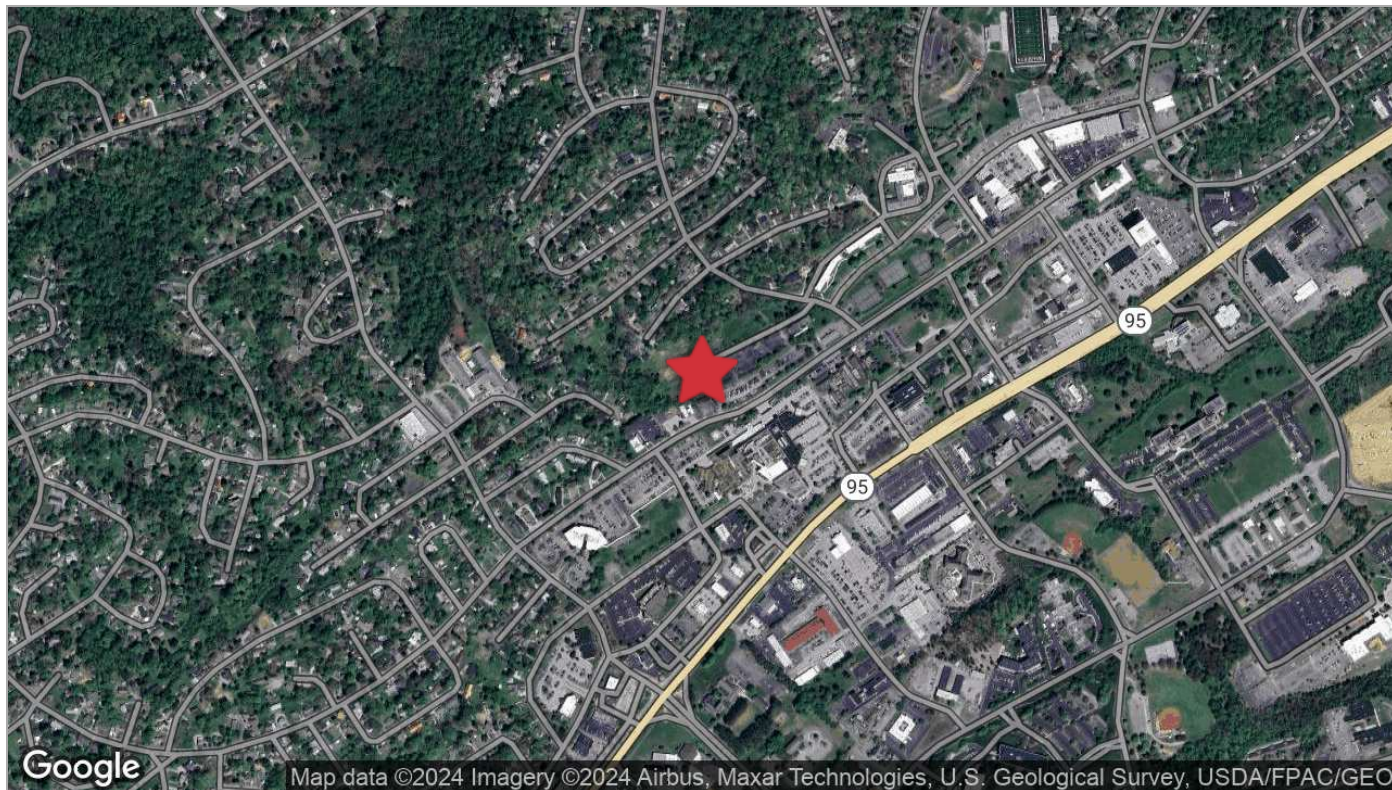


Floor Plan



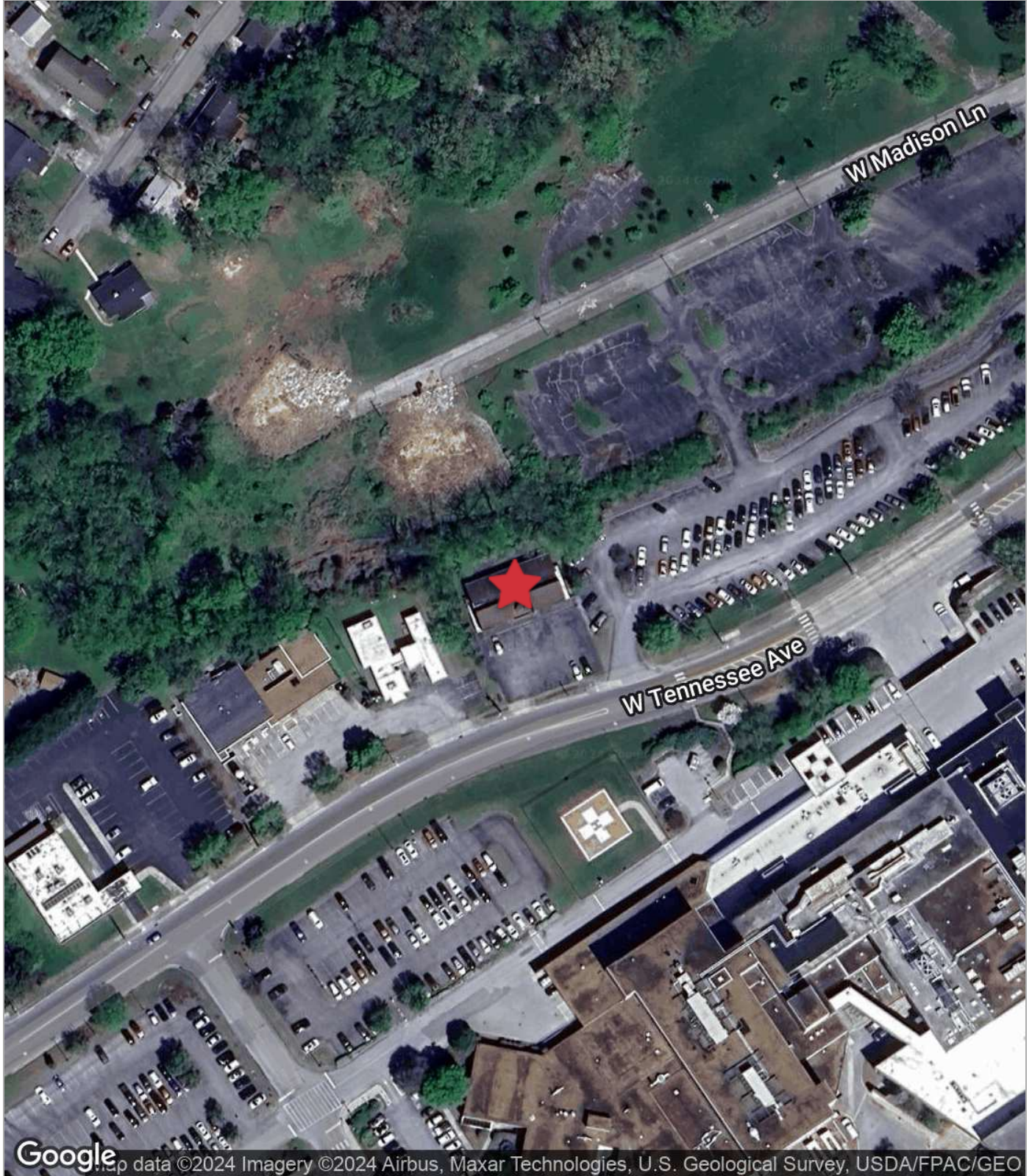
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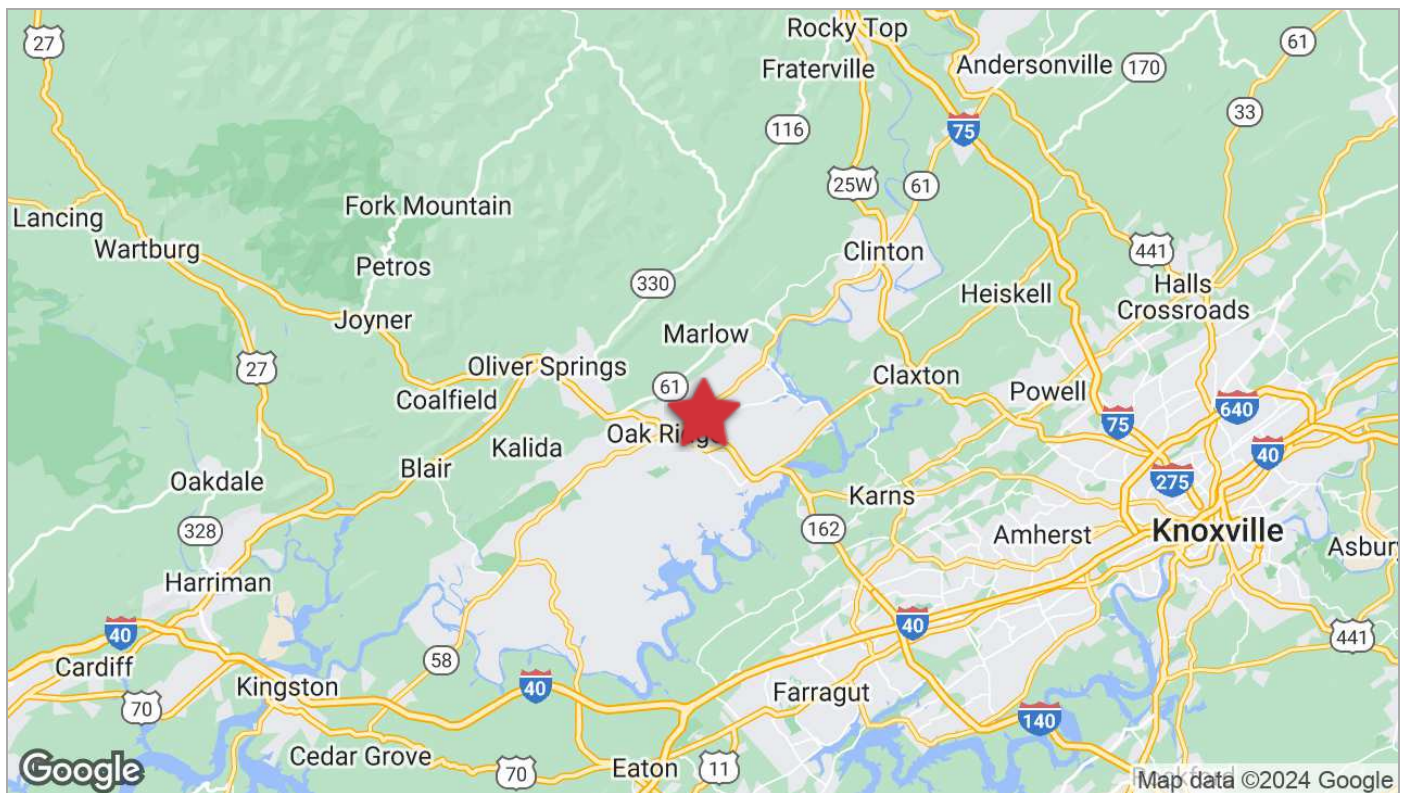
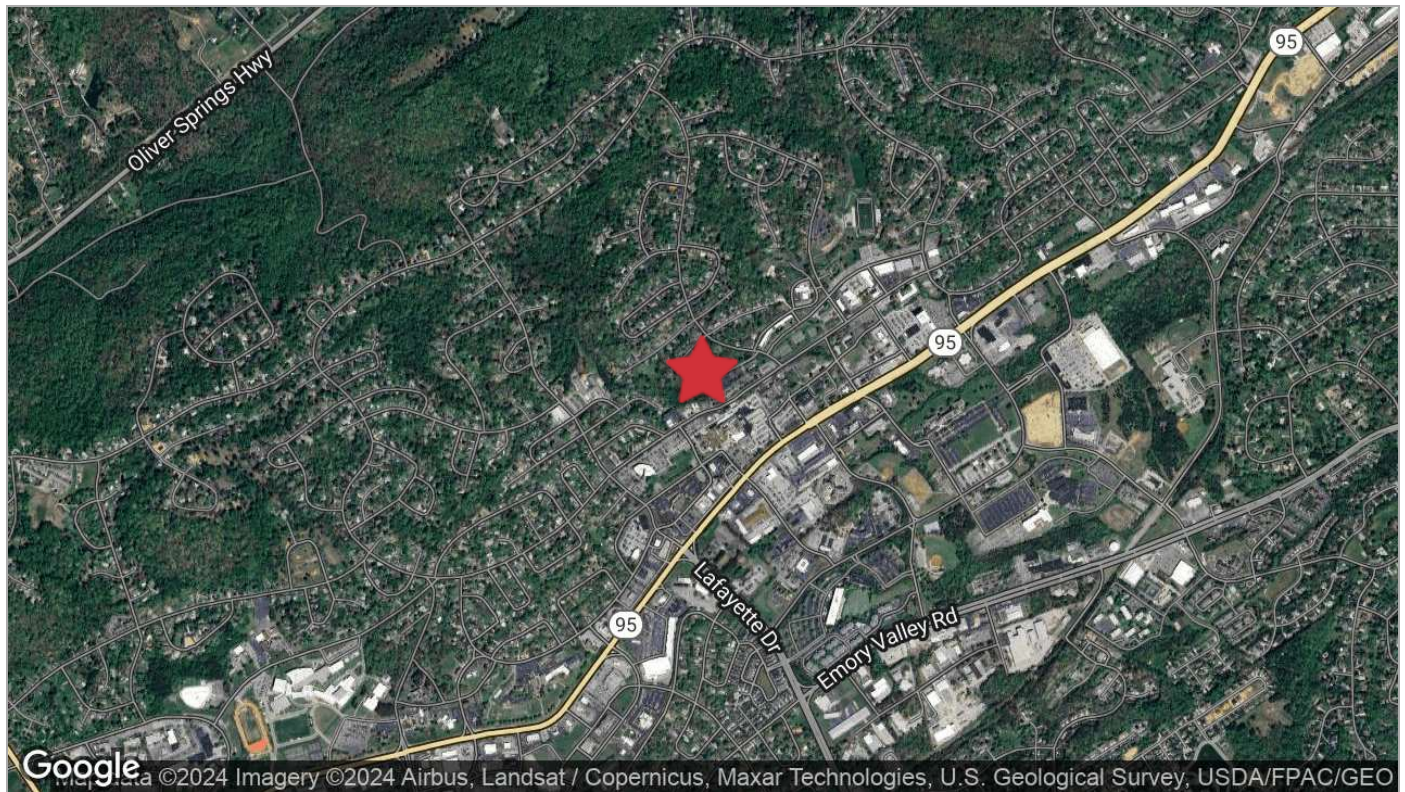
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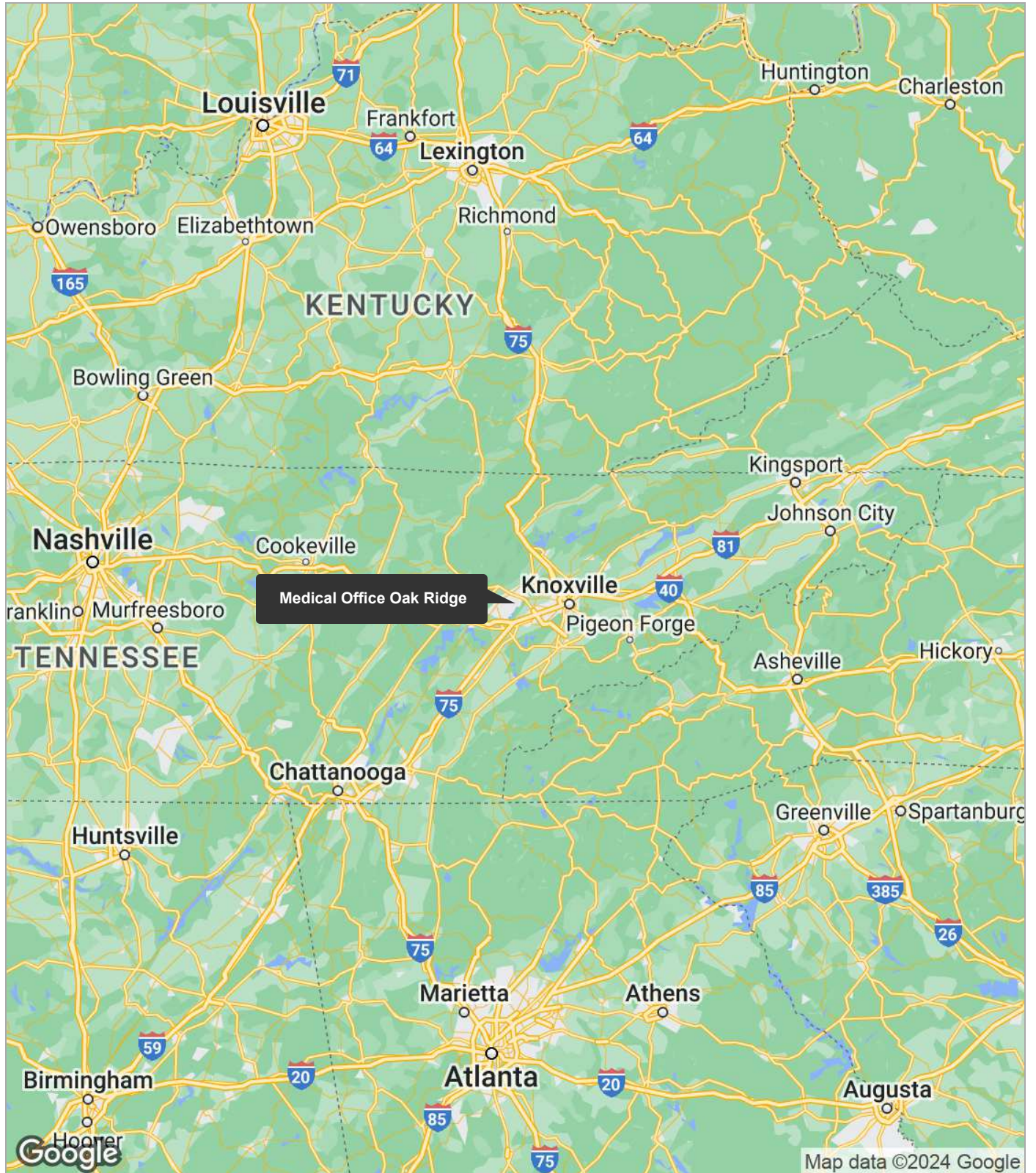
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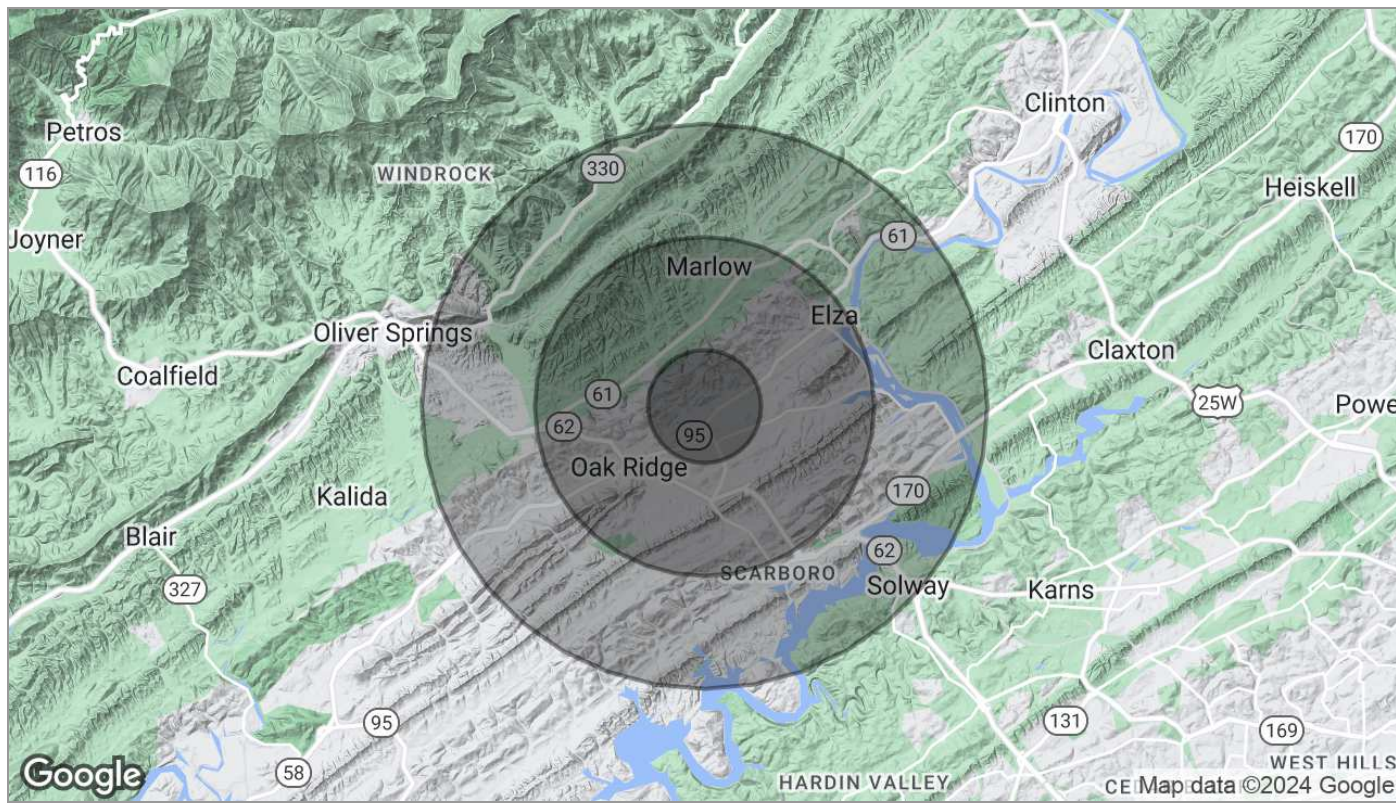
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,690	20,947	35,735
MEDIAN AGE	44.9	42.1	42.3
MEDIAN AGE (MALE)	44.3	40.5	40.7
MEDIAN AGE (FEMALE)	45.8	44.5	44.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,725	9,360	15,446
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$59,994	\$59,462	\$63,050
AVERAGE HOUSE VALUE		\$100,082	\$144,632

* Demographic data derived from 2020 ACS - US Census

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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.

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Agent Profile



Catherine Hodges

Advisor

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chodges@koellamoore.com

Professional Background

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee through hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

Education

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.