



# 8081 Kingston Pike

Knoxville, Tennessee  
37919

## Property Highlights

- Office space available for Lease
- Easy access to Kingston Pike with red light
- Located nearby major mall, restaurants, shopping and banking
- Two spaces available for lease with plenty of parking
- Signage on Kingston Pike
- Space 102: 3,168 SF
- Space 103: 4,456 SF
- Space 102 & 103: 7,624 SF
- \$17.50 PSF - Modified Gross
- Tenant pays pro-rata share of utilities
- Janitorial services
- Real Estate Tax estimate of \$1.49 PSF.

## Property Description

Office space available to rent in the heart of West Hills. Located just off Kingston Pike with a **signalized intersection and monument signage on Kingston Pike**. Strong traffic driving neighbors include **Ross, Home Goods and O'Charleys**. Easy access to shopping, banking, and restaurants. Close proximity to I-40.

## OFFERING SUMMARY

Available SF	Fully Leased
Lease Rate	Negotiable
Building Size	12,662 SF

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,340	\$57,067
3 Miles	63,975	\$75,393
5 Miles	131,374	\$79,924

For more information

**Michelle Gibbs**

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

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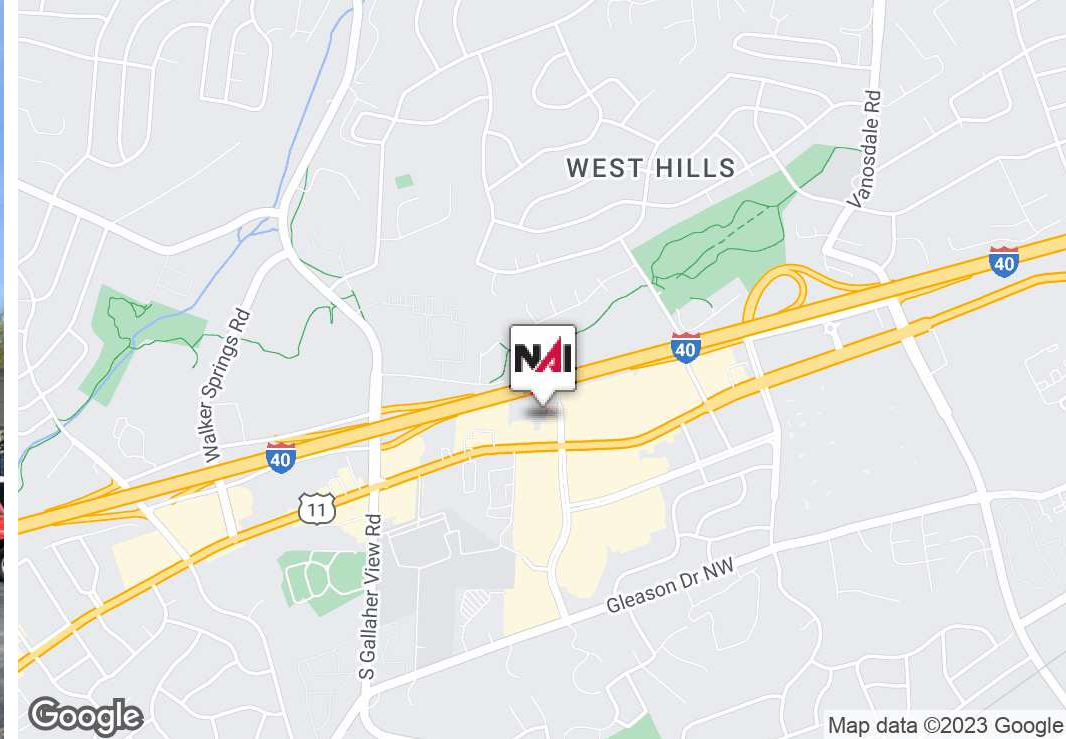
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
koellamoore.com



For Lease

# Office Building

Fully Leased | Negotiable



AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 12,662 SF

GRADE LEVEL DOORS:

DOCK HIGH DOORS:

BUILDING CLASS: B

YEAR BUILT: 1996

RENOVATED: 2007

ZONING: C-4

MARKET: Knoxville MSA

SUB MARKET: West Hills

CROSS STREETS: Downtown West Boulevard

TRAFFIC COUNT: 38,551

## Property Overview

Office space available to rent in the heart of West Hills. Located just off Kingston Pike with a signalized intersection and monument signage on Kingston Pike. Strong traffic driving neighbors include Ross, Home Goods and O'Charleys. Easy access to shopping, banking, and restaurants. Close proximity to I-40.

Suite 102: 3,168 square feet

Suite 103: 4,456 square feet

Suite 102-103: 7,624 square feet

Space offers multiple offices, open space, conference room, storage

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For Lease

# Office Building

Fully Leased | Negotiable





For Lease

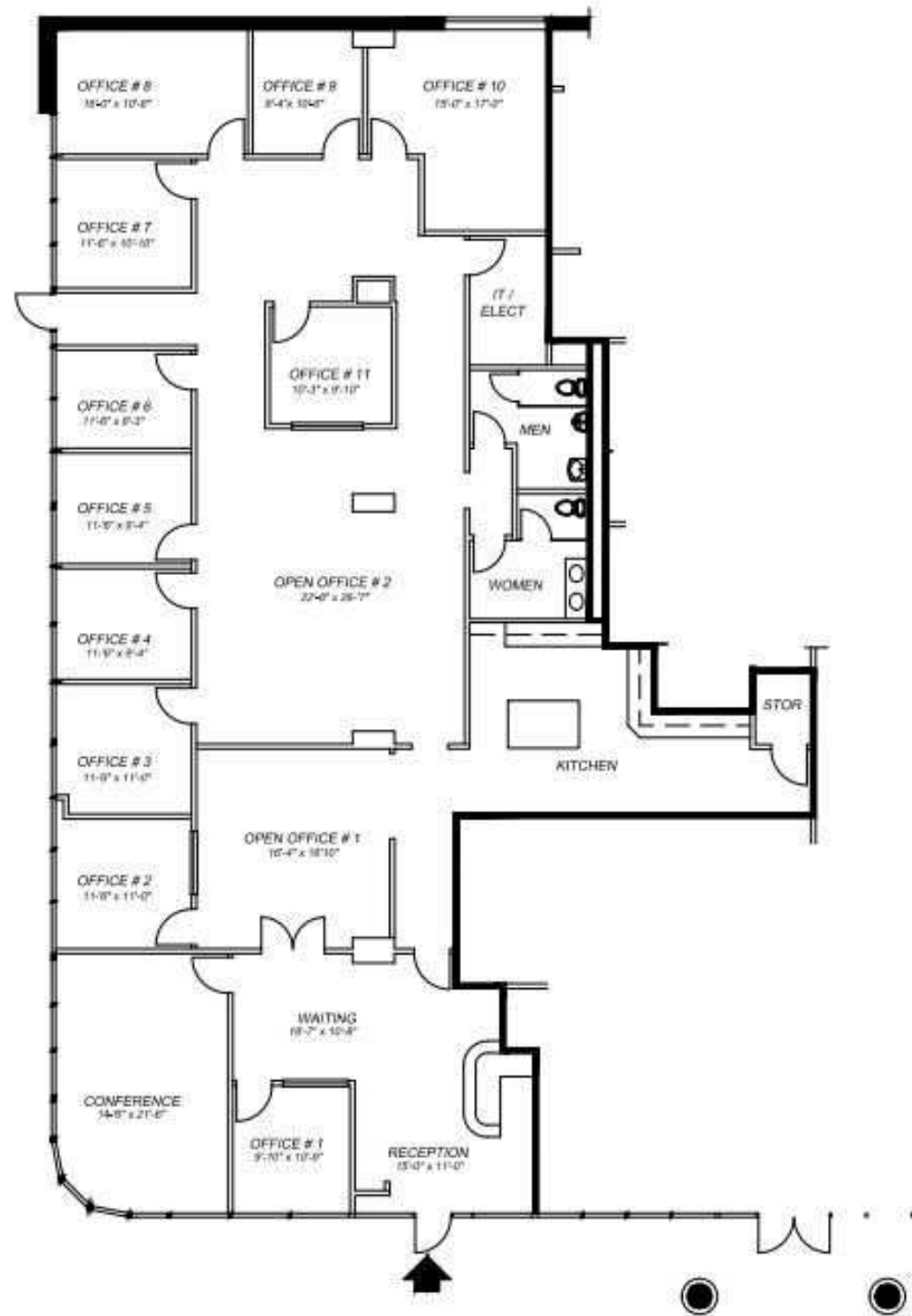
## Suite 103

4,456 SF | \$17.50 SF/yr



For Lease

## Suite 103 Floorplan





For Lease

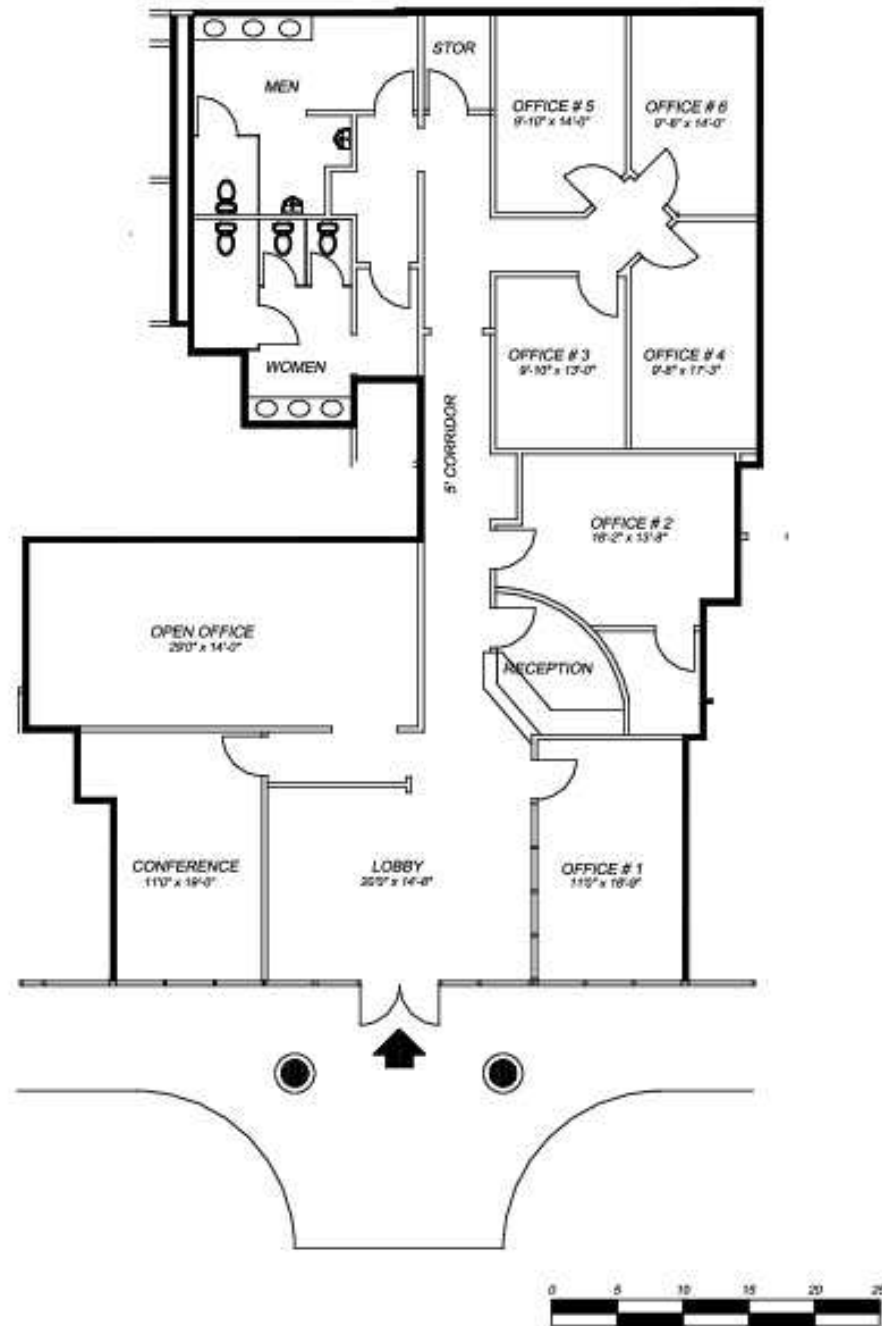
## Suite 102

3,168 | \$17.50 SF/yr



For Lease

## Suite 102 Floorplan





For Lease

# Office Building

Fully Leased | Negotiable



Google Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Fully Leased | Negotiable



in



Fully Leased | Negotiable



in



For Lease

# Office Building

Fully Leased | Negotiable



## Population

	1 Mile	3 Miles	5 Miles
Total Population	7,340	63,975	131,374
Median Age	33.5	35.2	35.6
Median Age (Male)	31.4	33.9	34.8
Median Age (Female)	37.8	36.9	36.5

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,743	28,850	56,322
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$57,067	\$75,393	\$79,924
Average House Value	\$185,417	\$195,178	\$213,045

## Race

	1 Mile	3 Miles	5 Miles
% White	85.1%	88.1%	88.6%
% Black	7.4%	6.1%	5.8%
% Asian	2.4%	2.5%	2.6%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.0%	0.2%	0.3%
% Other	1.8%	0.9%	0.7%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	7.1%	6.6%	4.5%

\* Demographic data derived from 2020 ACS - US Census

For Lease

## Office Building

Fully Leased | Negotiable



## Michelle Gibbs

Senior Advisor

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fax

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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.



For Lease

## Office Building

Fully Leased | Negotiable



## Roger M. Moore, Jr, SIOR

President

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rogermoore@koellamoore.com

### 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

University of Tennessee

### 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.