



120 Suburban Road

Knoxville, Tennessee 37922

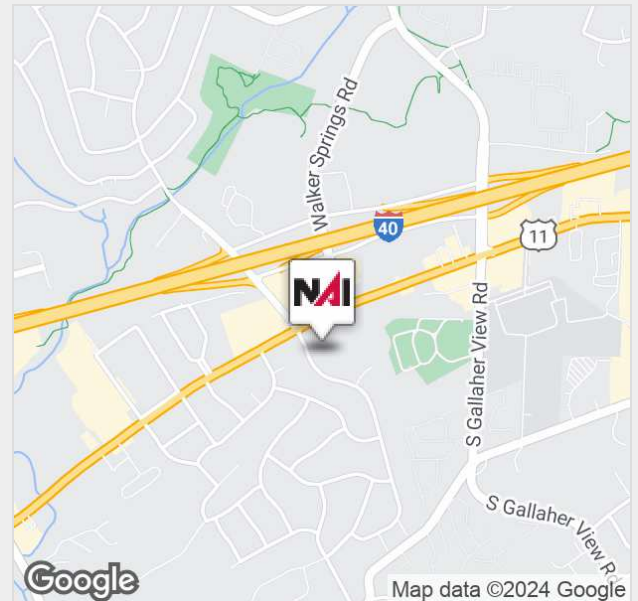
Property Features

- Prime West Knoxville location
- Excellent visibility to Kingston Pike and I-40
- High traffic location near professional businesses
- Modern high-end finishes
- Ample parking for tenants and guests
- Professional and well-maintained building
- Easily accessible from major highways
- Flexible floor plan options
- On-site amenities and services

Efficient HVAC and energy efficient lighting

Lease Rate

\$21.00 SF/Yr



For more information:

Michelle Gibbs

+1 865 531 6400 • mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR

+1 865 531 6400 • rogermoore@koellamoore.com

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NAI Koella | RM Moore

255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Lease

GREAT OFFICE LOCATION IN WEST KNOXVILLE



Property Summary

Available SF:	1,500 SF
Lease Rate:	\$21.00 SF/yr (MG)
Lot Size:	1.26 Acres
Building Size:	23,310 SF
Building Class:	A
Year Built:	2006
Market:	West Knoxville
Sub Market:	Walker Springs
Cross Streets:	Kingston Pike

Property Overview

Two-story, traditional, brick office building in suburban West Knoxville located one block off Kingston Pike. Move in ready with Class A faux finishes, crown molding, hardwood floors, restrooms and kitchen in each suite. Great floor plans with multiple offices and open floor plans.
Suite 101 - 1,500 SF
\$21.00 PSF Modified Gross

Location Overview

The property is located just off of Kingston Pike at Walker Springs Road. The property offers excellent access to Kingston Pike, I-40 and Pellissippi Parkway. Located in a high-traffic area with easy access to banking, restaurants and shopping.

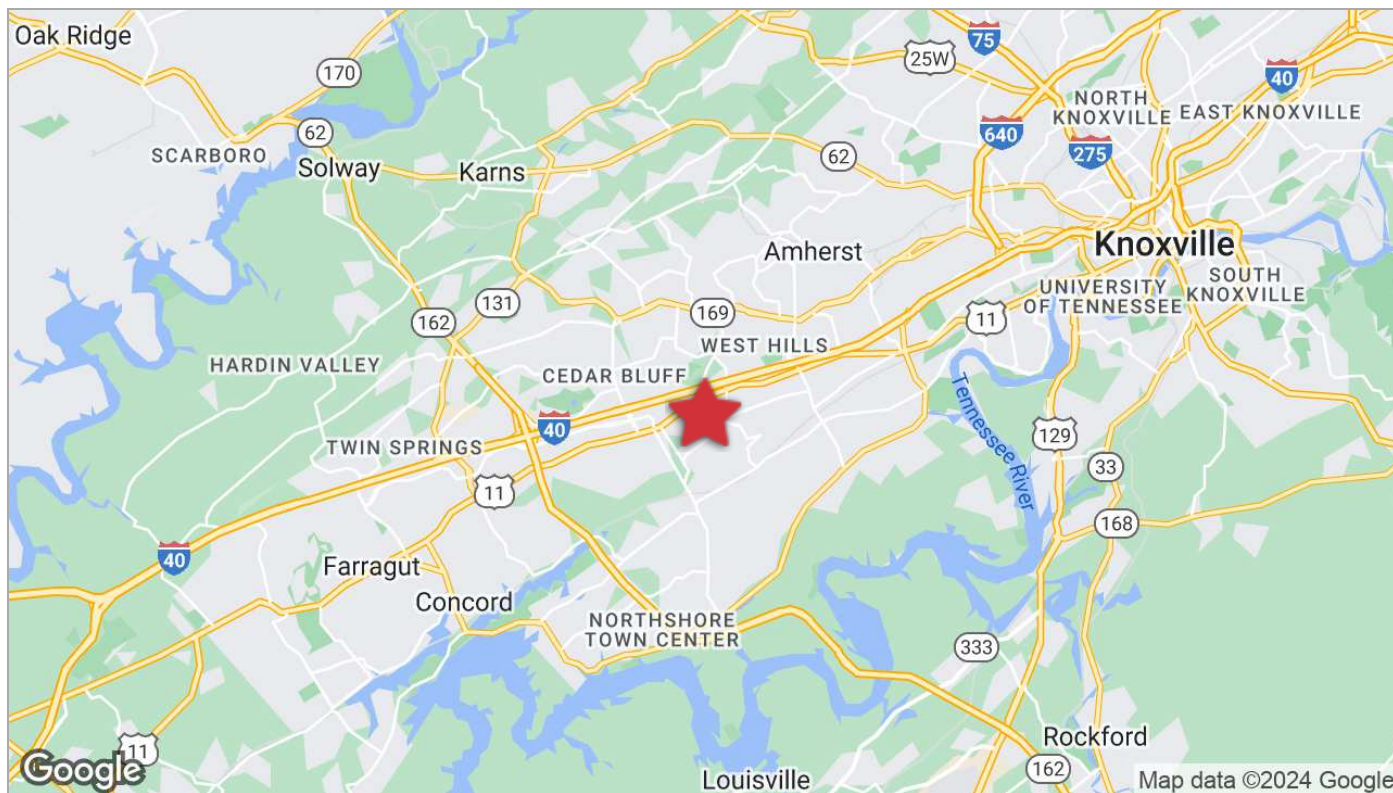
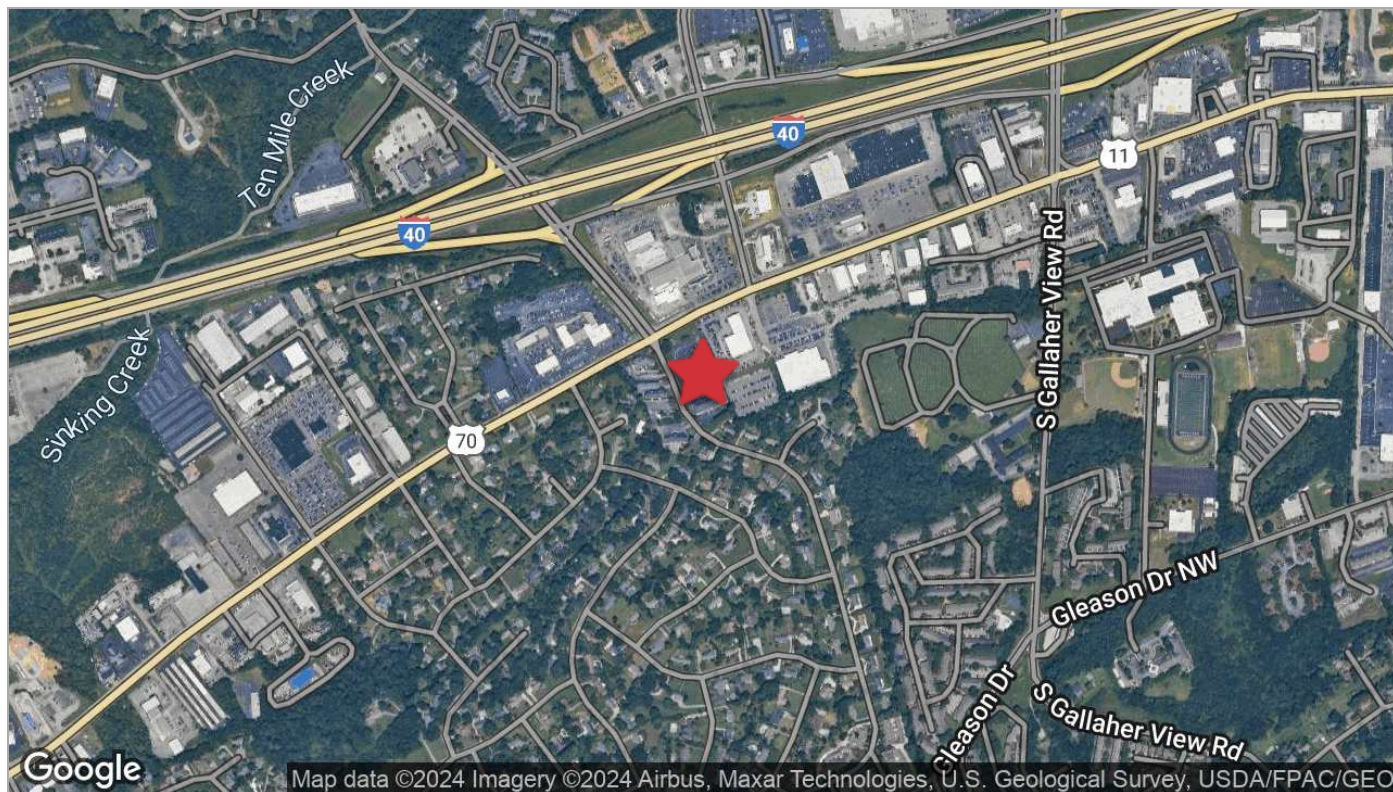
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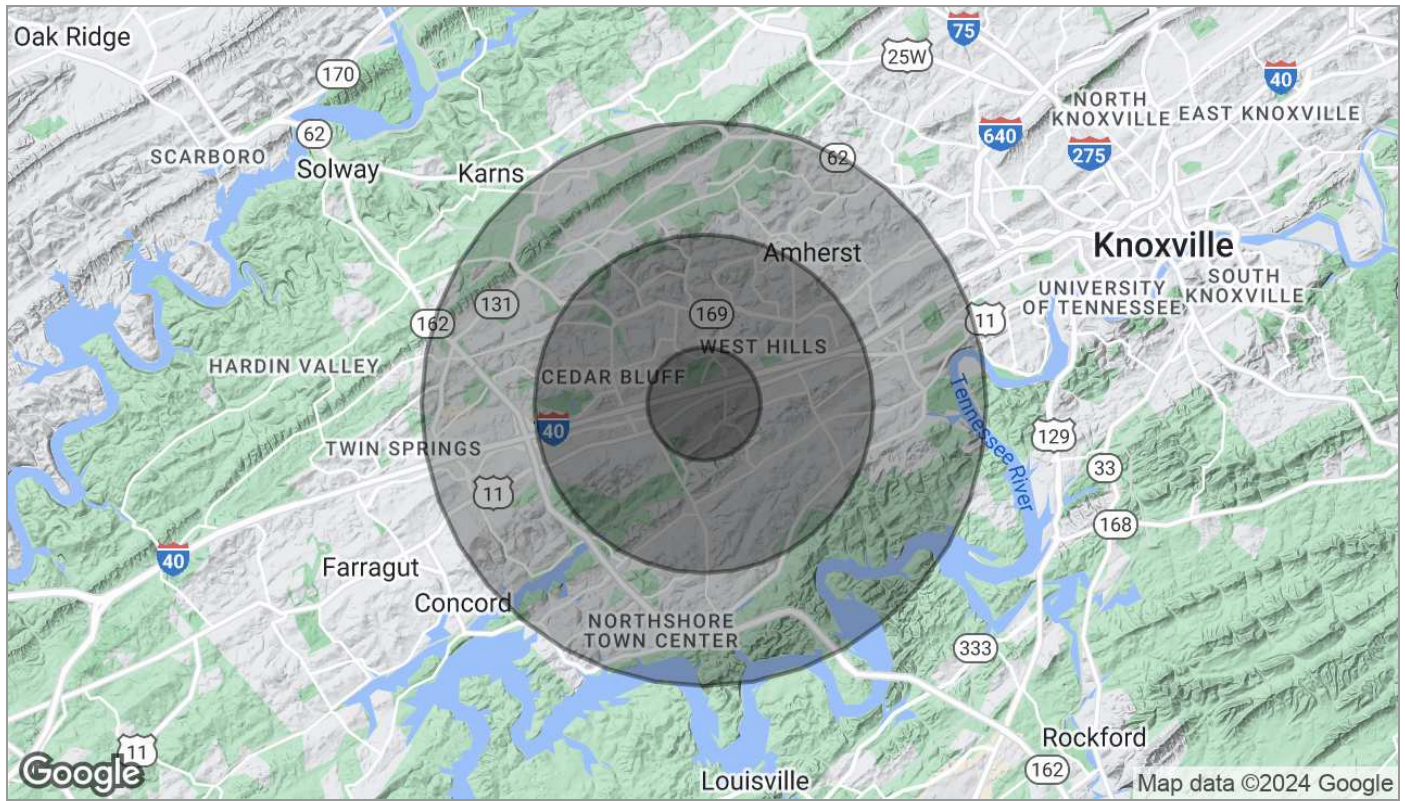
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GREAT OFFICE LOCATION IN WEST KNOXVILLE



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GREAT OFFICE LOCATION IN WEST KNOXVILLE



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,151	62,100	130,821
MEDIAN AGE	34.0	35.5	36.0
MEDIAN AGE (MALE)	30.7	34.2	35.2
MEDIAN AGE (FEMALE)	36.8	37.0	36.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,007	27,438	55,174
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$60,497	\$78,480	\$83,089
AVERAGE HOUSE VALUE	\$177,854	\$201,512	\$222,588

* Demographic data derived from 2020 ACS - US Census

For Lease

GREAT OFFICE LOCATION IN WEST KNOXVILLE



MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

Direct: 865.531.6400 | Cell: 865.228.4264

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.

NAI KOELLA | RM MOORE

255 N Peters Road, Suite 101

Knoxville, TN 37923

865.531.6400

For Lease

GREAT OFFICE LOCATION IN WEST KNOXVILLE



ROGER M. MOORE, JR, SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

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

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