

Kingston Pike Office

1,700 - 4,675 SF

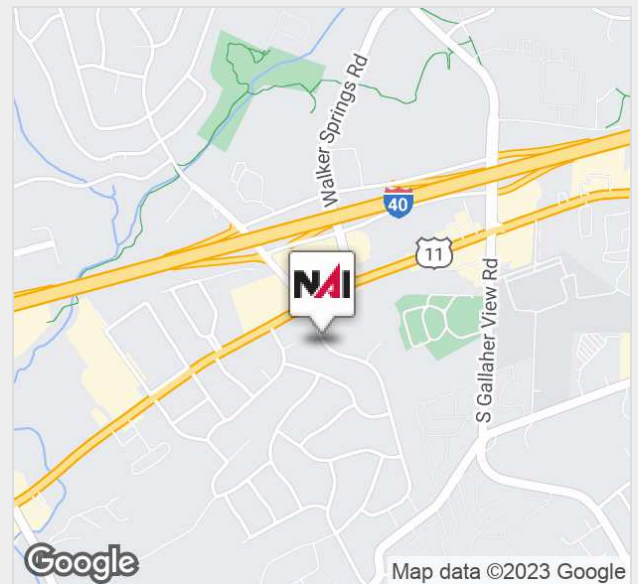


121 Suburban Road

Knoxville, Tennessee 37922

Property Features

- Lower Level Only
- Excellent location off of Kingston Pike
- Visibility and easy access to Kingston Pike and I-40
- Located near banking, restaurants and shopping
- Drive up to the door access with 29 parking spaces - lower level
- CAN SUBDIVIDE FOR LEASE MIN 1,700 SF



For Sale or Lease

\$750,000 / Negotiable

For more information:

Michelle Gibbs

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Roger M. Moore, Jr, SIOR

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For Sale or Lease

121 Suburban Road



Property Summary

Lot Size:	0.9 Acres
Building Size:	4,675 SF
Building Class:	B
Year Built:	1988
Market:	West
Sub Market:	Bearden
Cross Streets:	Kingston Pike

Property Overview

Excellent location off of well developed and high traffic Kingston Pike with parking at the door. Well maintained complex with easy access at lighted intersection. Lower level consists of approximately 4,675 SF with a mix of private offices and open cubicle space. Welcoming front entrance leading into ample sized reception/waiting area. Conference rooms, private restrooms and kitchen/break room located on the floor.

Location Overview

Great location located right off Kingston Pike on Suburban Road with high visibility to Kingston Pike and I-40. The property provides convenience to banking, restaurants and shopping. Easy access onto I-40 and within minutes to downtown Knoxville.

For Sale or Lease

121 Suburban Road



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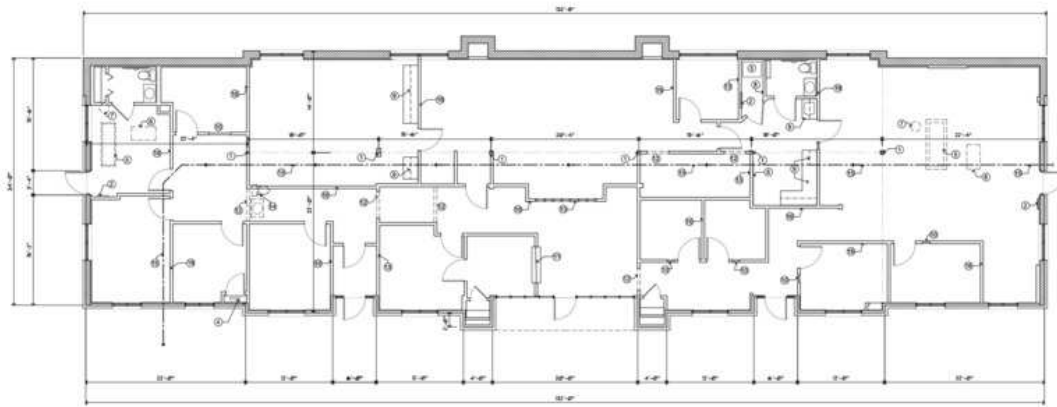
121 Suburban Road



C-24 2019-03

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121 Suburban Road



1 EXISTING LOWER LEVEL FLOOR PLAN
A1.1



FLOOR PLAN - NOTES

- | | |
|-------------------------------------|---|
| ① STEEL COLUMN | ⑪ COUNTERTOP & CABINETS |
| ② ELECTRICAL PANEL | ⑫ INTERIOR WINDOW OR BODELIGHT |
| ③ HANG UNIT | ⑬ PASS THRU WITH COUNTERTOP & SLIDING GLASS WINDOW |
| ④ WATER SERVICE ENTRANCE | ⑭ CARPET OPENING ON REARWALL |
| ⑤ PULL DOWN ATTIC ACCESS IN CEILING | ⑮ ONE HOUR RATED WALL CONSTRUCTION (MURRY IN FIELD) |
| ⑥ HANG UNIT (IN ATTIC) | ⑯ LOCATION OF REMOVED TOILET (V.I.F.) |
| ⑦ BLUE WATER HEATER (IN ATTIC) | ⑰ LOCATION OF 4"Ø BUILDING SEWER (V.I.F.) |
| ⑧ TELEPHONE EQUIPMENT | ⑱ 2X4 WOOD STUD PARTITION w/ DRYWALL EACH SIDE TYP. |

NOTE ON LOWER LEVEL BUILDING AREA

GROSS BUILDING AREA (OUTSIDE FACE OF EXTERIOR WALLS) = 4,800 SQUARE FEET
LEASE AREA TO BE DETERMINED



AS-BUILT DRAWINGS
121 SUBURBAN ROAD • KNOXVILLE, TN 37923
LOWER LEVEL FLOOR PLAN

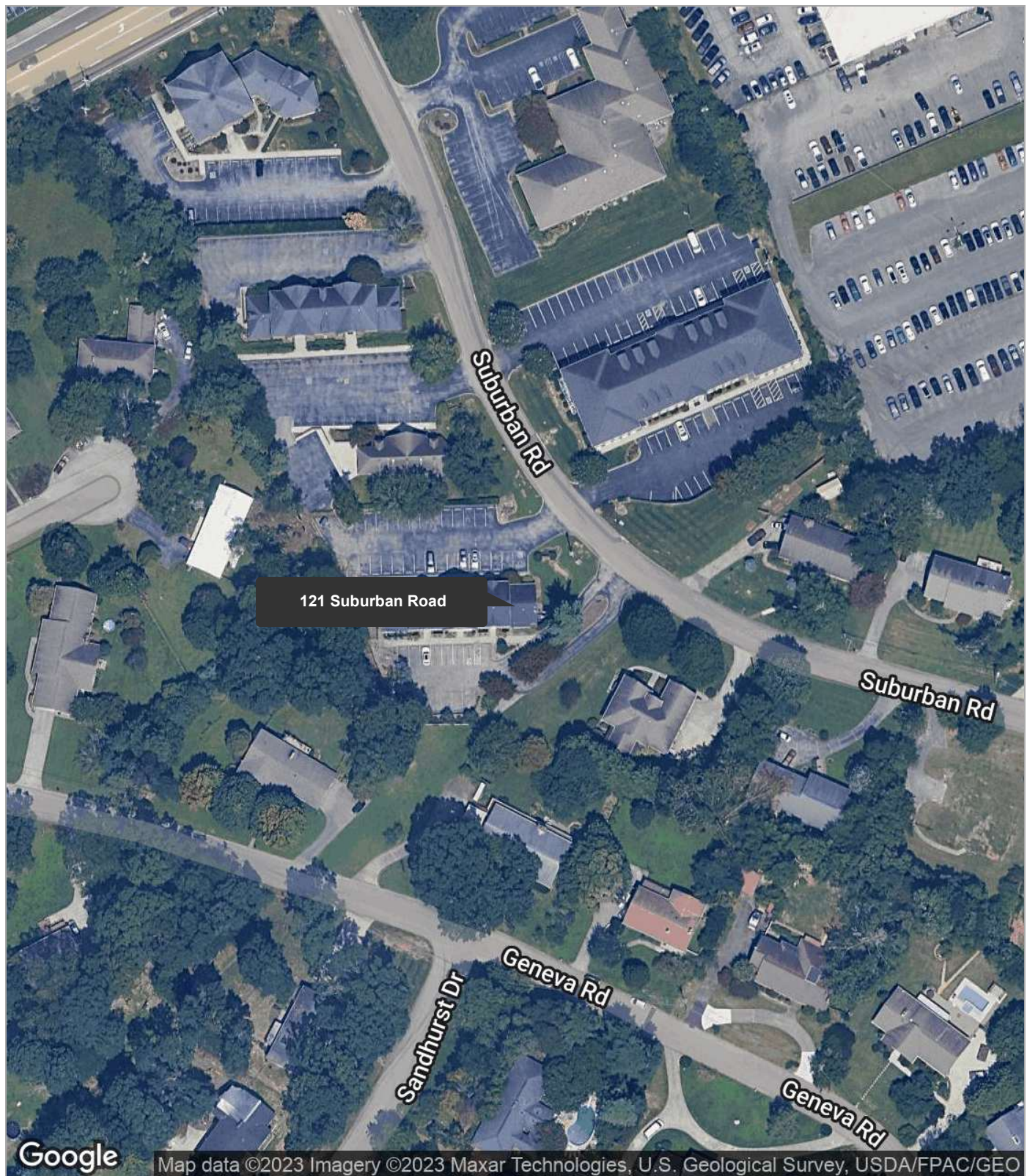
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JULY 19, 2018

C.N. 2018.01

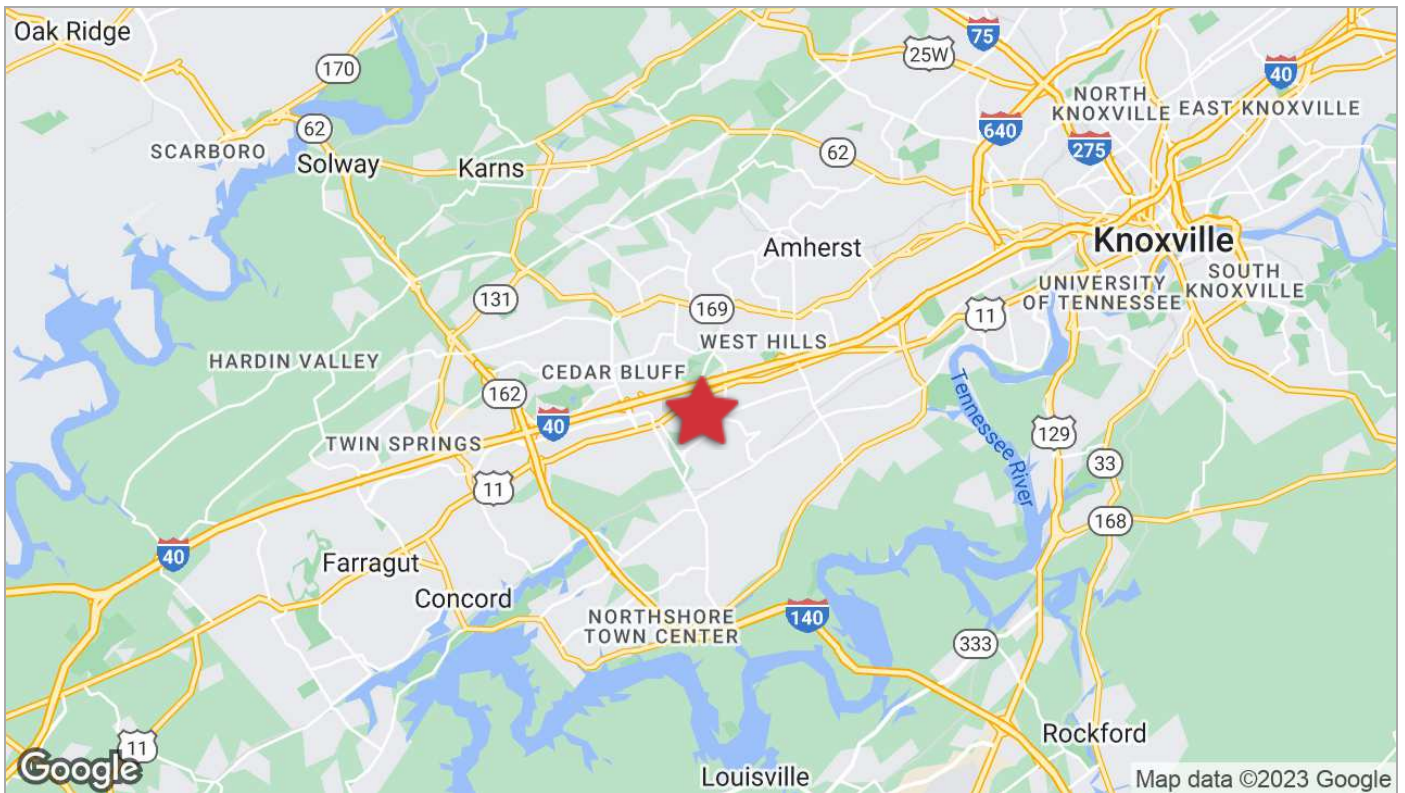
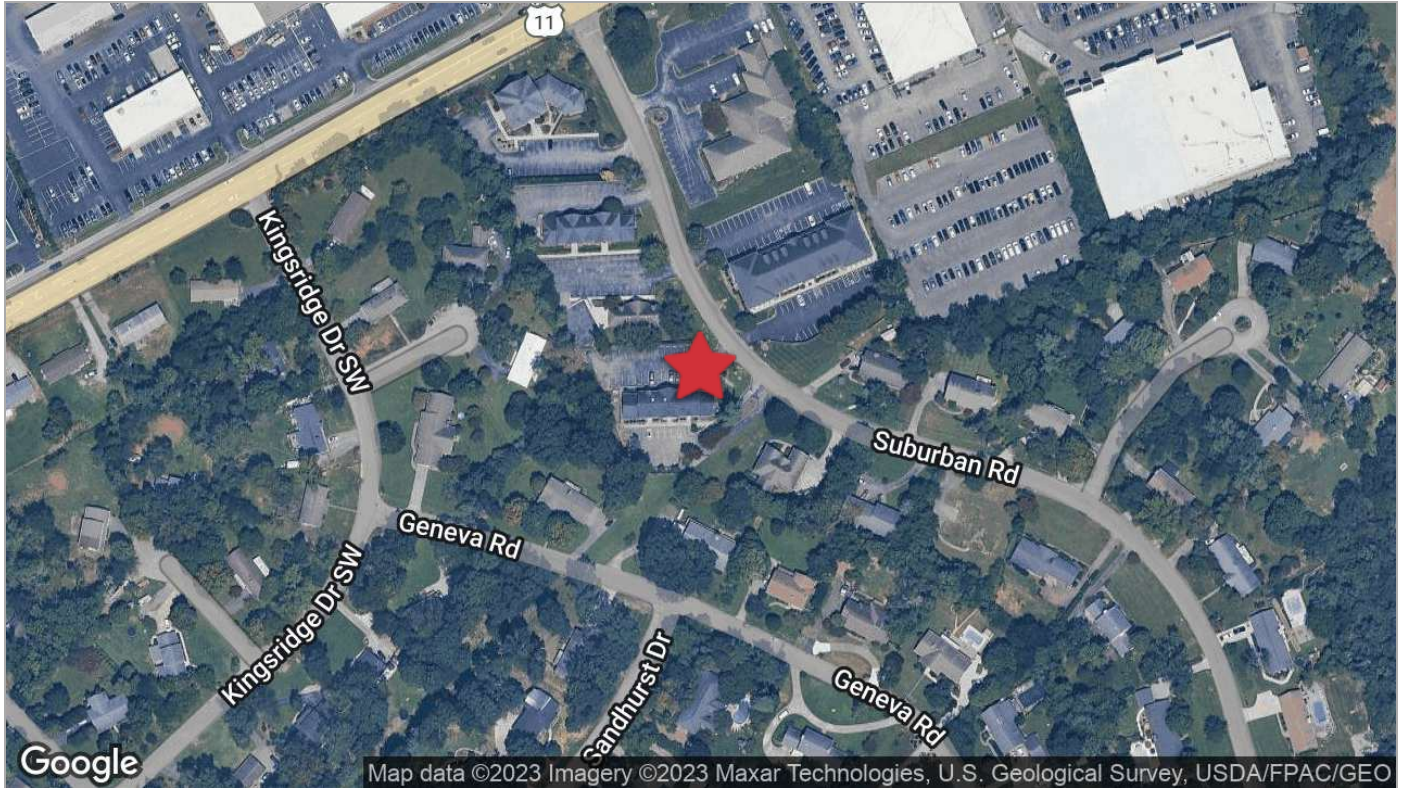
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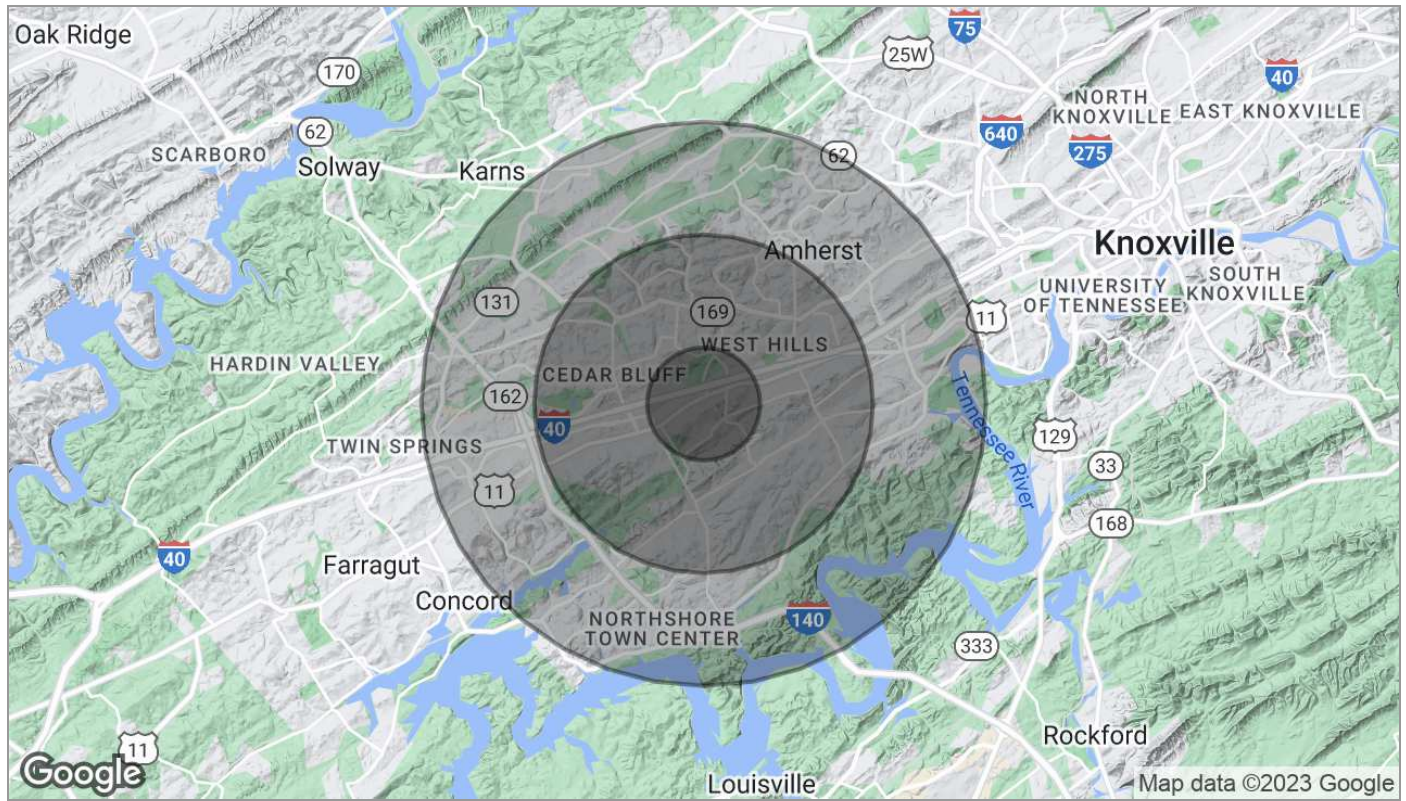
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,126	61,898	130,682
MEDIAN AGE	34.1	35.5	36.0
MEDIAN AGE (MALE)	30.7	34.3	35.3
MEDIAN AGE (FEMALE)	36.8	37.0	36.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,992	27,314	55,070
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$60,836	\$78,819	\$83,314
AVERAGE HOUSE VALUE	\$178,835	\$202,304	\$222,965

* Demographic data derived from 2020 ACS - US Census

For Sale or Lease

121 Suburban Road

Agent Profile



Michelle Gibbs

Senior Advisor

NAI Koella | RM Moore

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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.

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Agent Profile



Roger M. Moore, Jr, SIOR

President

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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