

# 119 W. Summit Hill Drive

Knoxville, Tennessee 37902

## Property Features

- Move- In Ready Office Space
- Parking Available in lot adjacent to building. (Pricing tbd depending on tenants parking requirements and lease term.)
- Entry faces Summit Hill Dr. with 12,800+ daily traffic counts.
- Located one block between Gay Street and the Old City.
- Modified Gross Step Up Lease



Space	Lease Rate	Size (SF)
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Executive  
Summary

Office For Lease

Office Space for Lease In The  
Heart of Downtown Knoxville



Property Details

Available SF

Lease Rate \$4,000 /MO

Building Size 19,800 SF

Building Class C

Zoning C-3/ D-1

Market Downtown

Cross Streets State Street

Property Overview

Located one block from Gay Street, and one block from the Old City, this property is literally located in the heart of Downtown Knoxville. A short walk from more than 80 restaurants catering to every taste and budget, over 40 boutique shops in beautifully restored buildings, festivals, world-class theatres, parks, museums, and extraordinary venues for events and outdoor activities.

Directly beside Merchants of Beer.

Easy access to and from Summit Hill exit.

Office For Lease

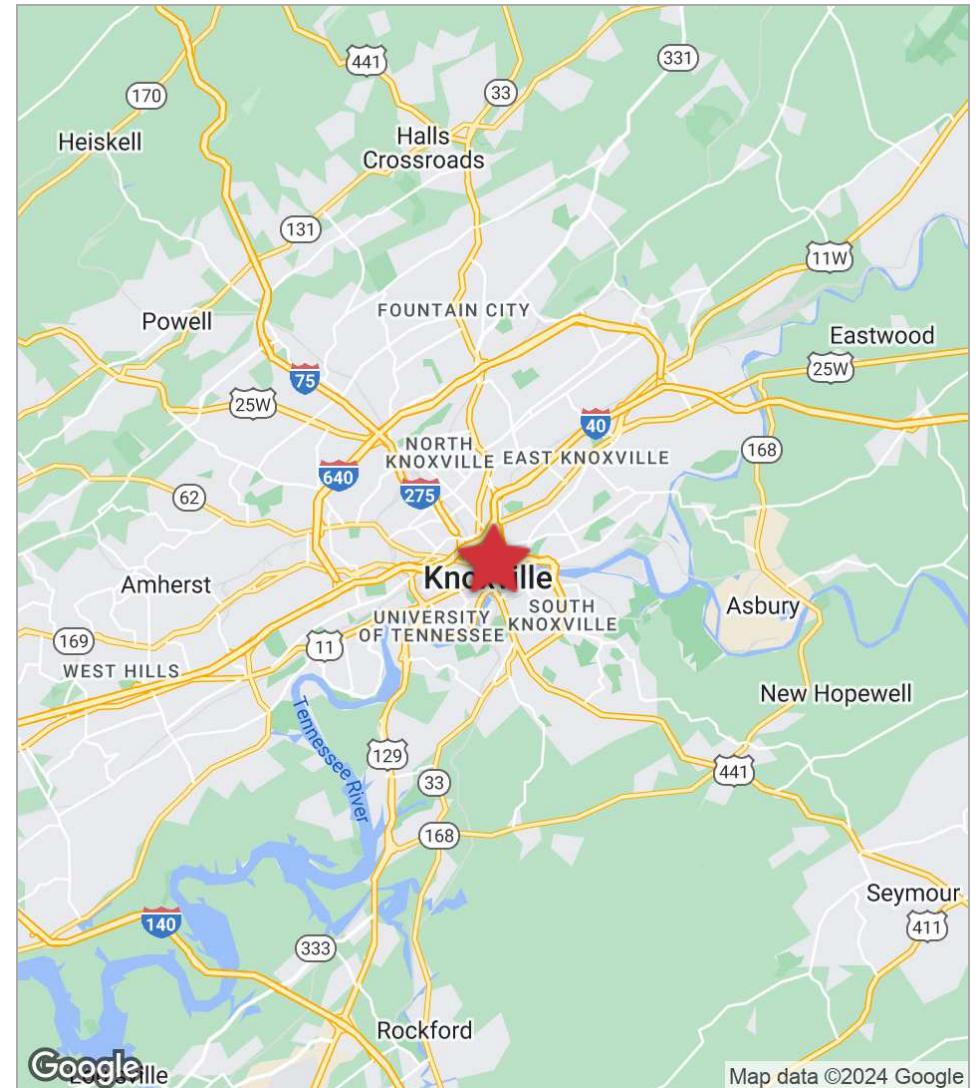
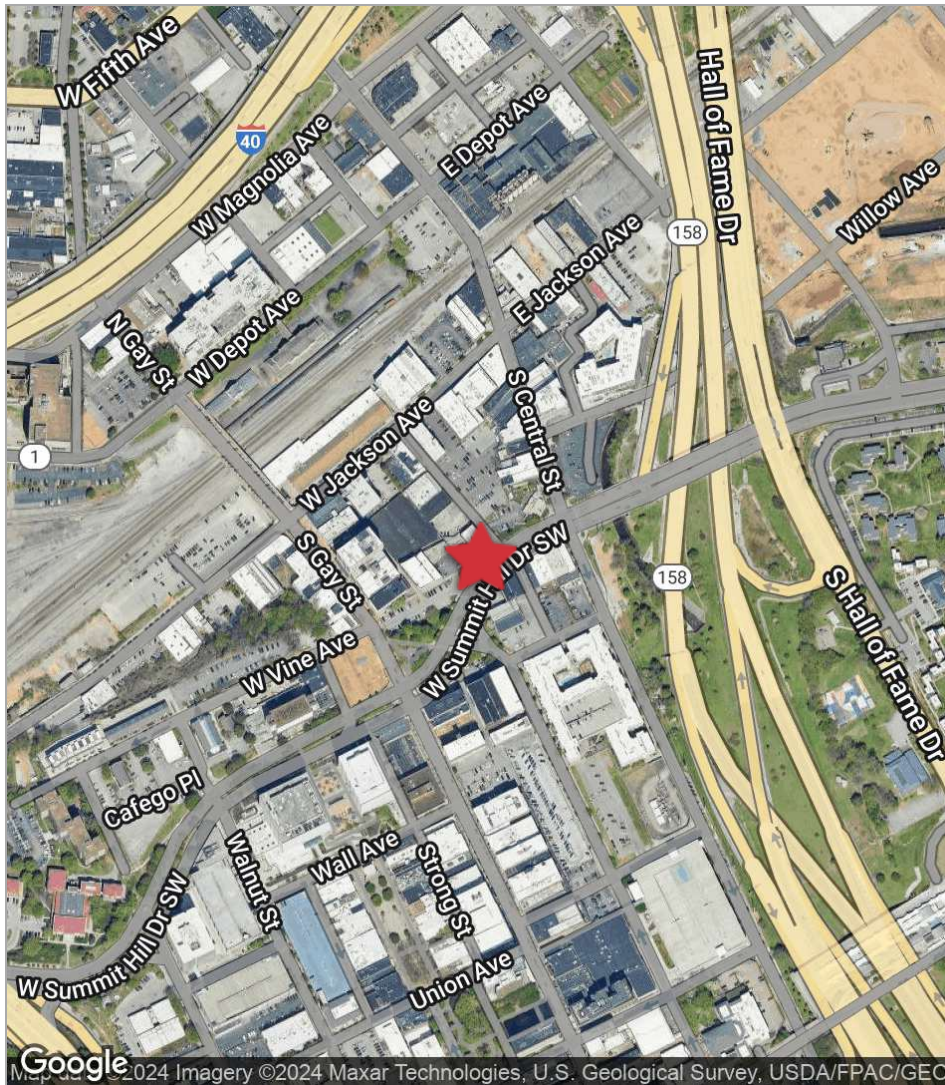
# Office Space for Lease In The Heart of Downtown Knoxville



# Location Maps

Office For Lease

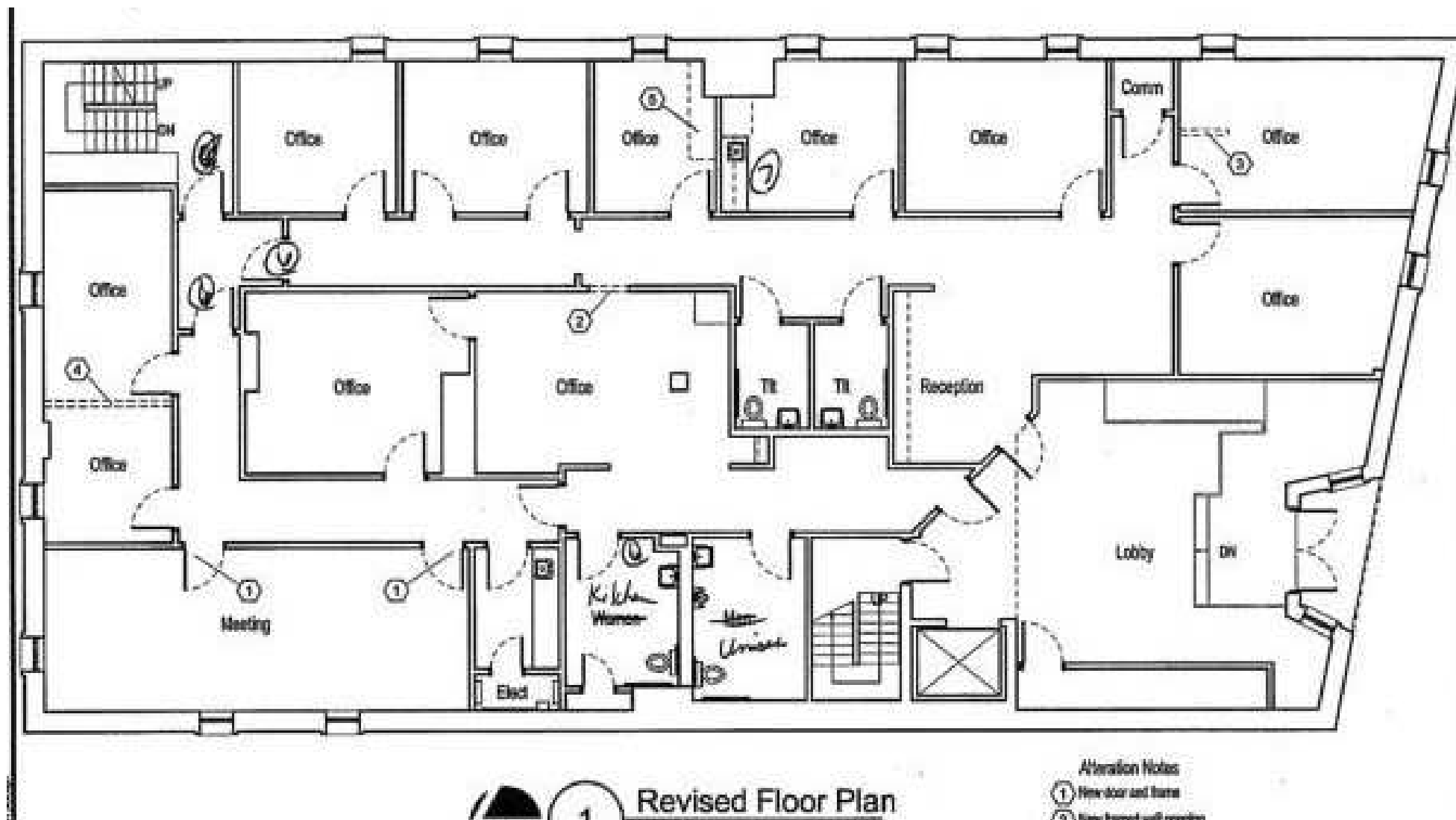
## Office Space for Lease In The Heart of Downtown Knoxville



# Site Plan

Office For Lease

## Office Space for Lease In The Heart of Downtown Knoxville



# Demographics Map

Office For Lease

## Office Space for Lease In The Heart of Downtown Knoxville

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,491	74,575	146,261
MEDIAN AGE	29.7	32.0	34.8
MEDIAN AGE (MALE)	29.4	30.9	33.4
MEDIAN AGE (FEMALE)	30.9	33.4	36.2

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,289	32,718	66,698
# OF PERSONS PER HH	2.0	2.3	2.2
AVERAGE HH INCOME	\$28,213	\$31,138	\$39,476
AVERAGE HOUSE VALUE		\$103,624	\$127,522

