



For Lease

Interstate Office Building

9,491 USF / 10,440 RSF | \$24.00 SF/yr

Parkside Drive Office Building

10201 Parkside Drive
Knoxville, Tennessee 37922

Property Highlights

- Great visibility from interstate 40
- Easy access from Parkside Drive
- Plenty of parking
- **Building Signage Available**

Property Description

Place your business in the heart of West Knoxville, along Interstate 40 and Parkside Drive. The building is surrounded with plenty of surface parking and features a well maintained exterior and interior. The entrance offers a welcoming lobby with glass walls, allowing for an abundance of natural light. The elevator is easily accessible taking you directly to the front desk of floor two and three. Each floor offers a mixture of private offices and open floor, bathrooms, conference rooms and kitchen/break rooms. Third Floor: 9,491 usable square feet / 10,440 rentable square feet Building Load Factor: 10%

OFFERING SUMMARY

Available SF	10,440 SF
Lease Rate	\$24.00 SF/yr (Full Service)
Lot Size	2.11 Acres
Building Size	30,199 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,083	\$94,963
5 Miles	101,451	\$88,275
10 Miles	249,744	\$84,759

For more information

Roger M. Moore, Jr, SIOR

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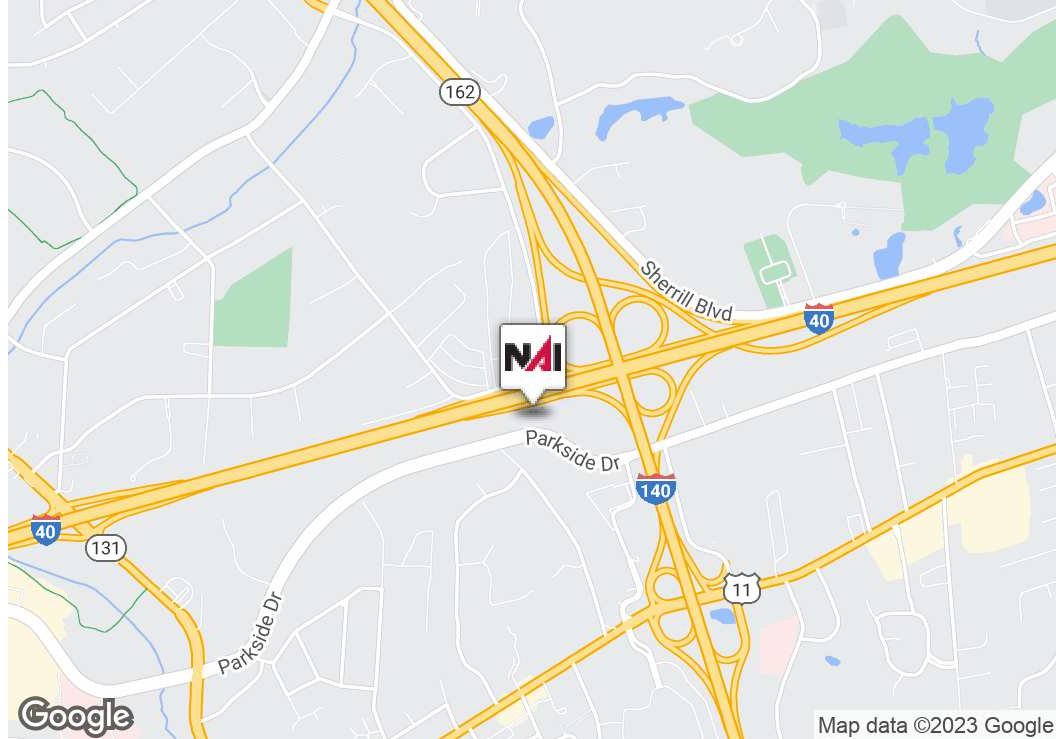
Michelle Gibbs

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AVAILABLE SF:	10,440 RSF
LEASE RATE:	\$24.00 SF/yr (Full Service)
LOT SIZE:	2.11 Acres
BUILDING SIZE:	30,199
GRADE LEVEL DOORS:	
DOCK HIGH DOORS:	
BUILDING CLASS:	A
YEAR BUILT:	1997
ZONING:	C-4
MARKET:	Knox
SUB MARKET:	Knox

Property Overview

Place your business in the heart of West Knoxville, along Interstate 40 and Parkside Drive. The building is surrounded with plenty of surface parking and features a well maintained exterior and interior. The entrance offers a welcoming lobby with glass walls, allowing for an abundance of natural light. The elevator is easily accessible taking you directly to the front desk of floor two and three. Each floor offers a mixture of private offices and open floor, bathrooms, conference rooms and kitchen/break rooms.

Third Floor: 9,491 usable square feet / 10,440 rentable square feet
Building Load Factor: 10%

Property Highlights

- Great visibility from interstate 40
- Easy access from Parkside Drive
- Plenty of parking- 136 parking spaces
- Building Signage Available

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LEASE TYPE	Full Service
TOTAL SPACE	10,440 SF
LEASE TERM	Negotiable
LEASE RATE	\$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10201 Parkside Drive 3rd Floor - 9491 useable square feet / 10, 440 rentable square feet	Available	10,440 SF	Full Service	\$24.00 SF/yr

For Lease

Office Building

9,491 USF / 10,440 RSF | \$24.00 SF/yr



Additional Photos



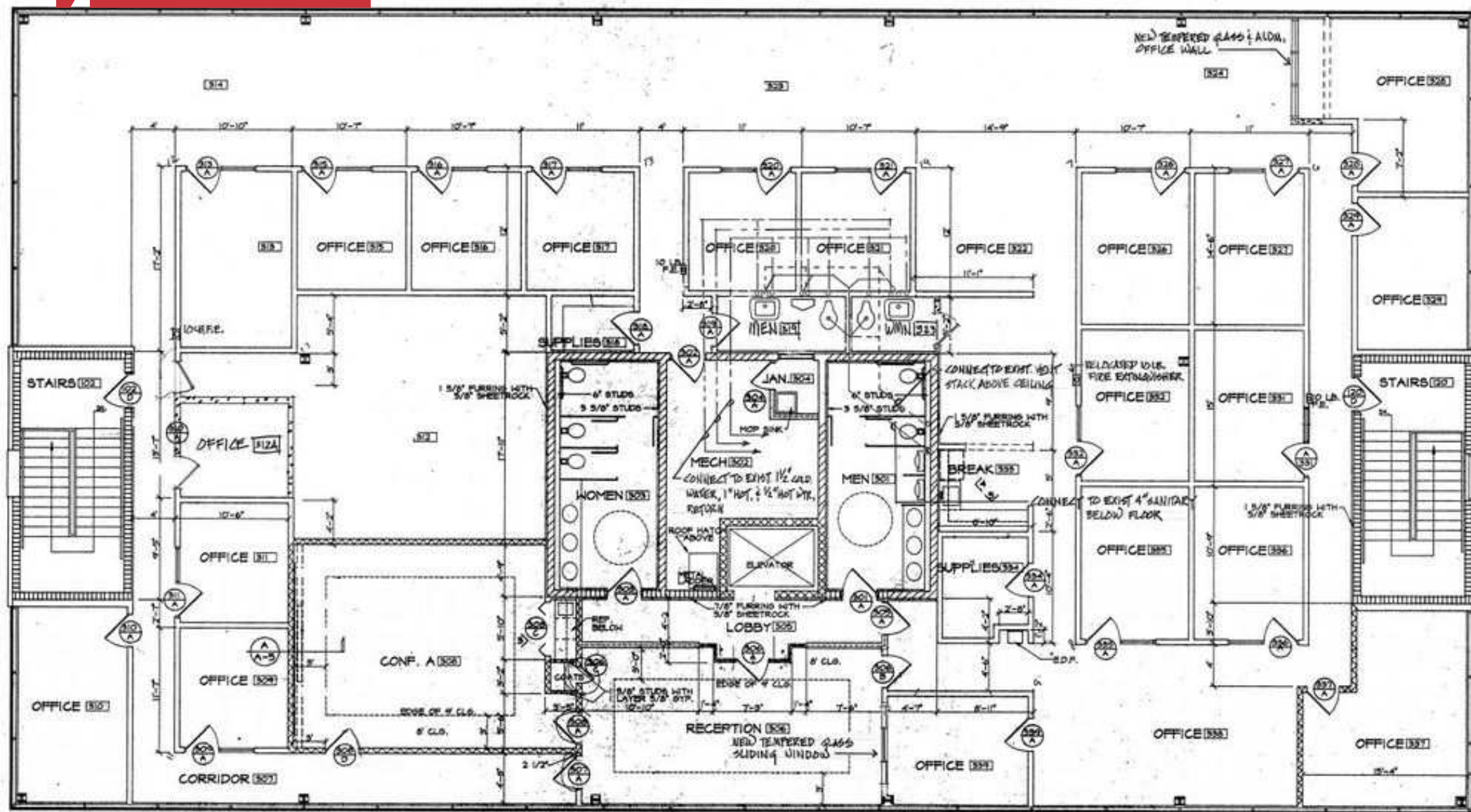
For Lease

Office Building

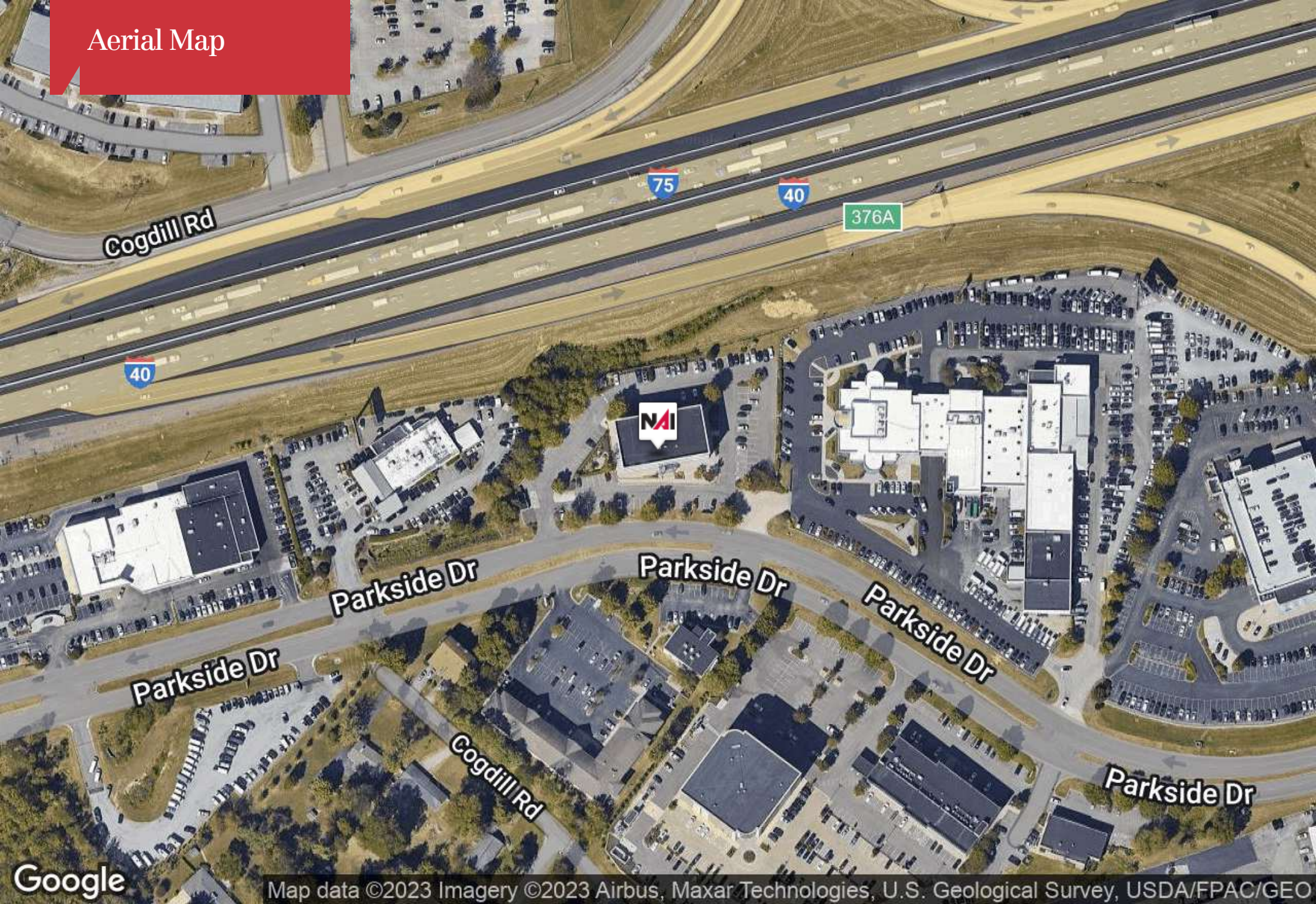
9,491 USF / 10,440 RSF | \$24.00 SF/yr



3rd Floor

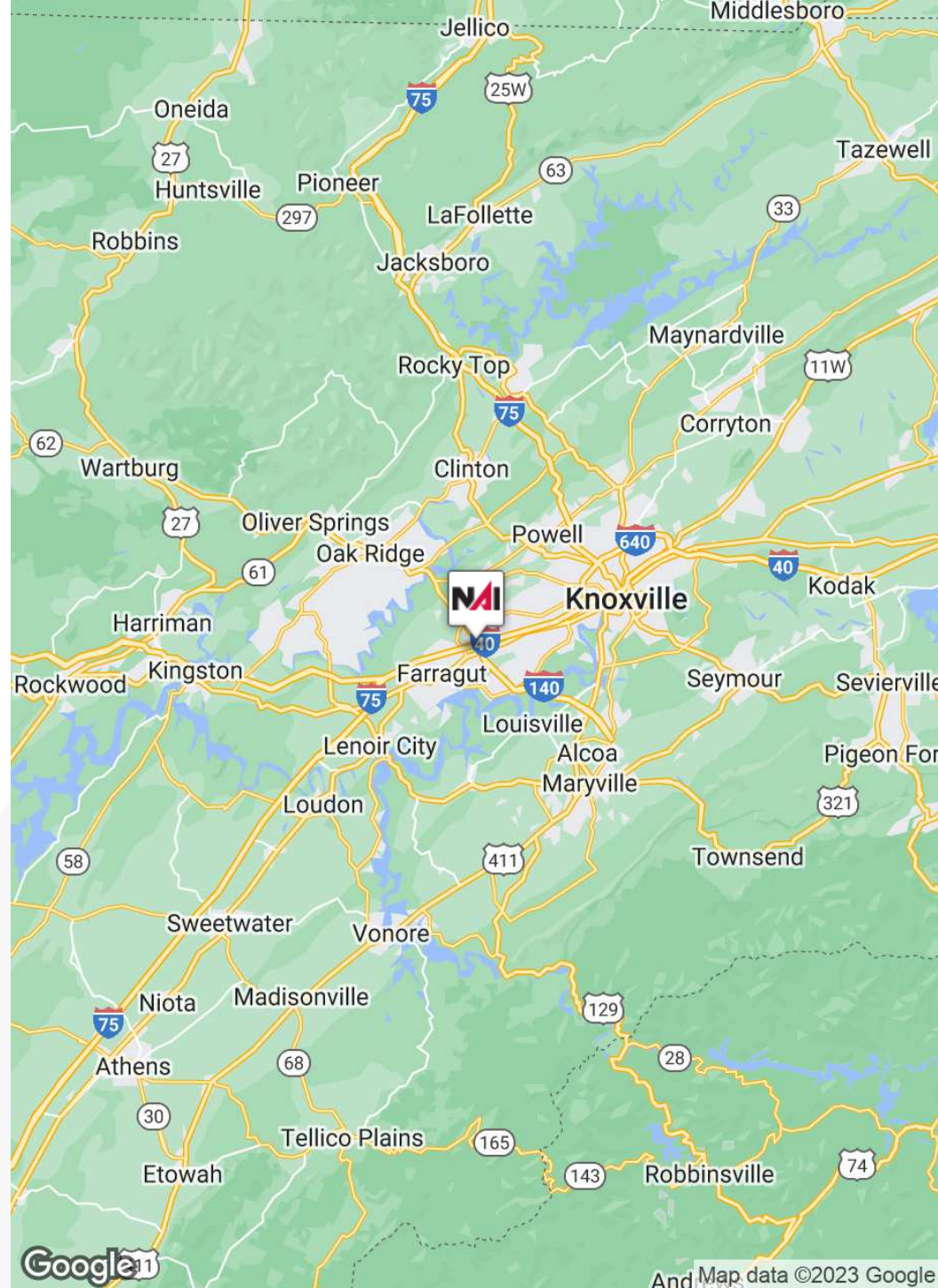
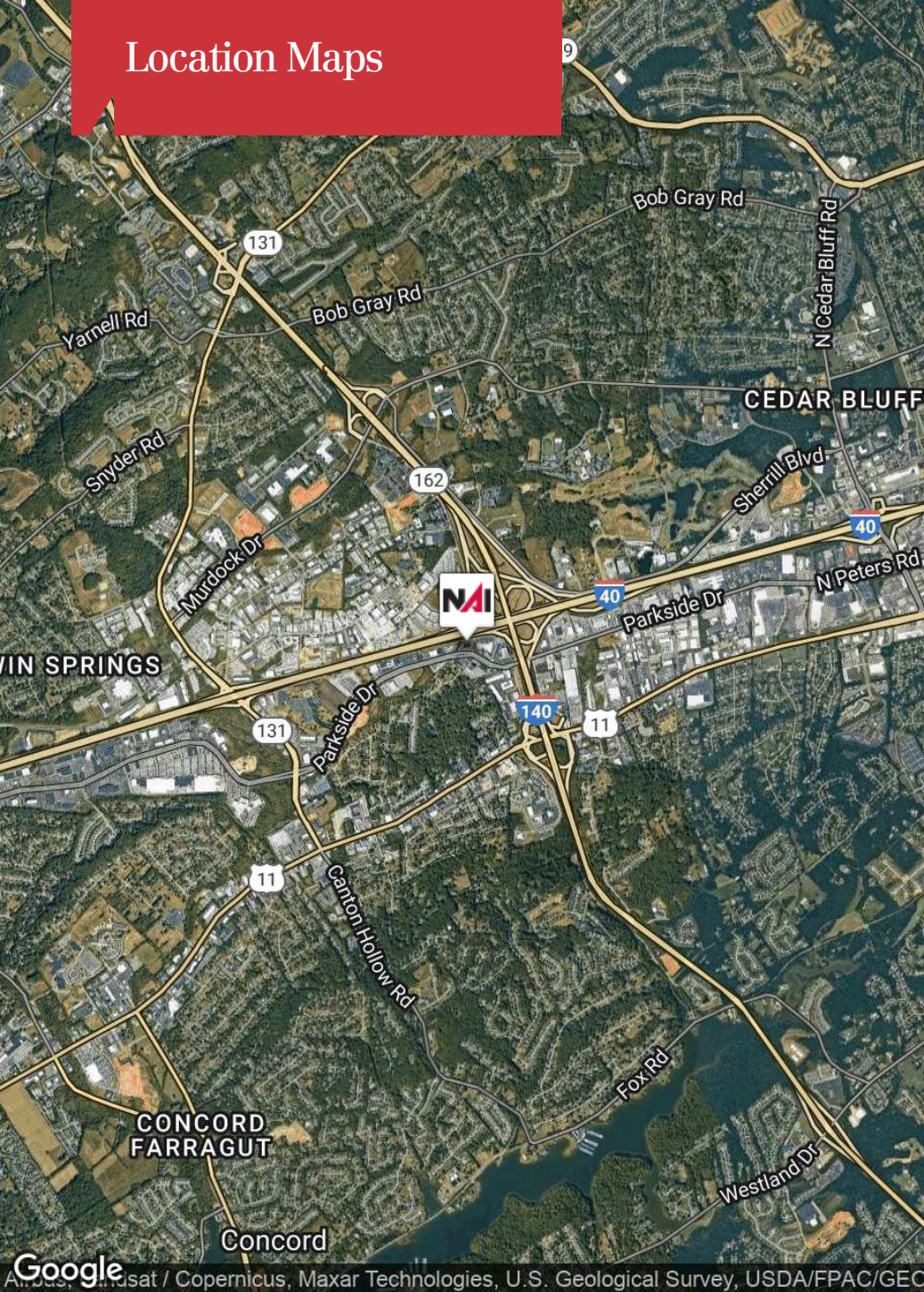


Aerial Map

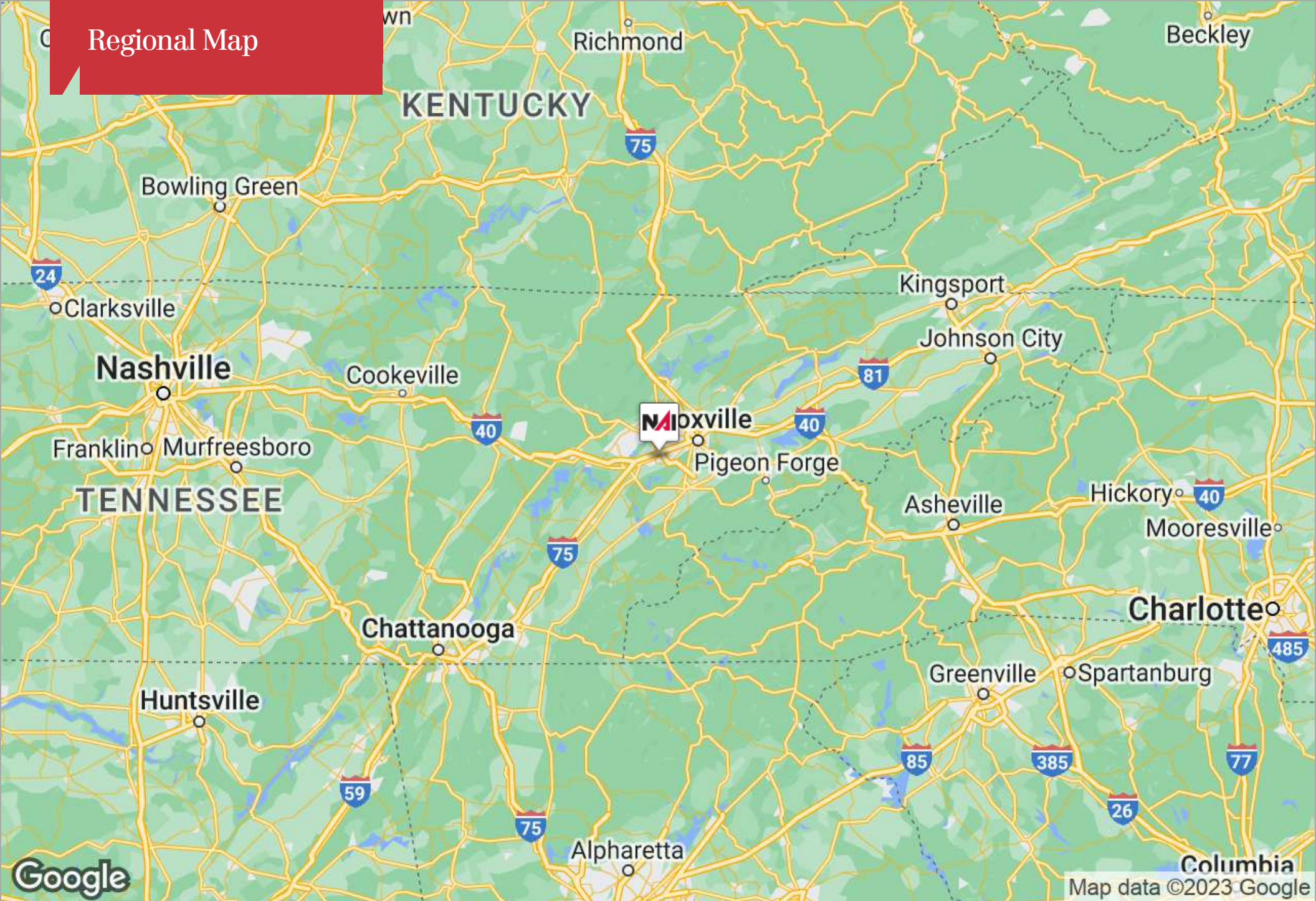


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Location Maps



Regional Map



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POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

1 MILE

3,083

42.5

43.7

41.3

5 MILES

101,451

38.1

37.0

38.8

10 MILES

249,744

38.3

37.4

39.1

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

1,218

2.5

\$94,963

\$239,120

5 MILES

40,584

2.5

\$88,275

\$242,918

10 MILES

101,756

2.5

\$84,759

\$251,805

* Demographic data derived from 2020 ACS - US Census

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President

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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.

NAI KOELLA | RM MOORE

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