

Available January 1, 2026

TURNKEY DENTAL OFFICE IN WEST KNOXVILLE

.....

**Partially Equipped with
Dental Equipment**

.....

2607 Kingston Pike, Suite 185, Knoxville, TN 37919

Furrow • Strickland
REAL ESTATE SERVICES

Tyson Place

Prime Dental / Medical Office Space Minutes from Downtown Knoxville

Discover an exceptional opportunity to locate your dental / medical practice in this beautifully renovated 3,148 SF office just minutes from downtown Knoxville, the University of Tennessee, and convenient access to I-40 and I-75.

Originally built as a historic school, this building has been thoughtfully transformed into an upscale, modern professional environment—blending timeless architectural character with premium contemporary finishes.

Property Highlights:

- 3,148 SF of partially furnished dental / medical office space
- Convenient central location near downtown, UT campus and major interstates (I-40, I-75, I-640, I-275)
- Fully renovated interiors with preserved original architectural details
- Access to outstanding on-site amenities including:
 - Full-size basketball gym
 - Fitness center
 - Expansive open gardens and outdoor gathering areas
- Ample parking for staff and patients

This unique property offers both function and character, creating an inviting environment for patients and professionals alike. Whether you're establishing a new practice or expanding in the Knoxville market, this location provides the perfect combination of accessibility, prestige and comfort.

\$5,500 / Month

General Info:

- **Zoning:** O: Office (City of Knoxville)
- **Permitted Uses:** Arts / Fitness Studio, Financial Institution, Government / Office Facility, Medical / Dental Office, Office, Research and Development
- **Landlord Responsibilities / Expenses:** Roof, Structure, HVAC Systems, Plumbing Systems, Electric Systems, Building Insurance, Utilities (electric, water, sewer, gas), Lawn Care
- **Tenant Responsibilities / Expenses:** Liability and Personal Property Insurance, Janitorial, Interior Pest Control, All Other Utilities Not Provided by Landlord (Phone, Internet, Etc), Tenant is Subject to Comply with the Tyson Place Rules and Regulations
- **Monthly Rent:** \$5,500 / Month
- **Security Deposit:** \$5,500
- **Utilities:** Knoxville Utilities Board: Electric, Water, Sewer, Gas

FLOOR PLAN



PHOTOS - SUITE 185



ENTRANCE



WAITING ROOM

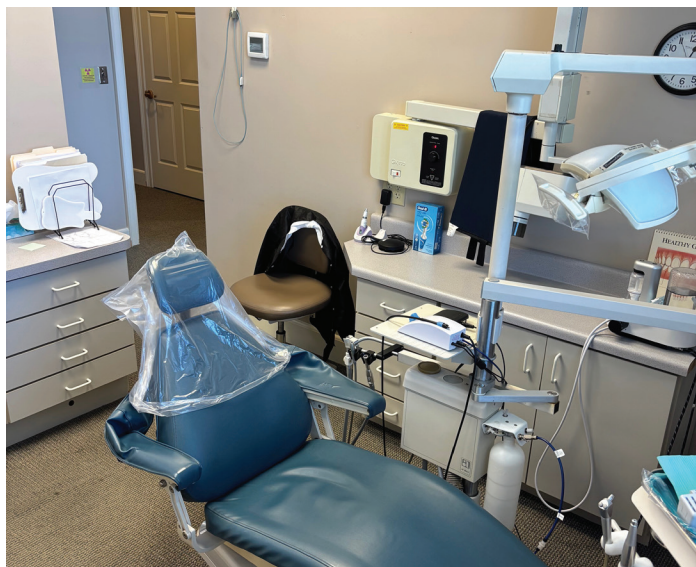


EXAM ROOM 4



AUTOCLAVE / STERILIZATION

PHOTOS - SUITE 185



EXAM ROOM 2



OFFICE



KITCHEN



HALLWAY

PHOTOS - PROPERTY AMENITIES



FITNESS CENTER



BASKETBALL GYM



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REAL ESTATE SERVICES

CONTACT INFORMATION

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