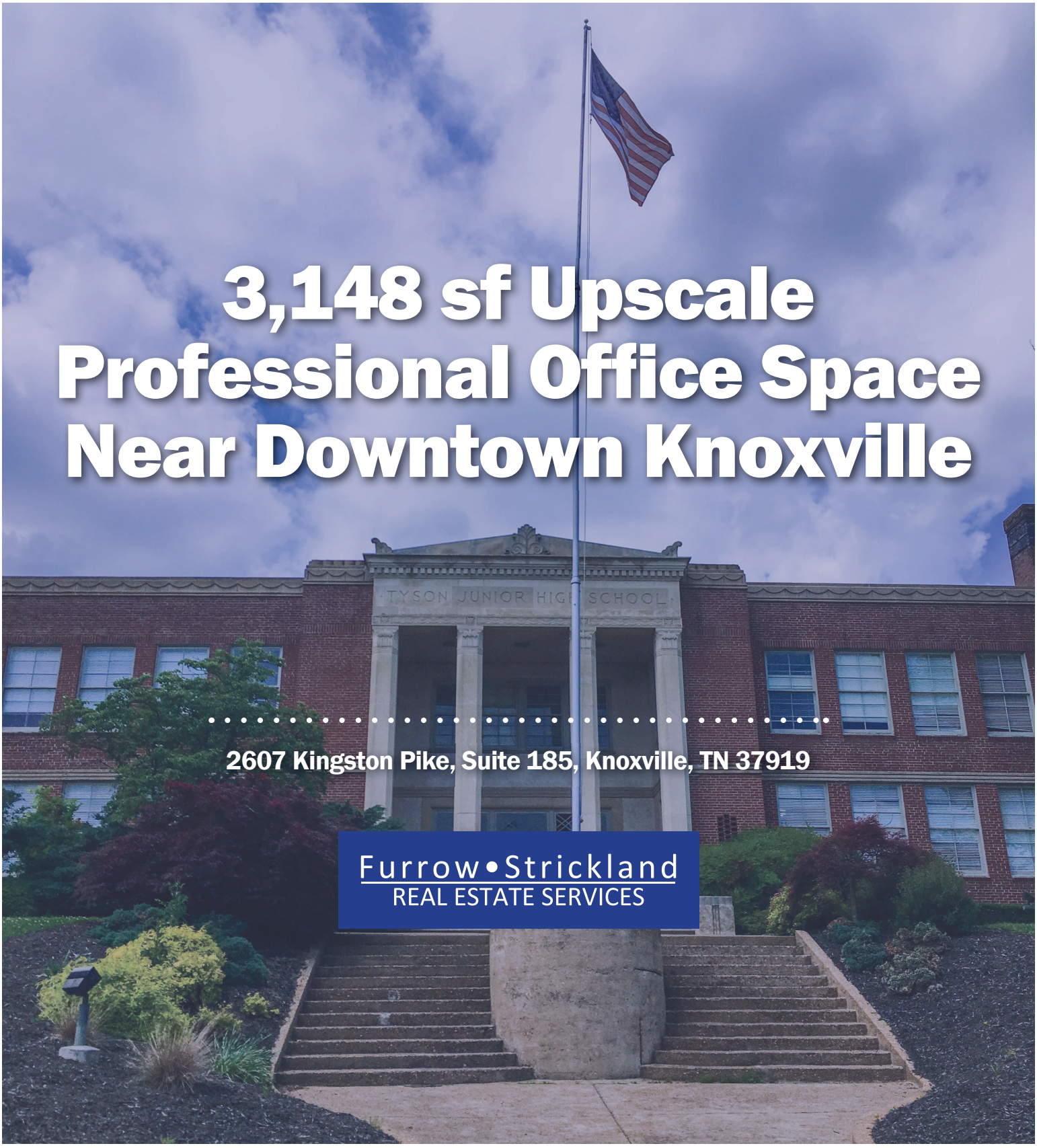

3,148 sf Upscale Professional Office Space Near Downtown Knoxville

2607 Kingston Pike, Suite 185, Knoxville, TN 37919

Furrow • Strickland
REAL ESTATE SERVICES

Tyson Place

3,148 sf Upscale Professional Office Space Near Downtown Knoxville

Discover an exceptional opportunity to lease 3,148 SF of beautifully renovated professional office space just minutes from downtown Knoxville and the University of Tennessee, with convenient access to I-40, I-75, I-640, and I-275. Originally built as a school, this one-of-a-kind historic Tyson Place building has been transformed into an upscale, modern office environment with tremendous architectural character. The existing floor plan offers multiple private rooms and flexible workspace options, making it well suited for a variety of professional office uses.

Property Highlights:

- 3,148 SF of renovated office space
- Functional floor plan featuring multiple private offices, meeting rooms, and flexible workspace
- Convenient central location near downtown Knoxville and the University of Tennessee
- Easy access to major interstates, including I-40, I-75, I-640, and I-275
- Updated interiors complemented by preserved historic architectural details
- Ample on-site parking for employees and visitors
- Outstanding on-site amenities, including:
    - Full-size basketball gym
    - Fitness center
    - Expansive gardens and outdoor gathering areas

Combining a historic building, modern finishes, and a convenient central location, this unique property offers a great opportunity for businesses seeking more than a conventional office setting. An excellent opportunity for professional services firms, administrative offices, consulting businesses and other office users seeking a distinctive and accessible Knoxville location.

$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


KITCHEN
10'9" x 10'11"
EXAM ROOM 1
11'2" x 11'7"
EXAM ROOM 2
12'7" x 11'7"
EXAM ROOM 3
10'4" x 11'7"
EXAM ROOM 4
9'8" x 12'0"
HALL
41'6" x 5'0"
LAB
10'9" x 13'3"
LOCKER ROOM
9'10" x 4'11"
STERILIZATION 1
9'10" x 10'6"
DARK ROOM
STORAGE 2
HALL
17'3" x 17'0"
WAITING ROOM
12'0" x 18'4"
RECEPTION
12'6" x 14'8"
BATH 1
6'0" x 8'10"
BATH 2
6'2" x 8'10"
EQUIPMENT ROOM
4'4" x 7'10"
STERILIZATION 2
12'6" x 6'4"
STORAGE 1
4'4" x 6'4"
HALL
9'11" x 14'6"
HALL
19'10" x 4'5"
ENTRANCE
OFFICE
9'2" x 15'7"
EXAM ROOM 5
11'3" x 10'9"
EXAM ROOM 6
10'9" x 10'9"
EXAM ROOM 7
10'2" x 11'1"

PHOTOS - PROPERTY AMENITIES



FITNESS CENTER



BASKETBALL GYM



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CONTACT INFORMATION

Wes Cate
865-310-3211 • wes@furrow.com