Furrow • Strickland
REAL ESTATE SERVICES

FOR SALE

28,073 SF OFFICE COMPLEX

1300 Papermill Pointe Way, Knoxville, TN 37909



28,000 SF
Total Class A Office Space

THREE BUILDINGS
on a 3.7 Acre Campus

FULLY LEASED
Stable Income



EXCEPTIONAL INVESTMENT OPPORTUNITY

PROPERTY INFO

BUILDING INFO

Year Built:	2002 / 2003
Total Square Feet:	28,000
Acreage:	3.71 Acres
Parking:	147 Spots
Total Signs:	5
New Roofs:	2021 / 2022
Parking Lot Seal Coated:	2021

UTILITY INFORMATION

ELECTRIC:	Knoxville Utilities Board
WATER:	Knoxville Utilities Board
SEWER:	Knoxville Utilities Board
GAS:	Knoxville Utilities Board
INTERNET:	Comcast / AT&T / KUB

TAX INFORMATION

CITY PROPERTY TAXES:	$28,761.96
COUNTY PROPERTY TAXES:	$21,146.00
TOTAL PROPERTY TAXES:	$49,907.96

ZONING

OP: OFFICE PARK DISTRICT

The OP Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.

PERMITTED USES: Financial institution, medical / dental clinic, government office / facility, office, research & development and more



The information contained herein has been obtained from sources believed to be reliable; however, Furrow Strickland Real Estate Services and the Seller make no representation or warranty, express or implied, as to its accuracy or completeness. All information, including square footage, acreage, zoning, building characteristics, income, expenses and property condition, is subject to independent verification by prospective purchasers. The property is offered subject to prior sale, withdrawal or modification without notice. Additional financial and leasing information may be made available to qualified prospective purchasers upon execution of a Non-Disclosure Agreement.

BUILDING 1

11,200 SF

- **1356 Papermill Pointe Way**
  Knoxville, TN 37909
- **1368 Papermill Pointe Way**
  Knoxville, TN 37909
- **1378 Papermill Pointe Way**
  Knoxville, TN 37909
- **1388 Papermill Pointe Way**
  Knoxville, TN 37909



PROPERTY HIGHLIGHTS

- Approximately 11,200 SF two-story office building
- Four tenant suites totaling 10,729 sf
- 38 private offices
- 4 conference rooms
- 2 work rooms
- 1 breakroom
- 10 restrooms





BUILDING 2

5,673 SF

1346 Papermill Pointe Way
Knoxville, TN 37909



PROPERTY HIGHLIGHTS

- Approximately 5,673 SF single-story office building
- One tenant suites totaling 5,580 sf
- 21 private offices
- 4 work rooms
- 1 employee breakroom
- 5 restrooms







BUILDING 3

11,200 SF

- **1304 Papermill Pointe Way Knoxville, TN 37909**
- **1306 Papermill Pointe Way Knoxville, TN 37909**
- **1320 Papermill Pointe Way Knoxville, TN 37909**
- **1326 Papermill Pointe Way Knoxville, TN 37909**
- **1338 Papermill Pointe Way Knoxville, TN 37909**





Suite 1304

PROPERTY HIGHLIGHTS

- Approximately 11,200 SF two-story office building
- Five tenant suites totaling 10,163 sf
- 33 private offices
- 1 conference rooms
- 7 work rooms
- 7 breakroom
- 12 restrooms



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CONTACT INFORMATION

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ALL PROPERTY INQUIRIES AND SHOWINGS MUST BE COORDINATED THROUGH THE LISTING BROKER.

Prospective purchasers, cooperating real estate brokers, agents, and their representatives are strictly prohibited from contacting, questioning, or otherwise disturbing any tenants, occupants, or employees of the property regarding its ownership, operations, leases, or potential sale.

DO NOT ENTER TENANT SPACES OR ATTEMPT TO CONDUCT PROPERTY TOURS WITHOUT PRIOR AUTHORIZATION FROM THE LISTING BROKER.

All property inspections, showings, and requests for information must be arranged in advance through Furrow.Strickland Real Estate Services. These restrictions are intended to protect existing tenant relationships, preserve normal business operations, and prevent unnecessary disruptions.

Your cooperation and strict adherence to these requirements are expected and appreciated.

