

For Lease

Office Building

37,803 SF

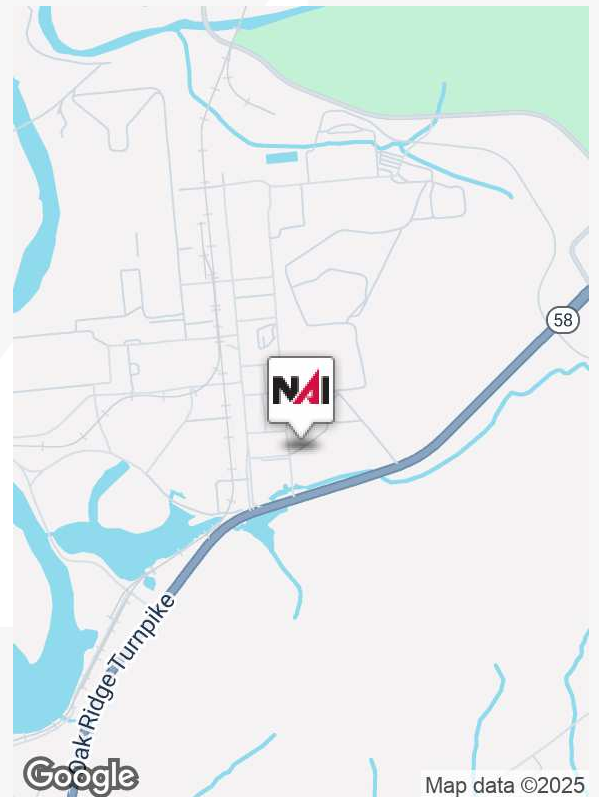


150 Americus Avenue

Oak Ridge, Tennessee 37830

Property Highlights

- 12,601 SF floor plates - 3 levels with elevator access
- All 3 levels now have open floor plans
- Delivery of the space will include floor covering and lighting.
- Chiller system was recently replaced. New air handlers for entire building.
- Ceilings are open to the structure above.
- All windows in the building have been replaced.
- Bathrooms are in the process of being renovated.
- Each level of the building has a vault.
- A circular drive is being developed around the building.
- Orano, USA has announced a multi-billion dollar nuclear project that will be built on a 920 acre tract 3 miles east of the subject property.
- TVA is preparing to build a Small Modular Reactor (1st in the U.S.) on the Clinch River Nuclear site, 3.5 miles S of the subject property.
- \$12.50 per SF NNN or available for purchase \$6,900,000.00



For more information

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255 N Peters Road, Suite 101

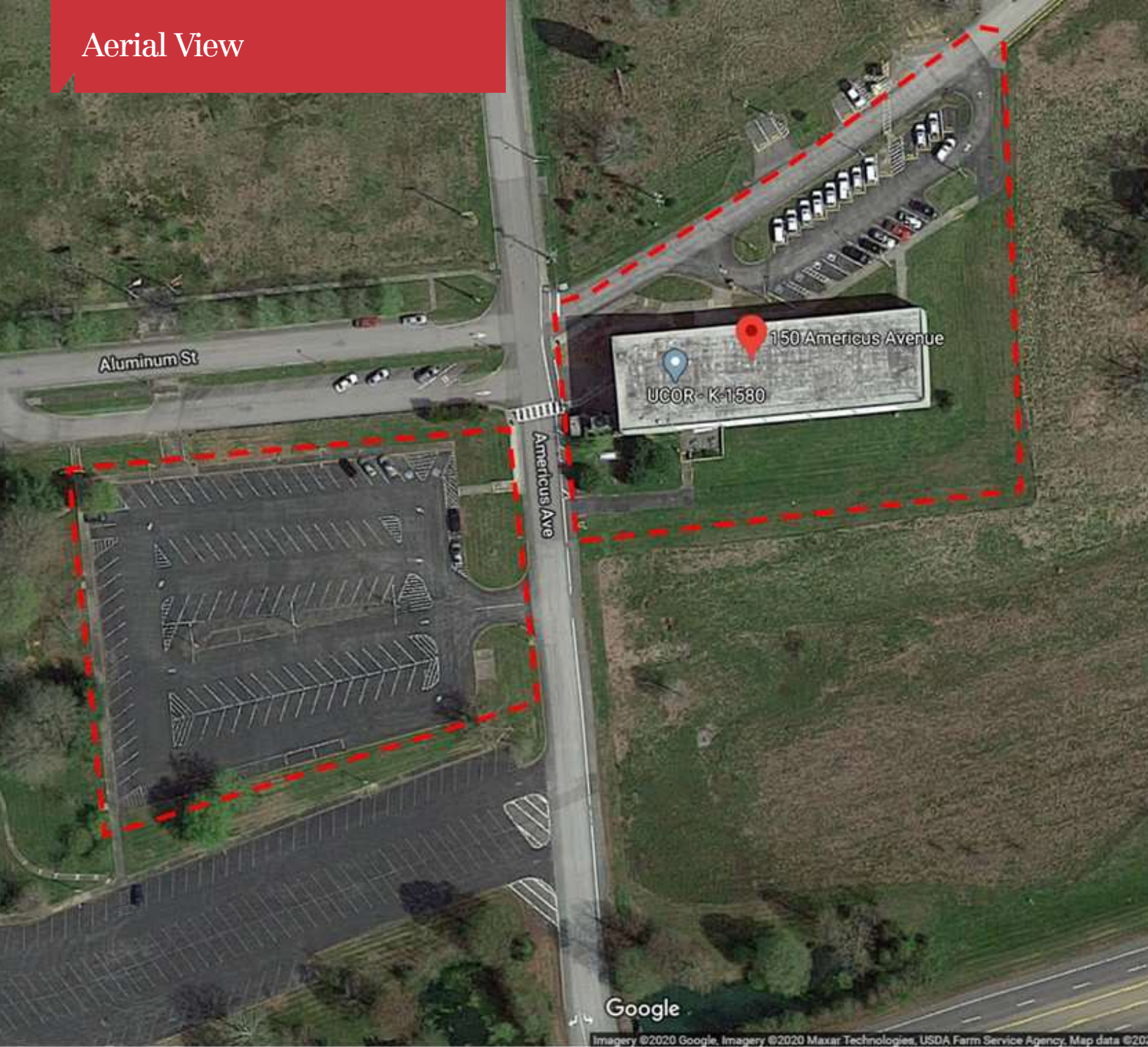
Knoxville, TN 37923

865 531 6400 tel

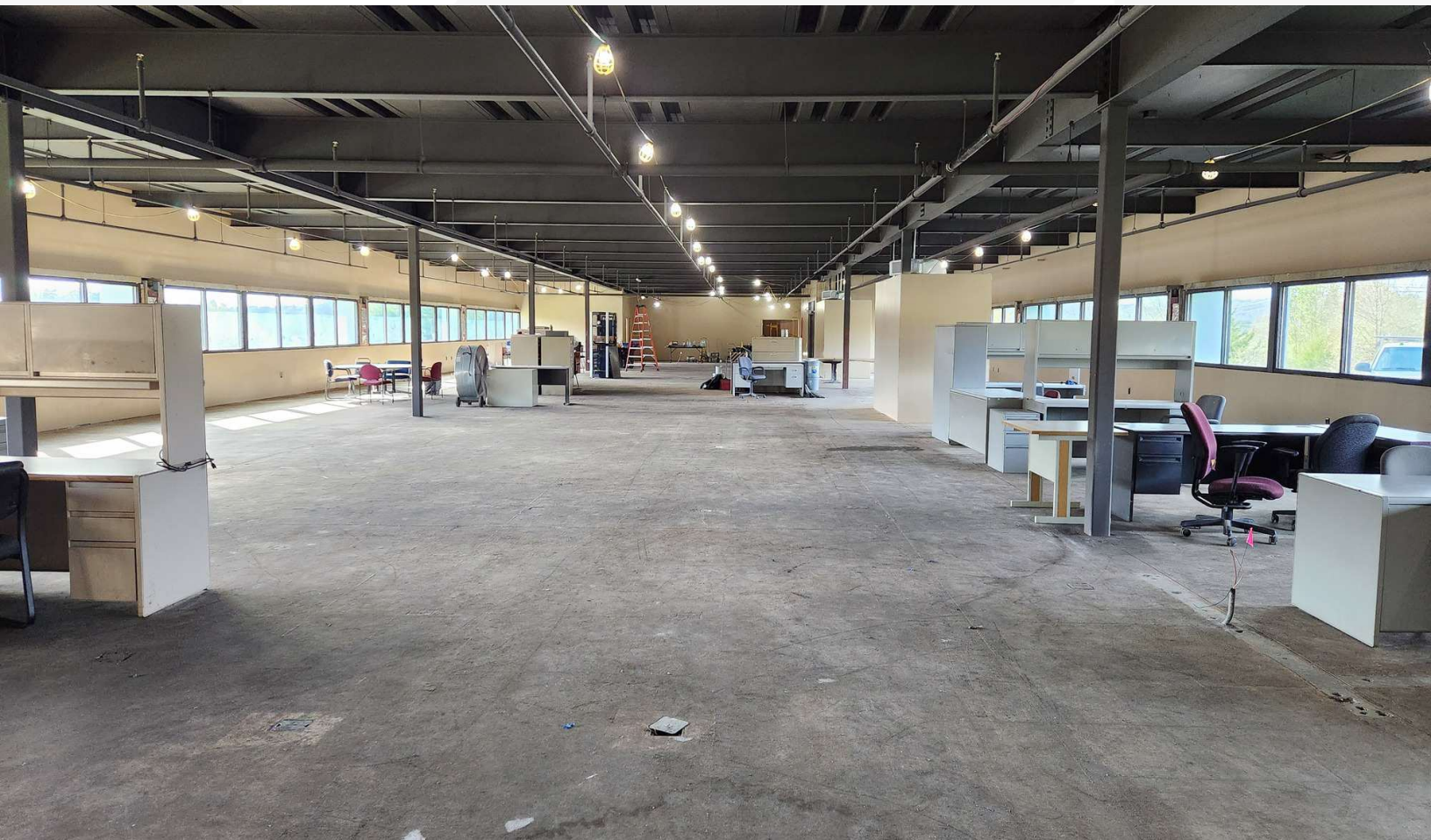
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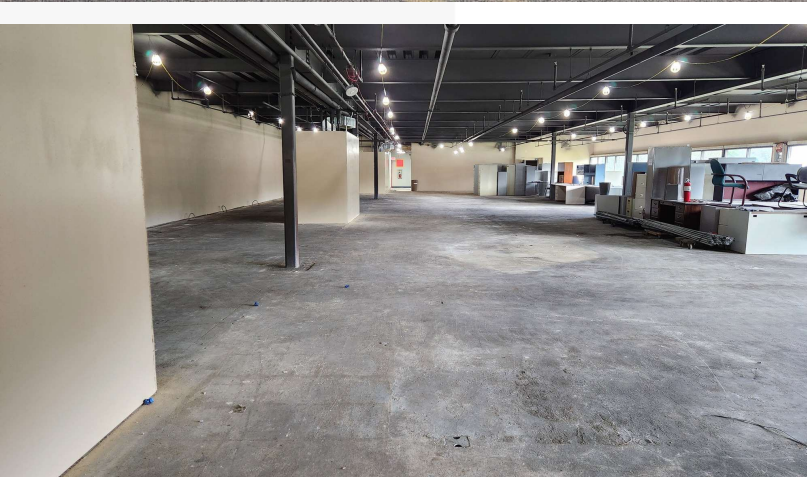
Aerial View



Additional Photos



Additional Photos

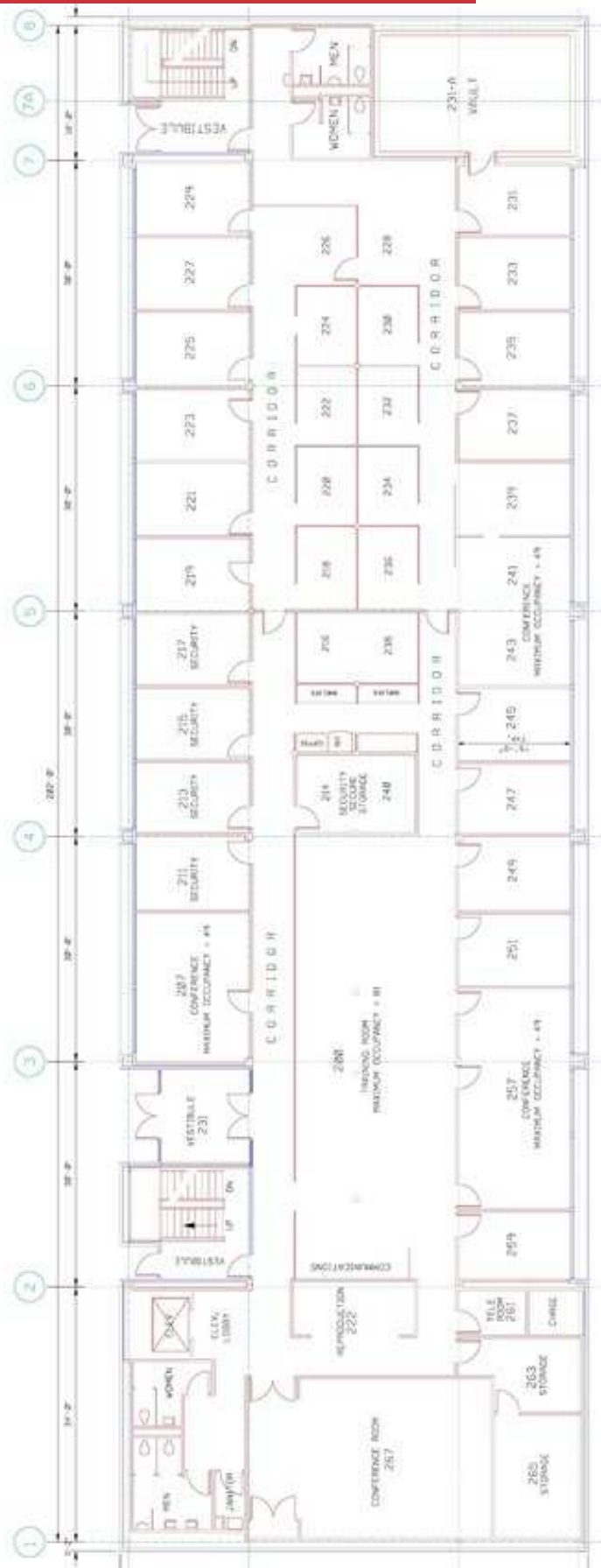




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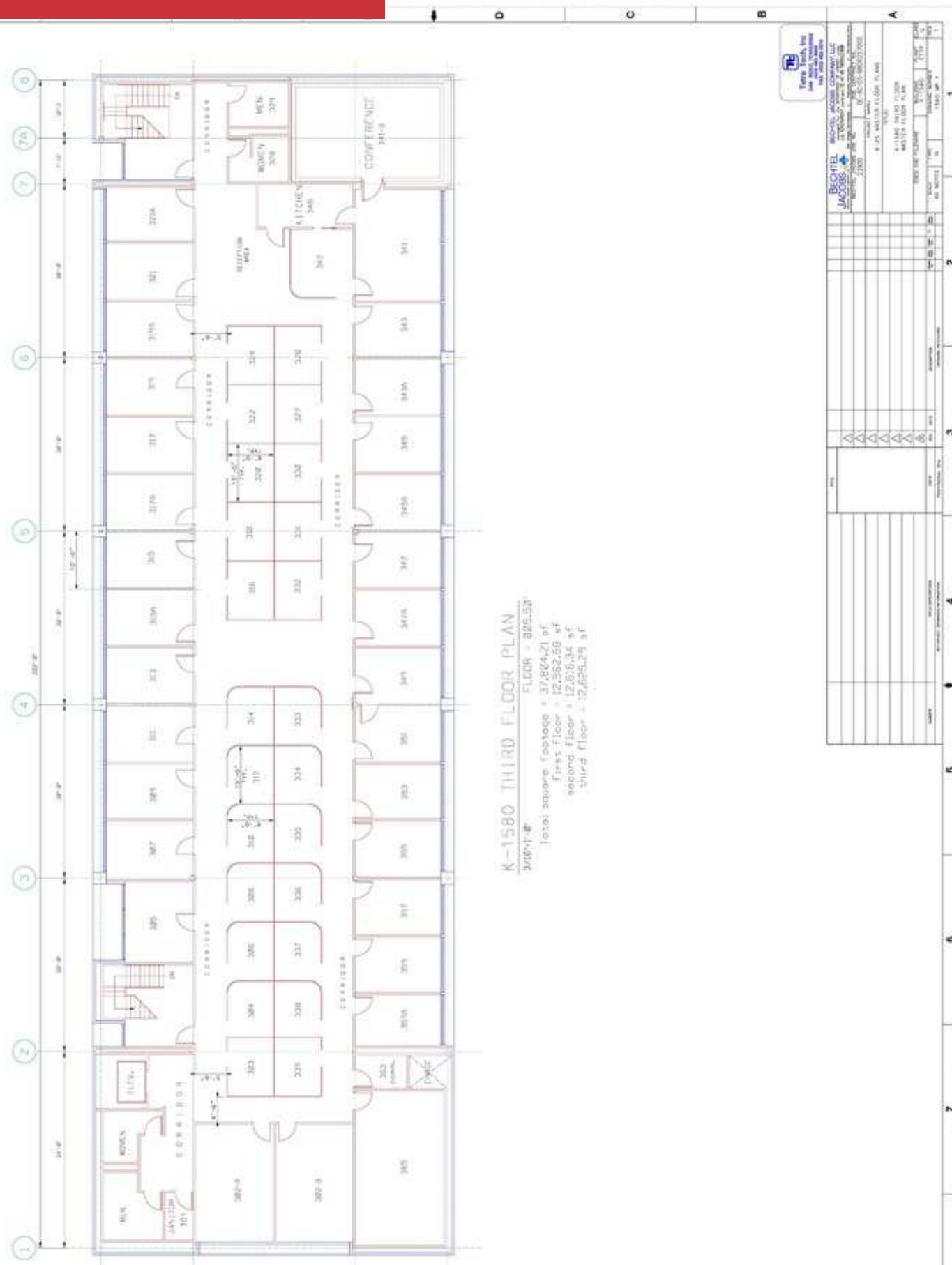
Floorplan - Level 2



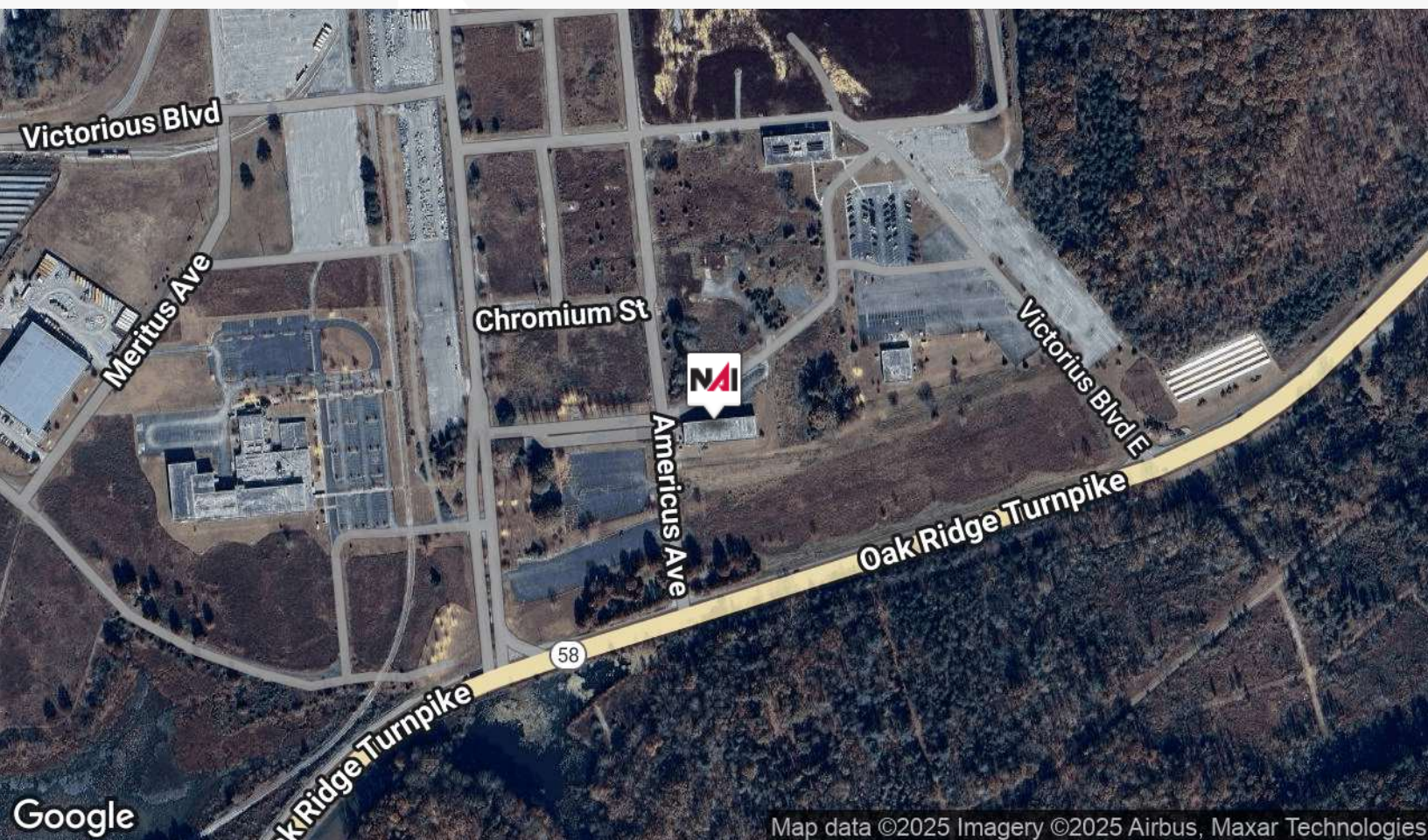
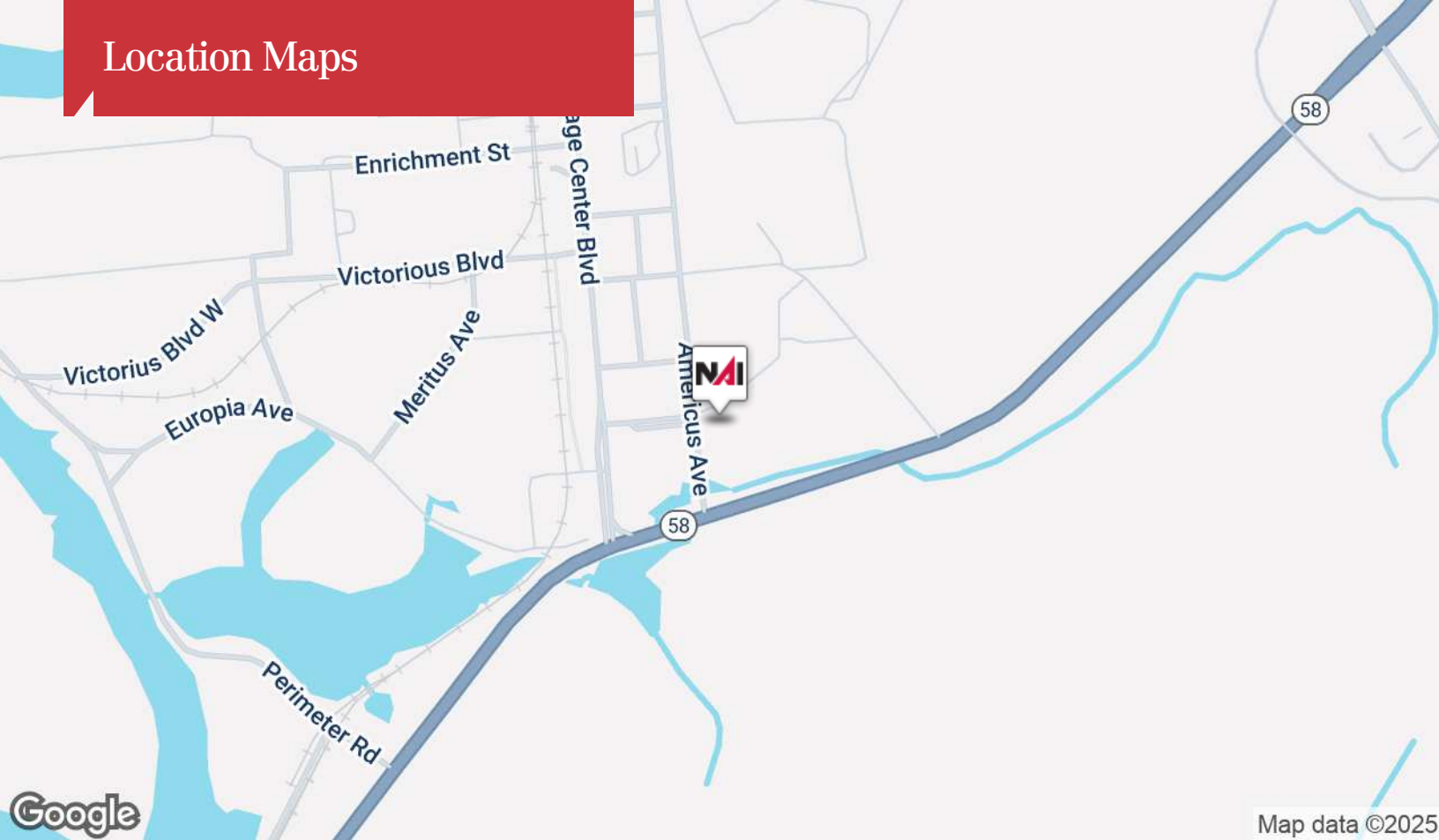
K-1580 SECOND FLOOR PLAN

3/16/18
 Total square footage = 37,864.21 sf
 first floor = 12,562.58 sf
 second floor = 12,616.36 sf
 third floor = 12,685.27 sf

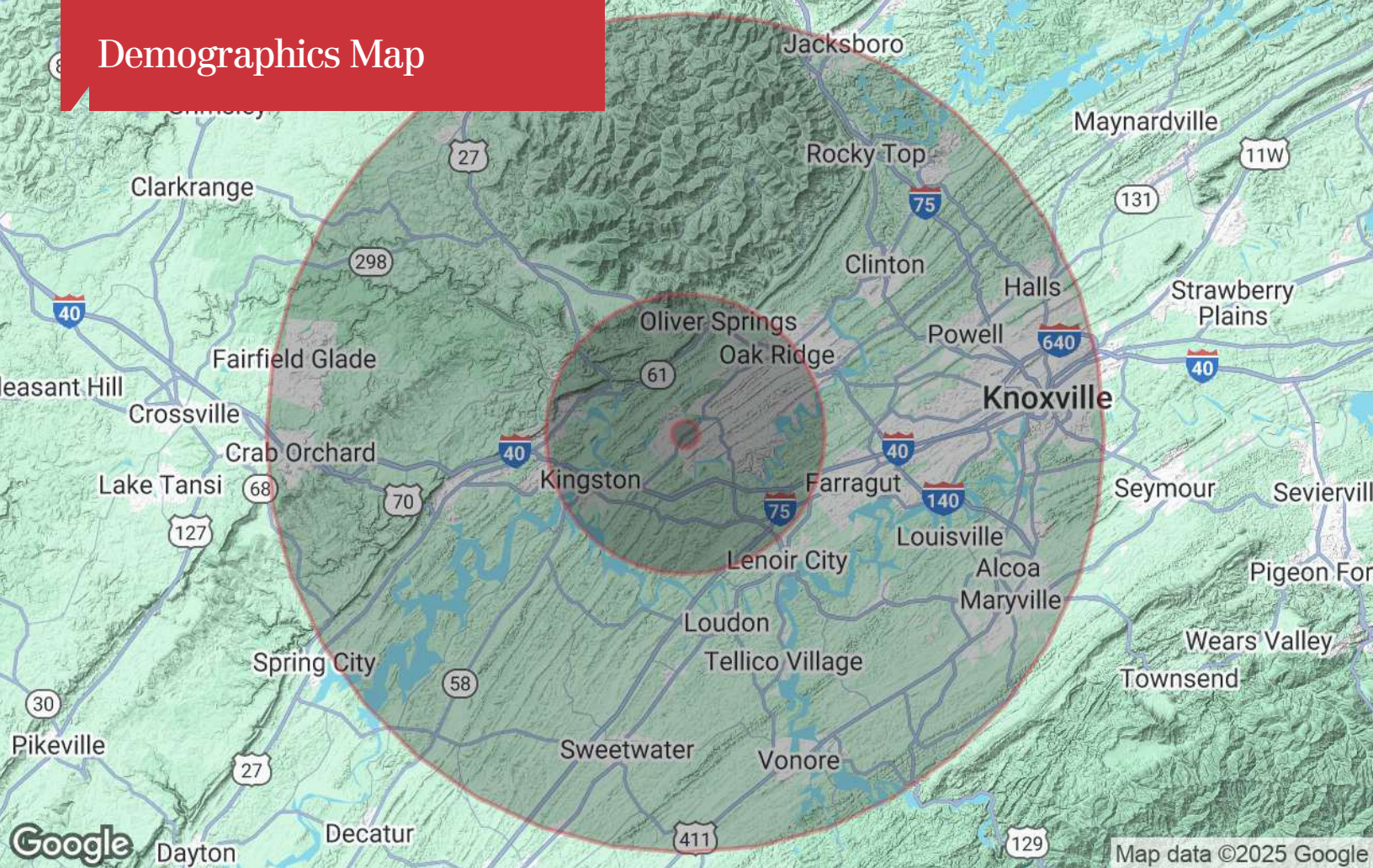
Room No.	Room Name	Area (sq. ft.)	Notes
201	CONFERENCE	120.00	
202	CONFERENCE	120.00	
203	CONFERENCE	120.00	
204	CONFERENCE	120.00	
205	CONFERENCE	120.00	
206	CONFERENCE	120.00	
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260	CONFERENCE	120.00	
261	CONFERENCE	120.00	
262	CONFERENCE	120.00	
263	CONFERENCE	120.00	



Location Maps



Demographics Map



Population

	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	0	51,280	620,776
MEDIAN AGE		42.3	39.7
MEDIAN AGE (MALE)		40.4	38.8
MEDIAN AGE (FEMALE)		45.2	40.9

Households & Income

	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	0	21,514	254,122
# OF PERSONS PER HH		2.4	2.4
AVERAGE HH INCOME		\$59,203	\$66,817
AVERAGE HOUSE VALUE		\$171,659	\$207,365

Race

	1 Mile	10 Miles	30 Miles
% WHITE	LIQUID ERROR: DIVIDED BY 0%	94.0%	93.1%
% BLACK	LIQUID ERROR: DIVIDED BY 0%	4.9%	4.3%
% ASIAN	LIQUID ERROR: DIVIDED BY 0%	0.7%	1.6%
% HAWAIIAN	LIQUID ERROR: DIVIDED BY 0%	0.0%	0.0%
% INDIAN	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.3%
% OTHER	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.7%

Ethnicity

	1 Mile	10 Miles	30 Miles
% HISPANIC	-	2.0%	3.2%

* Demographic data derived from 2020 ACS - US Census