



FLEX PROPERTY FOR SUB LEASE

CBRE

Midpark Business Park
3575 Workman Rd
Knoxville, TN 37921

Property Summary



Property Description

13,200 SF flex/data center/office property available for Sublease (expires 6/15/2028). Great location with easy access to I-40/75, I-640 and Alcoa Hwy. Amenities include: heavy power, 100% HVAC, generator, fenced yard and (1) 10'x10' drive in door.

Building ceiling height: 25' to deck, 22' to joist

Ceiling height in individual rooms: 13'10" to beam, 15' to deck

Location Description

Centrally located in Knoxville off Middlebrook Pike in the Midpark Business Park. Middlebrook Pike is a State Highway and offers easy access to I-40/75 & I-640 and Alcoa Hwy.

Property Highlights

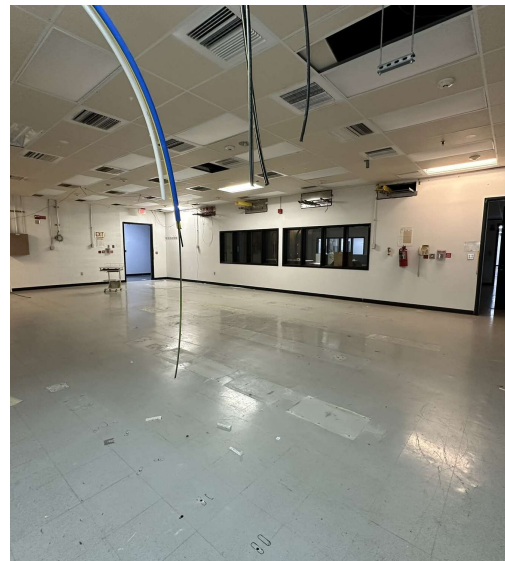
- 1,600 amp, 480v, 3-phase power
- 100% HVAC
- Generator
- Fenced yard

Offering Summary

Lease Rate:	Negotiable (NNN)
Available SF:	13,200 SF
Lot Size:	2.77 Acres

3575 WORKMAN RD

Additional Photos



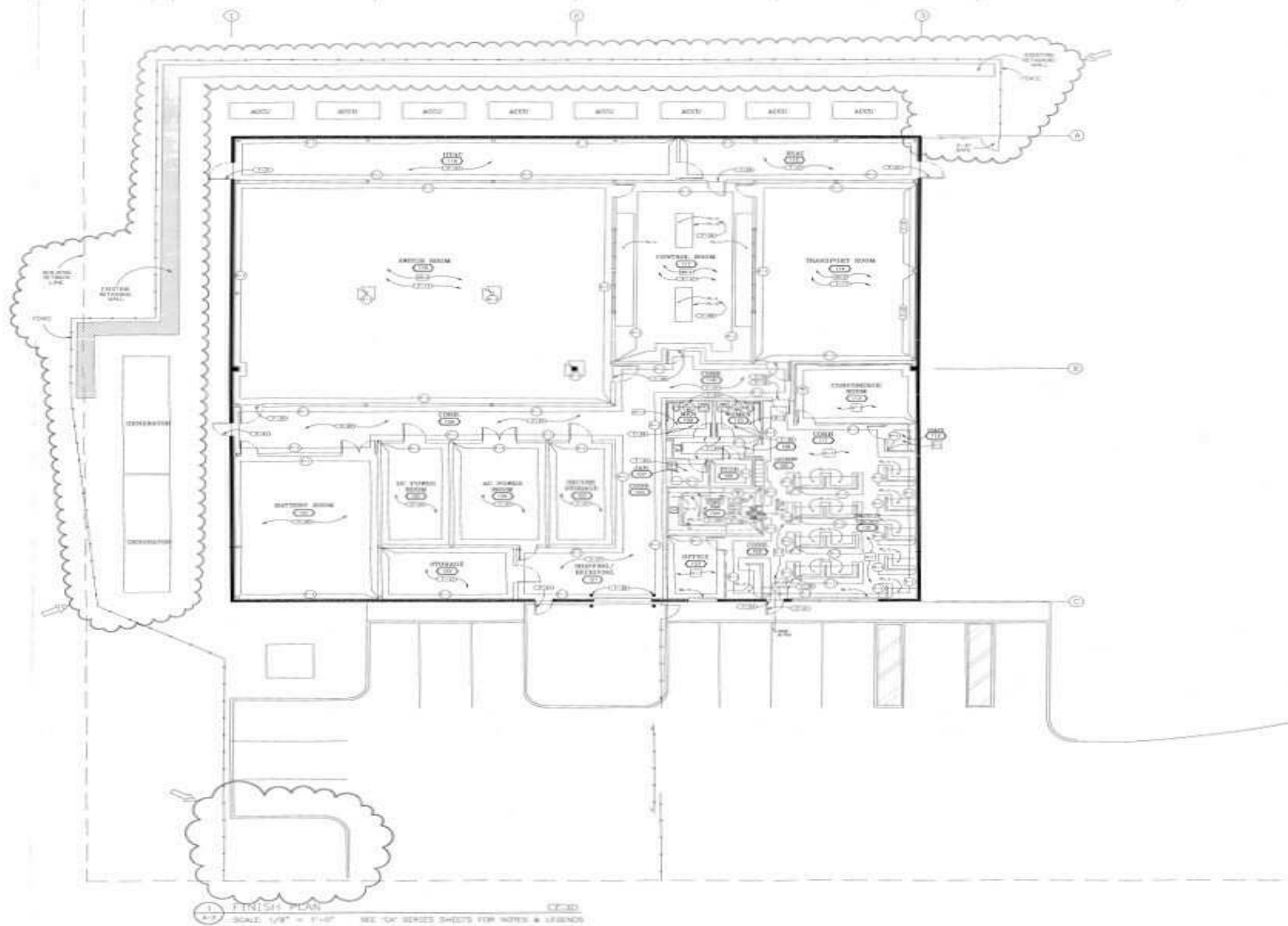
Additional Photos



3575 WORKMAN RD



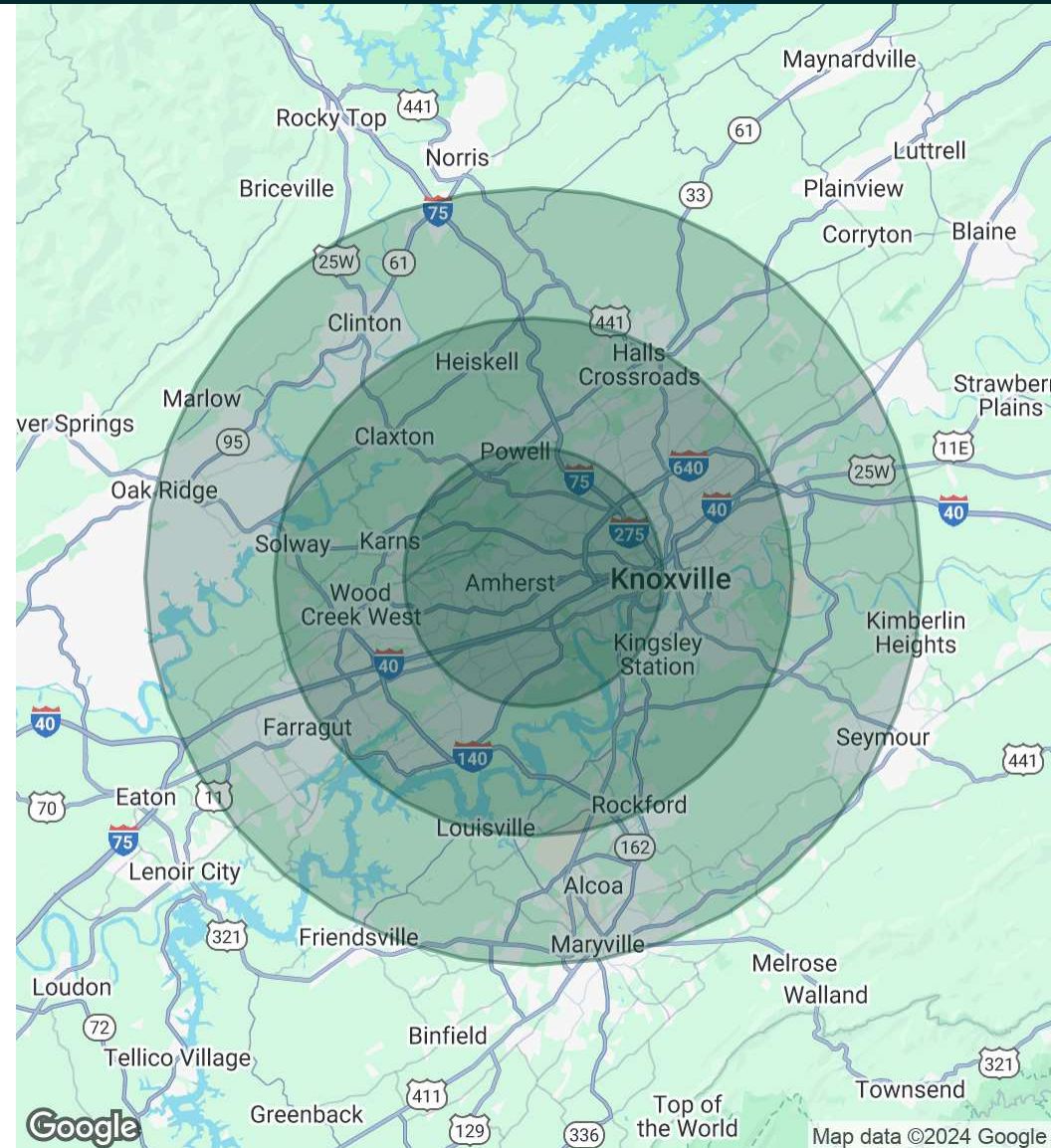
Floor Plans



Demographics Map & Report

Population	5 Miles	10 Miles	15 Miles
Total Population	159,216	396,920	633,233
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	65,758	165,616	259,412
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$88,514	\$95,843	\$97,095
Average House Value	\$345,105	\$358,373	\$355,447

Demographics data derived from AlphaMap



Meet the Team



Andrew Wilmoth, SIOR, CCIM

Senior Associate

Direct: 865.498.6500 **Cell:** 865.322.2556
andrew.wilmoth@cbre.com



Brian Tapp SIOR, CCIM

First Vice President

Direct: 865.498.6500 **Cell:** 865.719.5703
brian.tapp@cbre.com