

FOR SALE | 50,003 SF FULLY LEASED OFFICE BUILDING | KNOXVILLE, TN

# 1101 Corridor Park Blvd.



**CBRE**

# For Sale

---

1101 Corridor Park Blvd. is a well-positioned office property located in one of West Knoxville's most active business corridors. The asset offers a functional mix of office and open cubicle space, making it suitable for a variety of users.

## **Strong Tenant Loyalty**

Travelers has occupied the building since it was built in 2005

## **High and Rising Occupancy**

Vacancy in Knoxville is under 5%

## **Significant Rental Growth**

Due to limited supply, there is continued upward pressure on rent rates.

## **High Barriers to Entry**

New construction is nearly impossible due to rising costs and limited developable parcels.

## **Strong Tenant Retention**

Extremely limited relocation options give landlords significant leverage in renewals and new lease negotiations.



# Location Highlights

---

## **STRONG DEMAND**

The West Knoxville submarket continues to experience strong demand driven by population growth, corporate expansion, and proximity to Oak Ridge National Laboratory and other major employers. Corridor Park is recognized as a desirable location for businesses seeking accessibility, infrastructure and a professional environment.

---

## **EMPLOYMENT OPPORTUNITY**

Y-12 National Security Complex employs approximately 7,000 people in uranium processing and weapons component manufacturing; Oak Ridge National Laboratory adds another 6,000+ across energy and materials research.

---

## **STRATEGIC LOCATION**

Strategically situated within Corridor Park, the property benefits from immediate access to Pellissippi Parkway (1-40), providing convenient connectivity to Interstate 40/75, McGhee Tyson Airport and Oak Ridge. This prime location supports efficient regional logistics and access to Knoxville's major employment hubs.

---

## **NEARBY AMENITIES**

This property is located minutes from McGhee Tyson Airport. The Corridor Park business district offers hotels, restaurants, and retail within 5 minutes of the building.

# Property Overview

---

Total Building Size **50,003 SF**

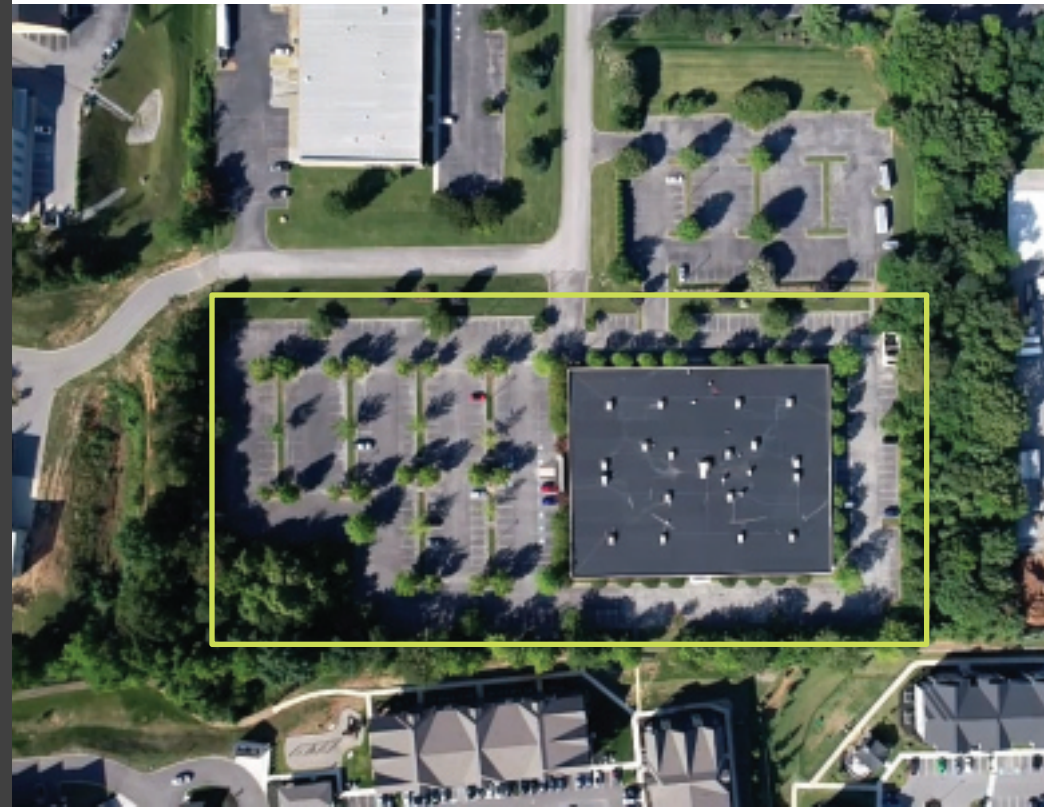
Year Built **2005**

Acreage **5.82 acres**

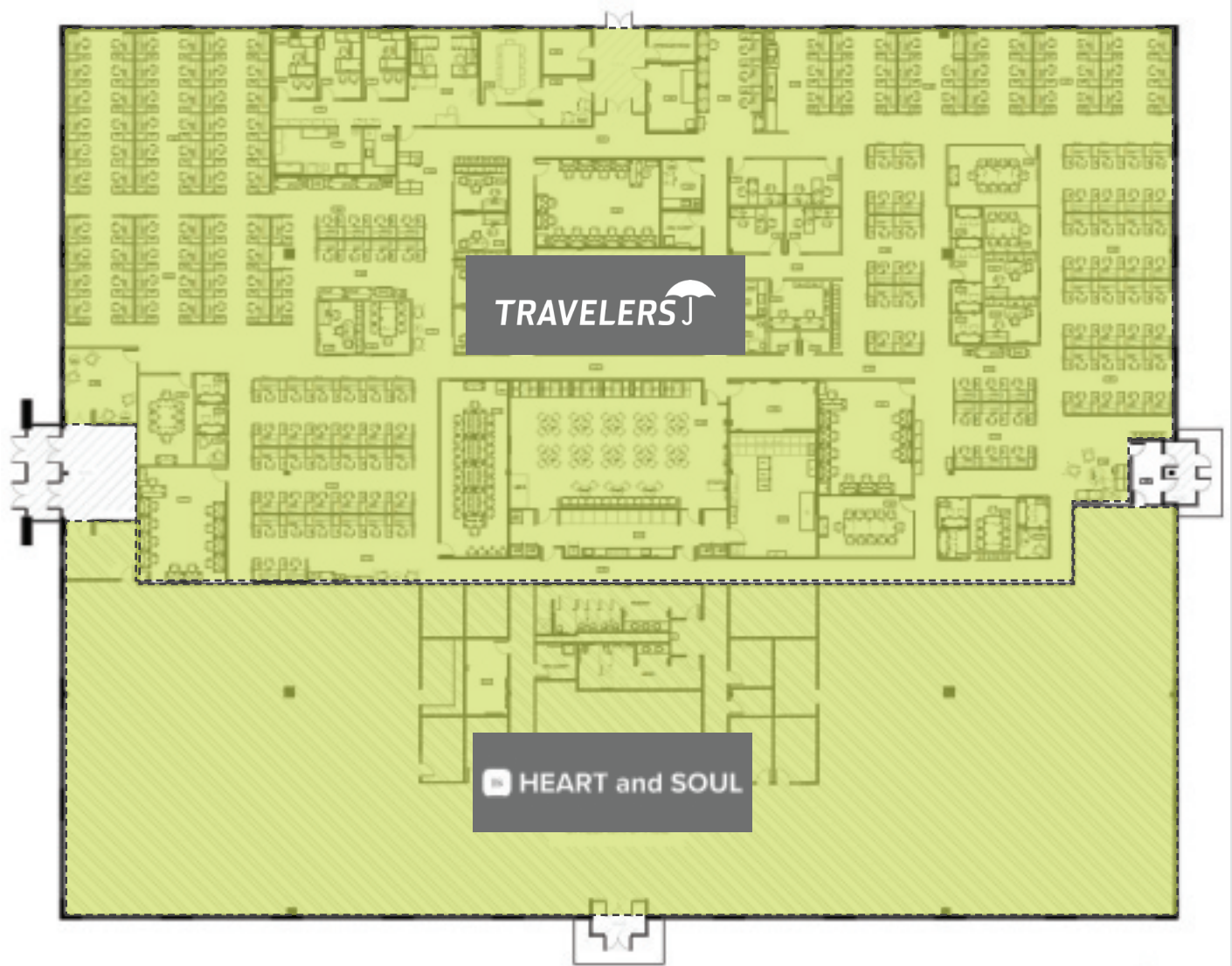
Parking Ratio **6.25:1,000**

Travelers **30,761 SF**  
Lease exp: 4/30/2029

Heart and Soul Church **19,242 SF**  
Lease exp: 9/30/2030

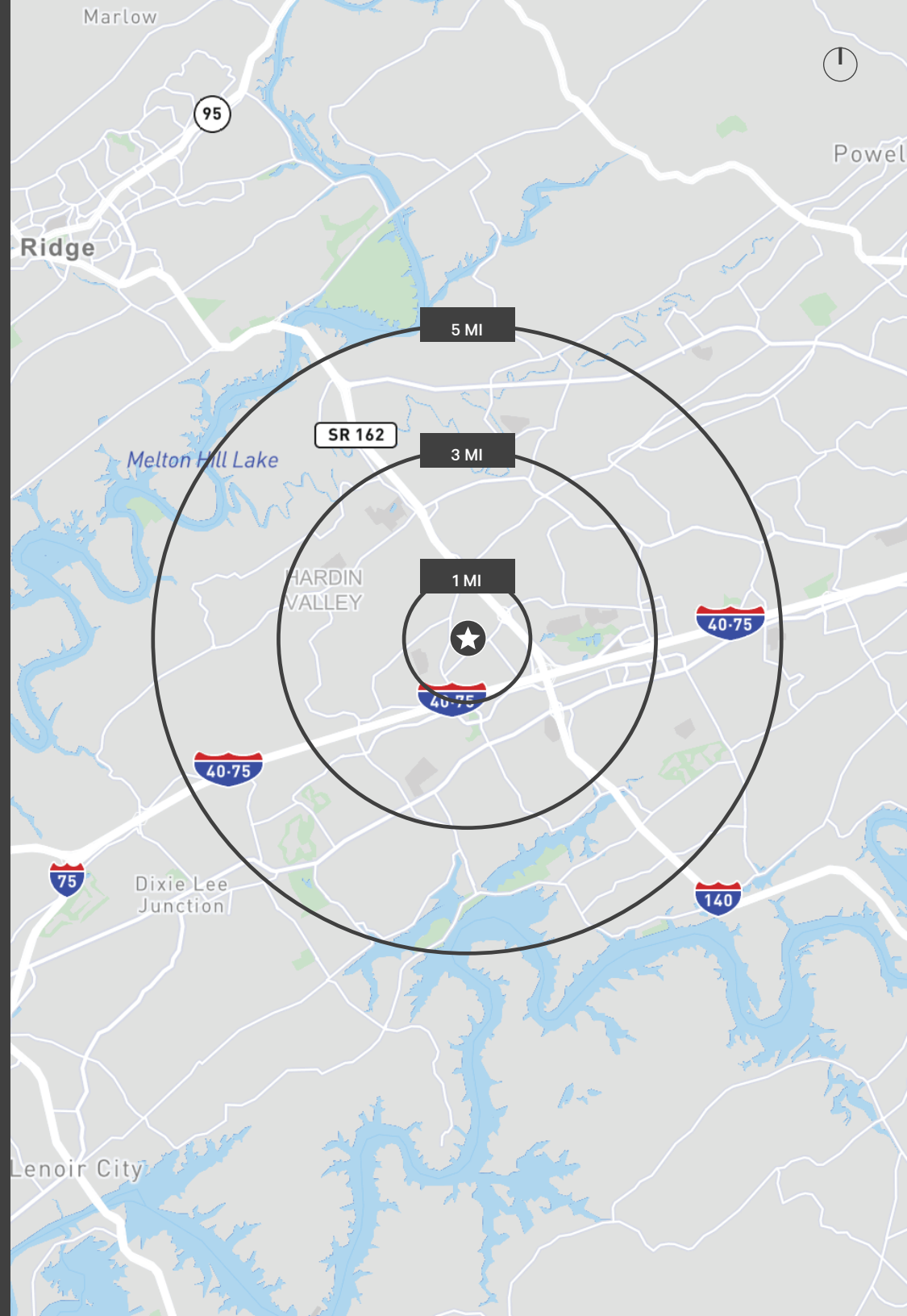


# Site Plan 50,003 SF



# Demographics 2025

	1 MILE	3 MILES	5 MILES
Population	4,972	41,941	117,144
Average Household Income	\$125,282	\$149,104	\$143,341
Businesses	491	3,146	117,144



# Oak Ridge Corridor

## EDUCATION

- 1 TCAT – Harriman
- 2 Oak Ridge Associated Universities
- 3 Roane State Community College
- 4 Pellissippi State Community College
- 5 TCAT – Knoxville
- 6 University of Tennessee Knoxville

## NUCLEAR MEDICINE

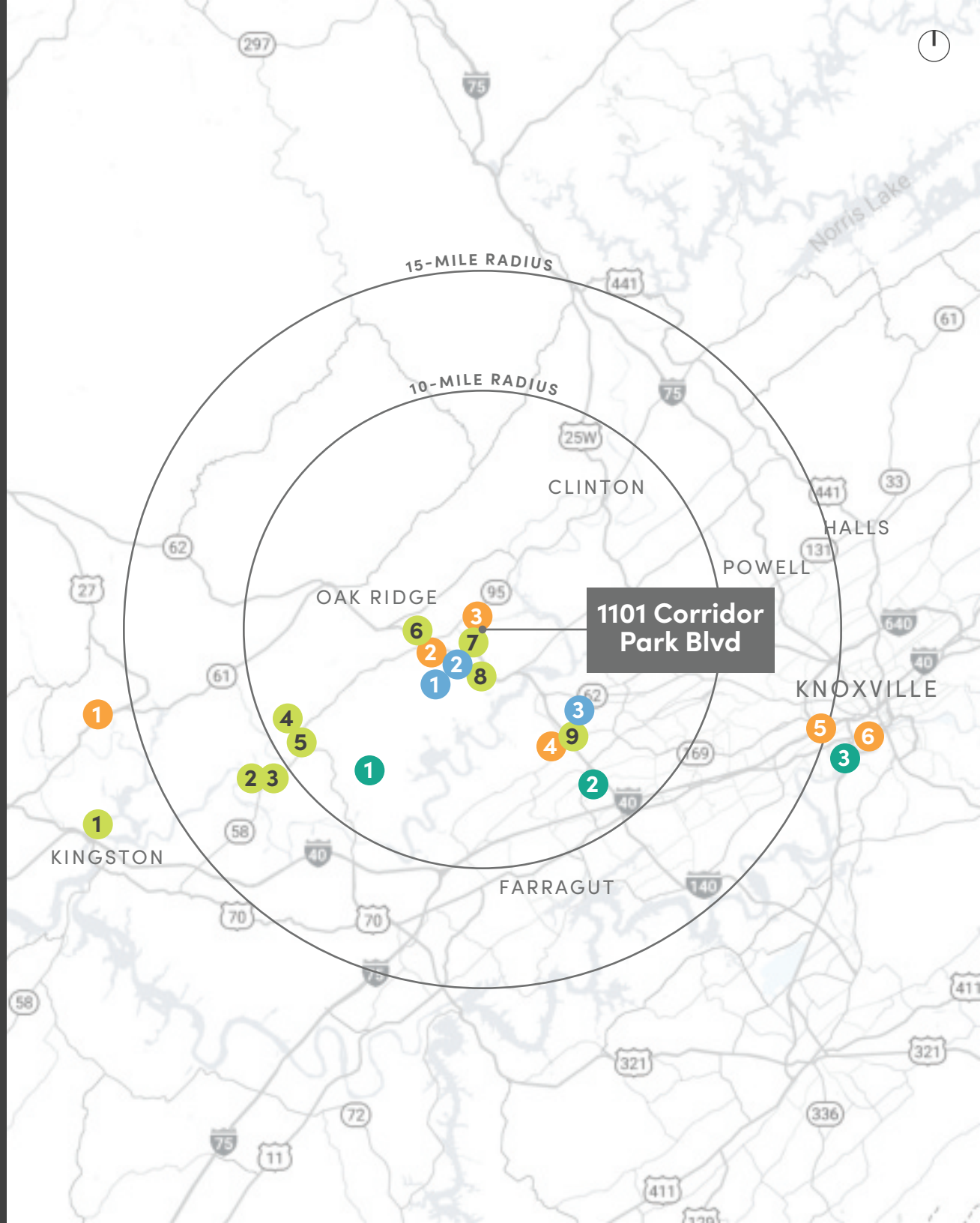
- 1 Oak Ridge National Laboratory
- 2 Siemens Healthcare
- 3 University of Tennessee Medical Center

## NEW NUCLEAR

- 1 Tennessee Valley Authority
- 2 NANO Nuclear Energy and LIS Tech Inc.
- 3 Standard Nuclear
- 4 Triso-X
- 5 ORANO
- 6 Kairos
- 7 Centrus Energy
- 8 BWXT
- 9 Type One Energy Group

## FEDERAL

- 1 Y-12 National Security Complex
- 2 UCOR
- 3 Manufacturing Demonstration Facility



# Nuclear Industry

---

With specialized technical expertise and an industry cluster that grows more each year, East Tennessee is the best location in the nation for nuclear-related companies. Next generational nuclear is growing here.

## IMPACT

\$9B

Economic Impact in the State of Tennessee

35+

State & Regional Workforce Partners

350+

Nuclear Locations in Tennessee

40,286

Direct/Indirect Nuclear Jobs

---

NUCLEAR IS HERE

## FEDERAL SUPPORT:

A nuclear advocate in the U.S. House of Representatives, Congressman Chuck Fleischmann, Chair of the House Energy and Water Development Subcommittee and co-chair of the House Nuclear Cleanup Caucus. Both Senator Marsha Blackburn and Senator Bill Hagerty are strong proponents for advancing new nuclear as well.

---

## STATE SUPPORT:

A pro-nuclear Governor and State Legislature that has allocated a total of \$152.6 million to recruit innovative nuclear companies, expand the growth of existing nuclear companies, grow the workforce, and research and development (R&D) for both fusion and fission technologies.

---

## TECHNOLOGY DEVELOPMENT:

Access to R&D capabilities and collaboration with some of the world's experts relative to advanced nuclear technologies at the Tennessee Valley Authority, Y-12 National Security Complex, Oak Ridge National Laboratory (ORNL), and Oak Ridge Associated Universities offering collaborative environments for advanced nuclear technologies.

---

## EDUCATIONAL SYNERGY:

A strong system of education and workforce partnerships with the University of Tennessee and Tennessee Technological University in addition to nuclear training programs provided by Tennessee Colleges of Applied Technologies and Community Colleges including Roane State, Pellissippi State, and Chattanooga State. Labor partnerships provide additional apprenticeship opportunities.

---

## INNOVATION HUB:

A hub of advanced nuclear innovators making their home in Oak Ridge: Kairos Power, TRISO-X, Standard Nuclear, Lis Technologies, Nano Nuclear, Ultra Safe Nuclear Corporation, along with fusion energy innovator Type One Energy.

## **OAK RIDGE MULTIBILLION DOLLAR NUCLEAR PROJECT: LARGEST INVESTMENT IN TENNESSEE HISTORY**

In a landmark decision, Orano USA has selected Oak Ridge for the site of a new multibillion dollar uranium enrichment facility, representing the single largest investment in Tennessee's history. The new facility, spanning 750,000 square feet, will become one of the largest uranium enrichment plants in North America, solidifying Oak Ridge as a hub for nuclear technology and innovation.

The ambitious endeavor, known as Project IKE, will be located on a 920-acre site on the Roane County side of Oak Ridge. The U.S. Department of Energy (DOE) land will be transferred to Orano USA. The project will lead to the creation of more than 300 jobs, offering a substantial boost to the local economy. Lee emphasized the importance of these jobs.

---

## **AMAZON INVESTS IN X-ENERGY TO SUPPORT ADVANCED SMALL MODULAR NUCLEAR REACTORS AND CARBON-FREE POWER**

X-Energy Reactor Company, LLC ("X-energy"), a leader in advanced nuclear reactor and fuel technology, announced a Series C-1 financing round of approximately \$500 million, anchored by Amazon.com, Inc. ("Amazon"). The investment will help meet growing energy demands by funding the completion of X-energy's reactor design and licensing as well as the first phase of its TRISO-X fuel fabrication facility in Oak Ridge, Tennessee.

---

## **TENNESSEE VALLEY AUTHORITY – \$350 MILLION FUNDING**

The Tennessee Valley Authority Board of Directors approved \$150 million in additional advanced nuclear funding in addition to initial \$200 million. Funds will support continued design work and TVA's development of potential small modular reactors at its Clinch River site near Oak Ridge, Tennessee.

---

## **\$60 MILLION IN CENTRIFUGE MANUFACTURING IN OAK RIDGE**

Centrus Energy Corp. will resume manufacturing centrifuges, investing \$60 million to support a potential large-scale expansion of uranium enrichment.

# Major Employers & Industries

---

## KNOXVILLE, TENNESSEE

Knoxville benefits from a diverse corporate base that includes leading employers such as Covenant Health, The University of Tennessee, Pilot Company, Oak Ridge National Laboratory (ORNL), Tennessee Valley Authority (TVA), and Clayton Homes.

The presence of Oak Ridge National Laboratory and TVA contribute to Knoxville's reputation as a national hub for research, innovation, and energy development. Major private sector employers in logistics, insurance, healthcare, technology, and advanced manufacturing continue to drive job creation and economic expansion. This diversification has positioned Knoxville for sustained long-term growth across multiple industries.



# Noteworthy Knoxville

---



Knoxville will have the **“highest in-to-out move in ratio in 2026”** moveBudda predicts that there will **“1.61 newcomers heading in for every person moving away”**

---



Knoxville ranked **No. 9** in CNN Travel’s Inaugural **“America’s Best Towns to Visit”**

---



Knoxville ranked **No. 7** on U-Haul’s **Growth Index Report**

---



Knoxville named **No. 29** in the annual **“Best Places to Live in the U.S.”** because of its strong job market and high quality of life; Knoxville also ranked at **No. 57** in **“Best Places to Retire”**

---



Knoxville named in Livability’s **Top 100 Best Places to Live**, and Knoxville had the highest individual score in the housing and cost of living category

# Contact us

## Marketing Advisors

### **JOHN ADAMS III, SIOR, CCIM**

*Senior Vice President*

+1 865 256 2719

john.adams3@cbre.com

### **AMY MISENHIMER**

*Associate*

+1 865 712 7727

amy.misenhimer@cbre.com

### **CBRE, INC.**

Knoxville

+1 865 498 6500

www.cbre.com

## **CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

