



Offering Memorandum

707 N Broadway St

KNOXVILLE, TN 37917

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Property Information

PROPERTY SUMMARY

707 N BROADWAY ST

KNOXVILLE, TN 37917

OFFERING SUMMARY

LEASE RATE:	Negotiable
PROPERTY TYPE:	Event Center
AVAILABLE SF:	4,086 SF
LOT SIZE:	39,261 SF
ONSITE PARKING:	64 Spaces
ADJACENT PARKING	175 Spaces

PROPERTY SUMMARY

707 N Broadway offers a highly visible event center opportunity in the heart of Knoxville's rapidly growing Downtown North district. Situated at the prominent intersection of Broadway and Central, the property provides convenient access to both roadways and is located just a few blocks from I-40/I-75. The property features 64 on-site parking spaces, with an additional 295 spaces available directly adjacent to and within a half-block of the property, totaling 359 parking spaces.

The all-brick building features mature landscaping, architecturally designed exterior lighting, and a generous canopy for guest entry and deliveries. Multiple access points from both Broadway and Central provide excellent accessibility, while the property's location along the Central Streetscape further enhances its visibility and setting. Building infrastructure includes gas-fired HVAC equipment, a 225-amp, three-phase distribution panel, and plumbing roughed in for bathrooms and a preparation area.

With its prime location, abundant parking, strong visibility, and existing infrastructure, 707 N Broadway offers an exceptional opportunity in one of Knoxville's most active and growing areas.

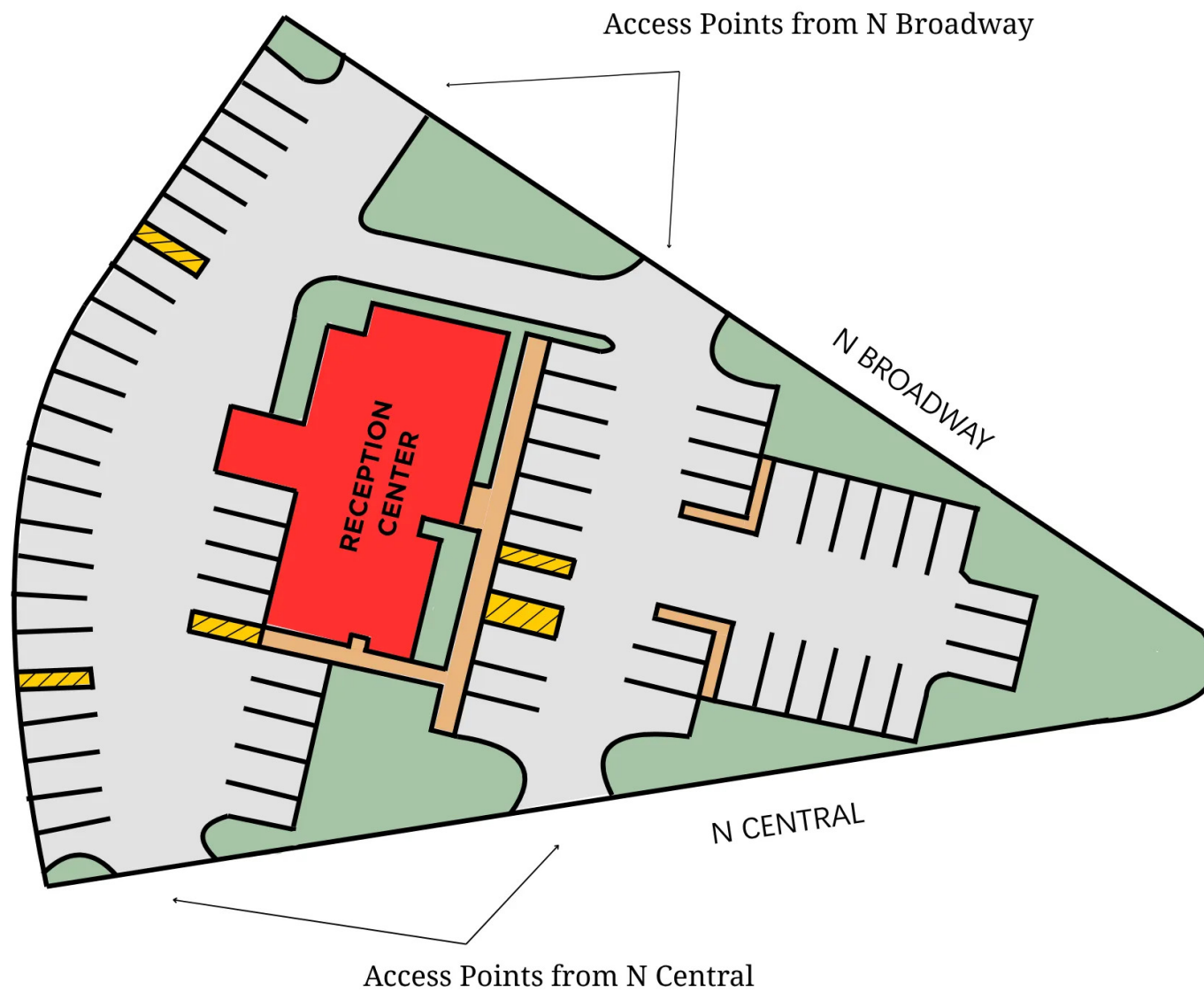


PROPERTY HIGHLIGHTS



- 64 onsite parking spaces, 175 additional parking spaces directly adjacent to the property
- Mature landscaping in place, including a gardenesque spot along Central
- Bordering the Central Streetscape landscaping
- Ample architecturally-designed exterior lighting
- Multiple access points from both Central and Broadway
- In the midst of fast growing Downtown North, just a few blocks from I-40/I-75
- A very visible, prime location at the intersection of Broadway and Central, in the heart of Knoxville
- All brick exterior
- Generous canopy in place for guest entrance and/or deliveries
- Gas-fired HVAC equipment
- 225 amp, 3Ø distribution panel
- Plumbing roughed in for bathrooms and the preparation area

SITE PLAN



EVENT CENTER RENDERINGS



EVENT CENTER RENDERINGS



EVENT CENTER RENDERINGS



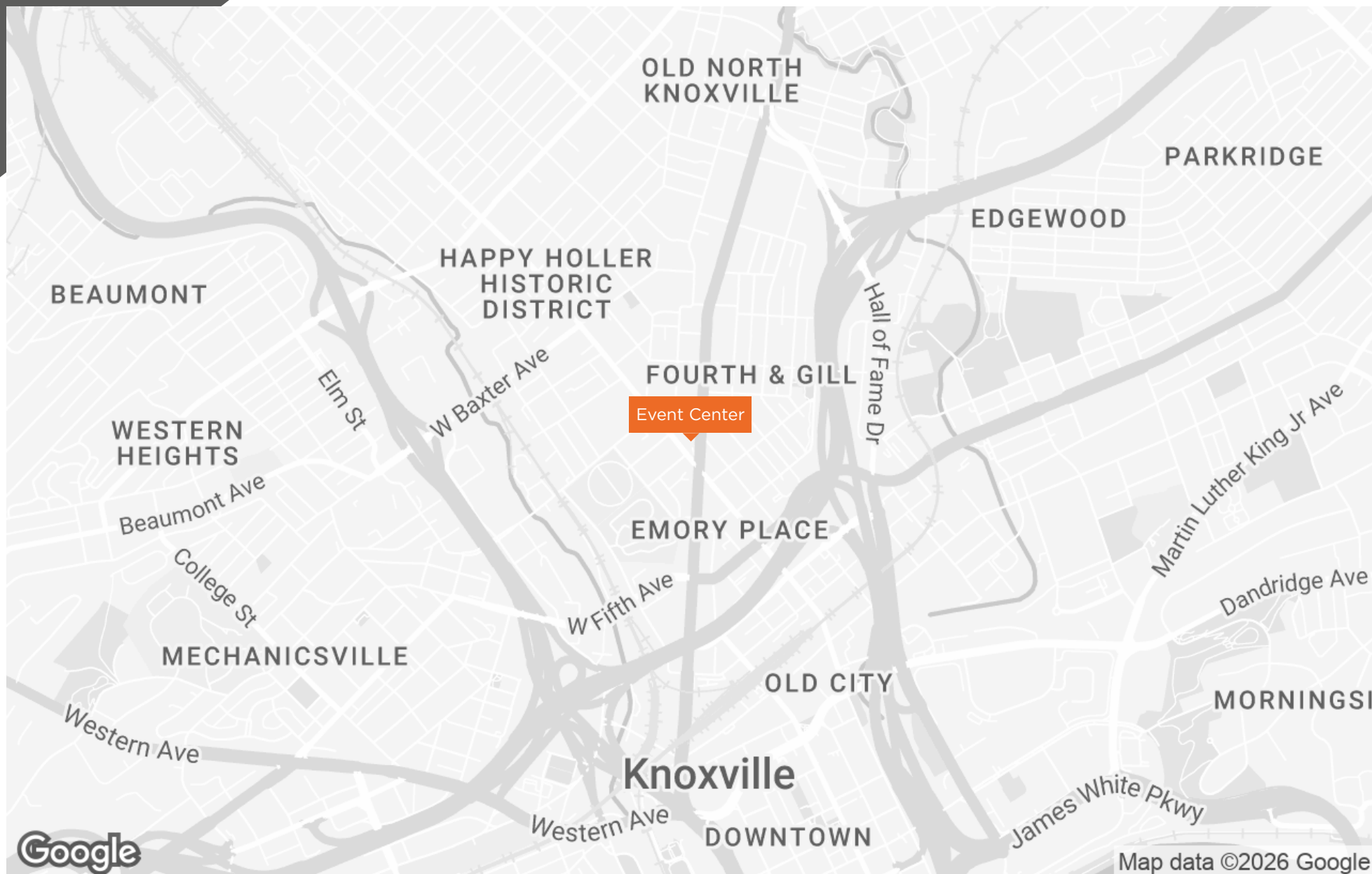


Location Information

LOCATION DESCRIPTION

Nestled in the heart of historic Downtown North Knoxville, this location, at the apex of Broadway and Central, offers a vibrant mix of culture, commerce, and leisure activities, including a dynamic array of dining, shopping, and entertainment options within walking distance. The nearby Old City district provides a trendy hub for socializing and stadium events, while the Knoxville Museum of Art and the Sunsphere offer enriching cultural experiences just a short drive away. Additionally, the property is conveniently located near Interstates 40 and 75, making it easily accessible for guests. Everyone can embrace the energy of Knoxville while enjoying the convenience of this prime venue location.

REGIONAL MAP





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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