



138 Chamberlain Blvd

Knoxville, Tennessee 37920

Property Highlights

- Rare standalone office opportunity just over a mile from downtown
- Competitively priced
- On site parking
- Attractive 2024 interior remodel

Property Overview

Introducing a rare standalone office opportunity just over a mile from downtown and Baker Creek Preserve, this attractively priced property offers an affordable opportunity to have your own building. Boasting ample on-site parking, tenants will appreciate the convenience and accessibility this feature affords. The property's interior underwent an attractive remodel in 2024, seamlessly blending modern aesthetics with functional design. With its competitive pricing, prime location, and on site parking, this centrally located office space presents an opportunity for businesses seeking a well-appointed and conveniently situated workspace.

Offering Summary

Lease Rate:	\$19 SF/yr (NNN)
Building Size:	1,230 SF
Available SF:	1,230 SF
Lot Size:	11,783 SF

Demographics 1 Mile 5 Miles 10 Miles

Total Households	3,642	56,083	152,951
Total Population	7,979	114,197	330,547
Average HH Income	\$45,813	\$48,089	\$64,992

For More Information

Michael Moore

O: 865 531 6400

mmoore@koellamoore.com | TN #324982



Property Description

Introducing a rare standalone office opportunity just over a mile from downtown and Baker Creek Preserve, this attractively priced property offers an affordable opportunity to have your own building. Boasting ample on-site parking, tenants will appreciate the convenience and accessibility this feature affords. The property's interior underwent an attractive remodel in 2024, seamlessly blending modern aesthetics with functional design. With its competitive pricing, prime location, and on site parking, this centrally located office space presents an opportunity for businesses seeking a well-appointed and conveniently situated workspace.

Location Description

The area surrounding the property offers a vibrant mix of amenities and attractions, making it an ideal locale for prospective office tenants. Situated in the thriving South Knoxville market, the location provides easy access to clientele, dining, entertainment, and cultural destinations. Nearby attractions such as Market Square, the historic Tennessee Theatre, and scenic Ijam's Nature Trails and Baker Creek offer an array of leisure options for tenants to enjoy. Additionally, the area is home to a variety of businesses, creating a dynamic environment for networking and collaboration. With its blend of modern conveniences and historic charm, this location presents an enticing opportunity for office tenants seeking a dynamic and vibrant workspace.

For Lease

1,230 SF | \$19 SF/yr

Office layout, broad C-G-2 Zoning Space



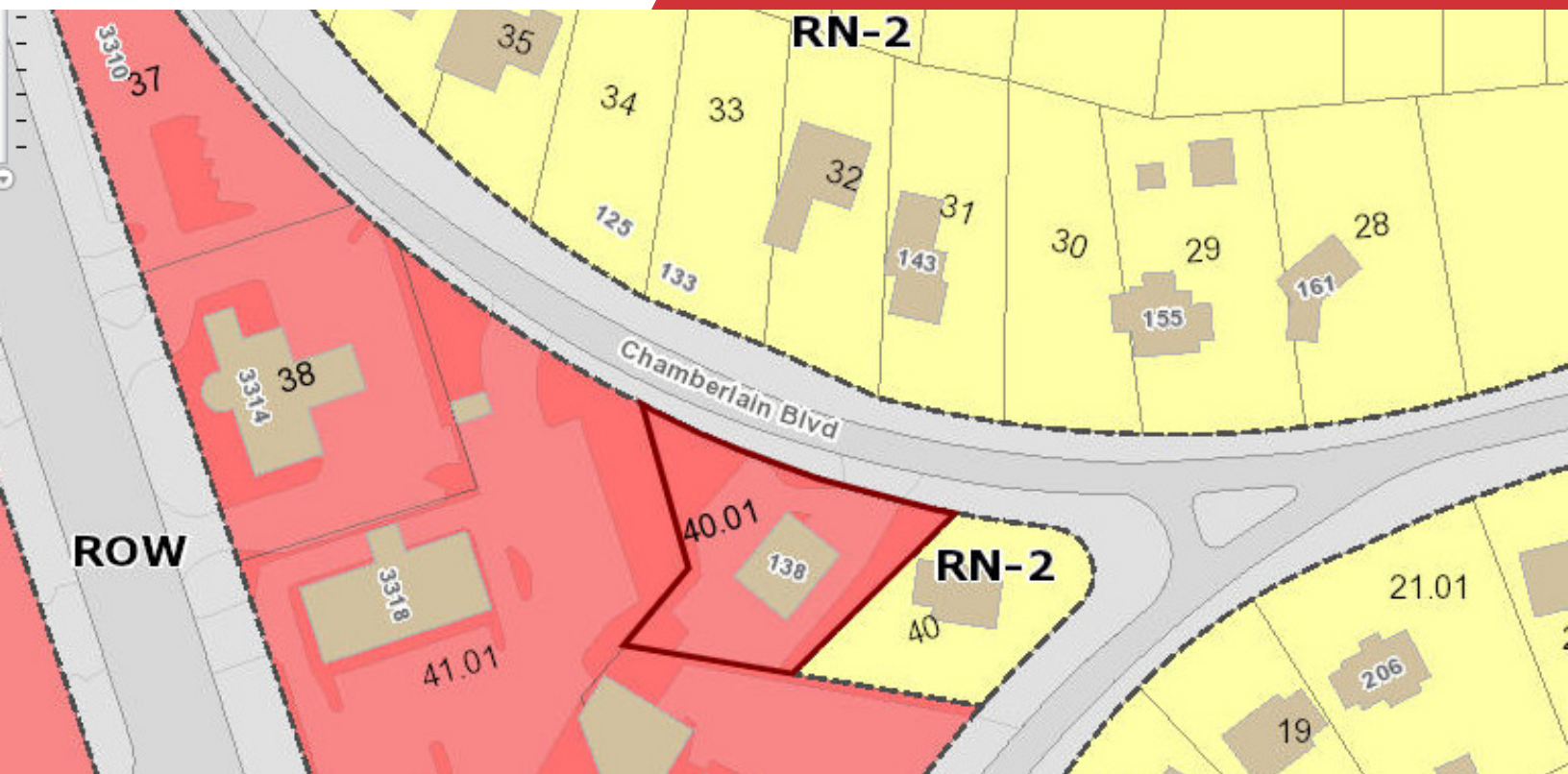
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com

For Lease

1,230 SF | \$19 SF/yr

Office layout, broad C-G-2 Zoning Space



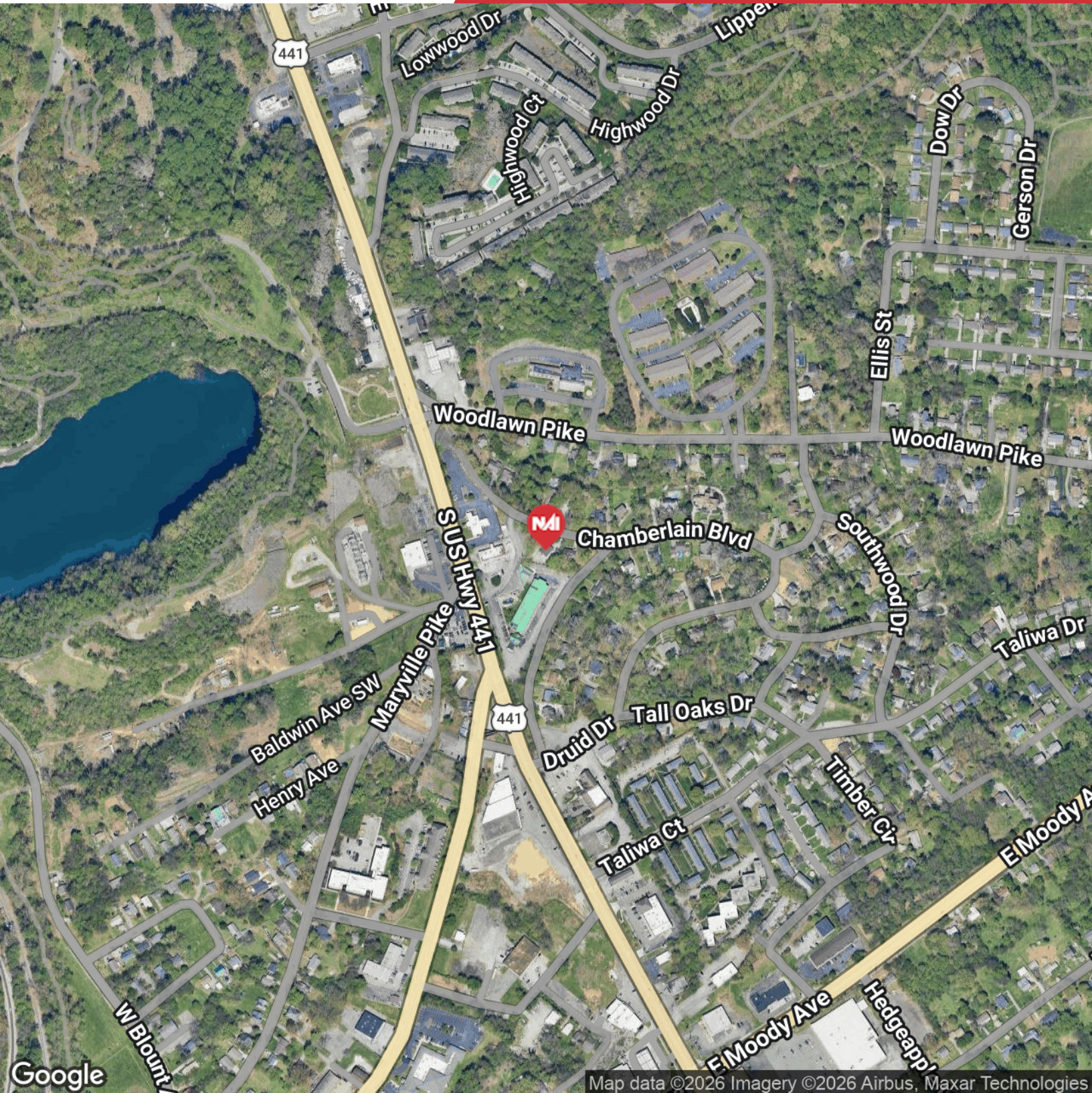
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com

For Lease

1,230 SF | \$19 SF/yr

Office layout, broad C-G-2 Zoning Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com

9.2 USE MATRIX

- A. Table 9-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.
- B. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- C. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 9.4.
- D. For accessory uses, see Article 10.
- E. Townhouse and multi-family dwellings are allowed in the RN-4 District as either permitted or special based upon the number of units, as described in Section 4.2.B. Therefore, the use matrix indicates both a P and a S within the cell.
- F. Additional use restrictions apply to certain DK District subdistricts per Section 5.2.B.
- G. Certain uses are prohibited as standalone structures in the OP District per Section 5.2.C.
- H. See Article 7 for use permissions within the CU and SW Districts.
- I. In the case of the C-G-1, C-G-2, and C-G-3 Districts, the uses allowed in the C-G District in Table 9-1 apply to all districts.
- J. In the case of the C-H-1 and C-H-2 Districts, the uses allowed in the C-H District in Table 9-1 apply to all districts.
- K. In the case of the C-R-1 and C-R-2 Districts, the uses allowed in the C-R District in Table 9-1 apply to all districts.

TABLE 9-1: USE MATRIX
P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Agriculture																				P	P			
Airport																			P		S			9.3.?
Alternative Correctional Facility											S													
Amusement Facility—Indoor										P	P	P	P			P								
Amusement Facility—Outdoor											P	P				S								
Animal Care Facility—Large Animal																				P	P			
Animal Care Facility—Small Animal								S	P	P	P	P	S	S		P				P	P			9.3.A1
Animal Breeder																				P				9.3.A1
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							
Bed and Breakfast	P	P	P	P																P				9.3.B
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility—With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P				P			
Campground																				S		P		9.3.C
Car Wash										S	P	P												9.3.D
Cemetery																						P		
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Conservation Area																				P		P	P	
Crematory										S	S	S												9.3.M
Country Club																						P		

Cultural Facility		S	S	S	S	S	S	S	P	P	P	P	P	P		P						P		
Day Care Center									P	P	P	P	P	P		P	P							9.3.E
Day Care Home	P	P	P	P	P	P	P	P																9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P													P			
Drive-Through Facility										S	P	P												9.3.F
Drug/Alcohol Treatment Facility, Residential											S			S							P			
Drug Treatment Clinic										P	P	P		P	P						P			9.3.G
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P			
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P			
Financial Institution									P	P	P	P	P	P	P		P							
Financial Service, Alternative										S	S	S												9.3.K
Food Bank																P		P	P					
Food Pantry										S	S										P			
Food Truck Park									S	P	P	P	P			P	P							9.3.L
Fraternity/Sorority				S	S	S	S														P			
Funeral Home										S	S	S												9.3.M
Garden, Community	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3.N
Garden, Market	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3.N
Garden, Personal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3.N
Gas Station									S	S	P	P				S	S	P	P					9.3.O

Golf Course/Driving Range											P	P									P			
Government Office/Facility									P	P	P	P	P	P	P	P	P	P	P		P			
Greenhouse/Nursery—Retail		S	S	S	S	S	S	S	S	P	P	P		S						P				
Group Home	P	P	P	P	P	P	P																	
Halfway House						S	S	S		P	P	P	P	S	S	S					P			
Healthcare Facility												S			S		S				P			
Heavy Retail, Rental, and Service											P	P						P		S				
Heliport															S	S	S	S	S		S			
Homeless Shelter											S	S	S								P			
Hotel										P	P	P	P		P	P	P							
Impound Lot																			P					9.3.P
Independent Living Facility				S	S	P	P	P	P	P	P	P	P	S										
Industrial—Craft										P	P	P	P			P		P						9.3.Q
Industrial—General																P	P	P	P					
Industrial—Heavy																			P					
Industrial Design									P	P	P	P	P		P	P	P	P						
Kennel											S	S				S				P				9.3.A1
Live Entertainment—Secondary Use										P	P	P	P			P								
Live Performance Venue										S	P	P	S			P								
Live/Work									P	P			P	P		P								9.3.R
Lodge/Meeting Hall									P	P	P	P	P	P		P	P	P	P	P				9.3.S
Marina										S						S		S				S		9.3.T
Medical/Dental Office/Clinic									S	P	P	P	P	P	P		S							
Micro-Brewery/Distillery/Winery									S	P	P	P	P			P		P						9.3.U
Neighborhood Nonresidential Reuse	S	S	S	S	S	S	S	S																9.3.V
Nightclub										S	S	S	S											

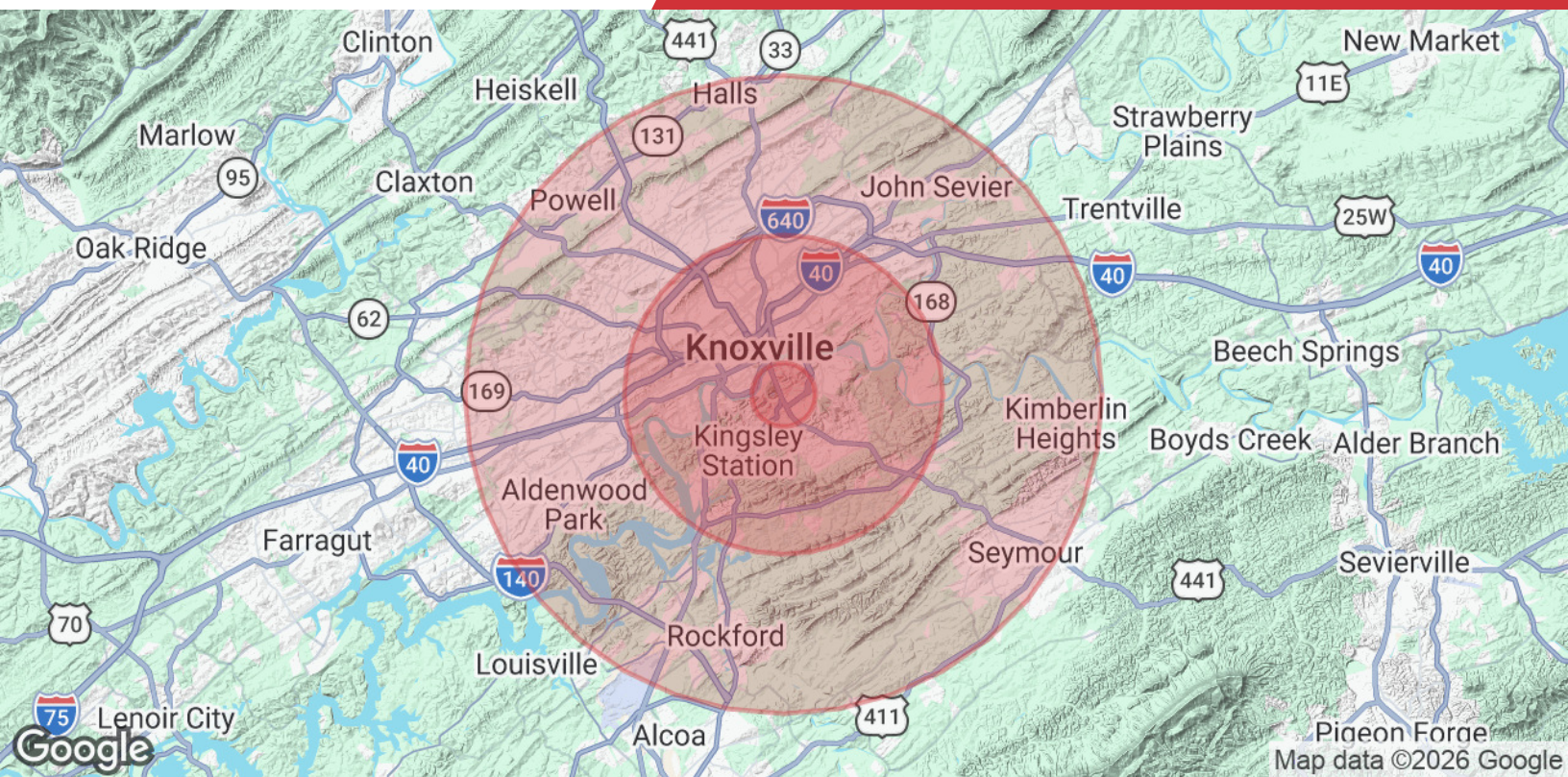
Office									P	P	P	P	P	P	P	P	P	P	P	P		P			
Parking Lot										S	S	P									P				Art. 11
Parking Structure										P	P	P	P		P	P	P				P				Art. 11
Personal Service Establishment									P	P	P	P	P		P	P	P								
Place of Worship	S	S	S	S	S	S	S	S	P	P	P	P	P	P						P	P				
Pre-School/Kindergarten	S	S	S	S	S	S	S	S	P	P	P	P	P		S							S			9.3.W
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P				
Public Works Facility											P	P				P		P	P	P					
Reception Facility										P	P	P	P			S				S					9.3.X
Research and Development										S					P	P	P	P	P						
Residential Care Facility						S	P	P	S	S	S	S									P				9.3.Y
Retail Goods Establishment									P	P	P	P			P	P	P								
Retail Liquor Stores										P	P	P	P		P										
Salvage Yard																			S						9.3.Z
Self-Storage Facility: Enclosed										S	P	P			P		P	P							9.3.AA
Self-Storage Facility: Outdoor											S	P					P	P							9.3.AA
Social Service Center										S	S	S	S							P					
Solar Farm					S	S	S	S			S	S			P		P	P	P	S	S				9.3.BB
Storage Yard, Outdoor											P							P	P						9.3.CC
Storage Yard, Outdoor—Secondary Use											P	P				S		P	P						9.3.CC
Vehicle Dealership											P	P													
Vehicle Operation Facility																		P	P						
Vehicle Rental—Indoor										S	P	P	S												
Vehicle Rental—With Outdoor Storage/Display											P	P													
Vehicle Repair/Service										S	P	P				S									9.3.DD
Warehouse and Distribution																P	P	P	P						

Waste Transfer Station																			P					
Wholesale Establishment											S					S	P	P	P					
Wind Energy System																	S	S	S	S	S			9.3.EE
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.FF

TEMPORARY USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Animals for Control of Invasive Species	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	9.4.A
Farmers' Market							T	T	T	T	T	T	T	T	T	T	T			T	T	T		9.4.B
Farmstand	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				T	T		9.4.C
Mobile Food Units (MFUs)/Mobile Food Vendors									T	T	T	T	T	T	T	T	T	T			T			9.4.D
Real Estate Project Sales Office/Model Unit	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			Sec. 9.4.E
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			9.4.F
Temporary Outdoor Entertainment	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T		9.4.G
Temporary Outdoor Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T			9.4.H
Temporary Outdoor	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		9.4.I

Storage Container																									
Temporary Recreational Vehicle Park										T	T	T				T					T				9.4.J
Temporary Warehouse Sales (Indoor)																T		T	T						9.4.K
Tent	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	9.4.L

(Ord. No. O-43-2020 , § 1, 3-24-20; Ord. No. O-61-2020 , § 1, 4-21-20; Ord. No. O-154-2020 , § 1, 10-20-20; Ord. No. O-43-2021 , § 1, 3-23-21; Ord. No. O-110-2021 , § 1, 8-24-21; Ord. No. O-11-2022 , § 1, 1-25-22; Ord. No. O-12-2022 , § 1, 1-25-22; Ord. No. O-89-2022 , § 1, 7-26-22; Ord. No. O-91-2022 , § 1, 7-26-22; Ord. No. O-92-2022 , § 1, 7-26-22; Ord. No. O-2-2023 , § 1, 1-10-23)



Population

	1 Mile	5 Miles	10 Miles
Total Population	7,979	114,197	330,547
Average Age	29.0	34.9	37.9
Average Age (Male)	28.8	33.6	36.5
Average Age (Female)	30.9	35.6	39.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	3,642	56,083	152,951
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$45,813	\$48,089	\$64,992
Average House Value	\$95,934	\$138,797	\$178,359

2020 American Community Survey (ACS)



Michael Moore

Senior Advisor

mmoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.221.9442

TN #324982

Professional Background

Michael brings over 15 years of CRE experience in the Knoxville MSA to the table and a broad range of prior real estate experience to the table. Specializations include rent stabilization investment sales, NNN leasing, from ground to leasing, distressed sales, estate settlement sales and site selection.

Prior to starting his CRE career in Knoxville, Michael was a licensed broker in Wyoming and Idaho, specializing in Farm/Ranch/Resort properties.

Combining a knack for communication with an intense and comprehensive diligence for market knowledge Michael brings multi-faceted skills to the various sides of real estate brokerage.

Education

University of Tennessee College of Journalism, 1992-1997

Memberships

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021, 2023 CoStar Retail Power Broker

Multiple Diamond Award Winner (Outstanding Volume)

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400