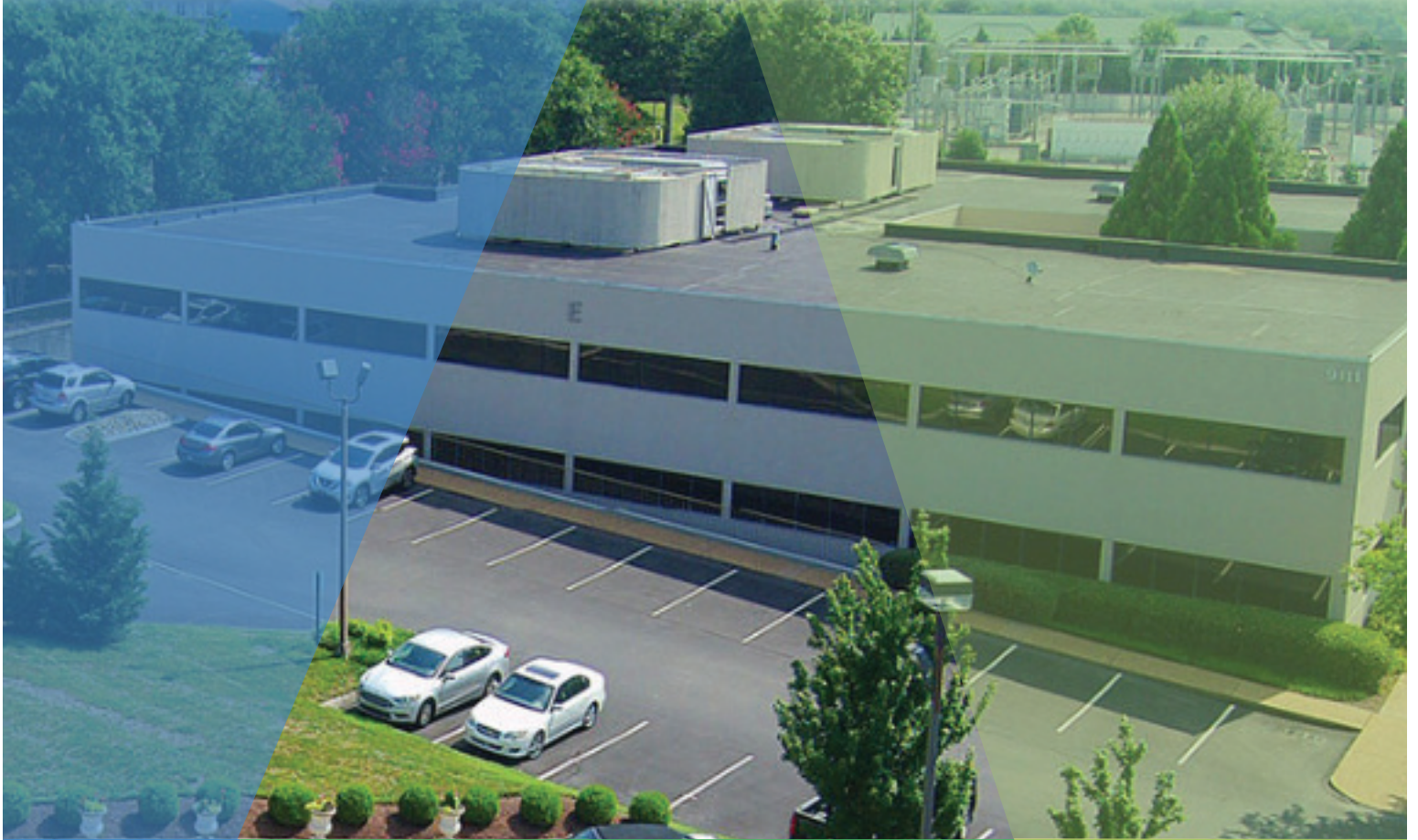


TKO SUITES



9111 CROSS
PARK
DRIVE

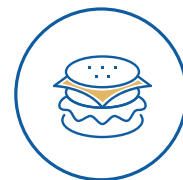
WHAT'S TO LOVE ABOUT 9111 CROSS PARK DRIVE



Single Story building with
25,000 square feet to grow
into when you need it



Super
affordable
offices



Steps away from
great restaurants
and shopping



Immediate access
to I-75, Cedar Bluff,
and Kingston Pike



Free
parking

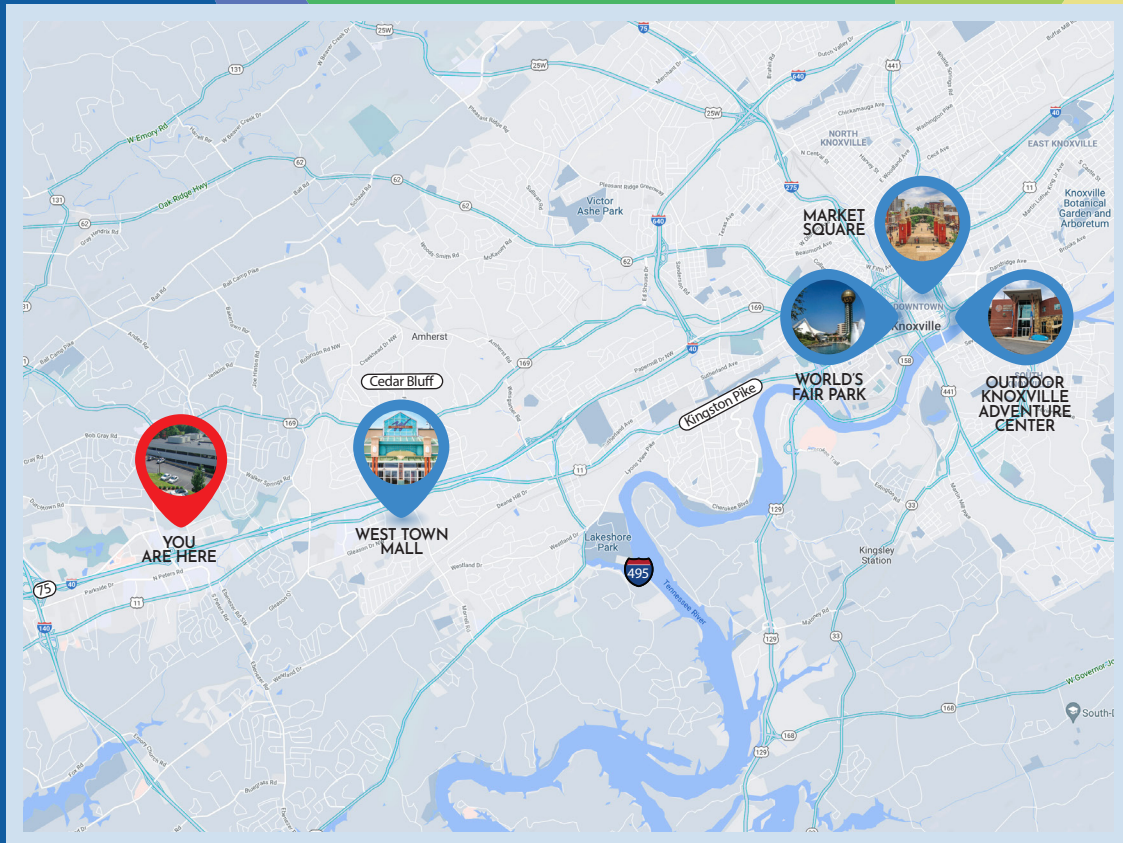


Local Post office
is just down
the road



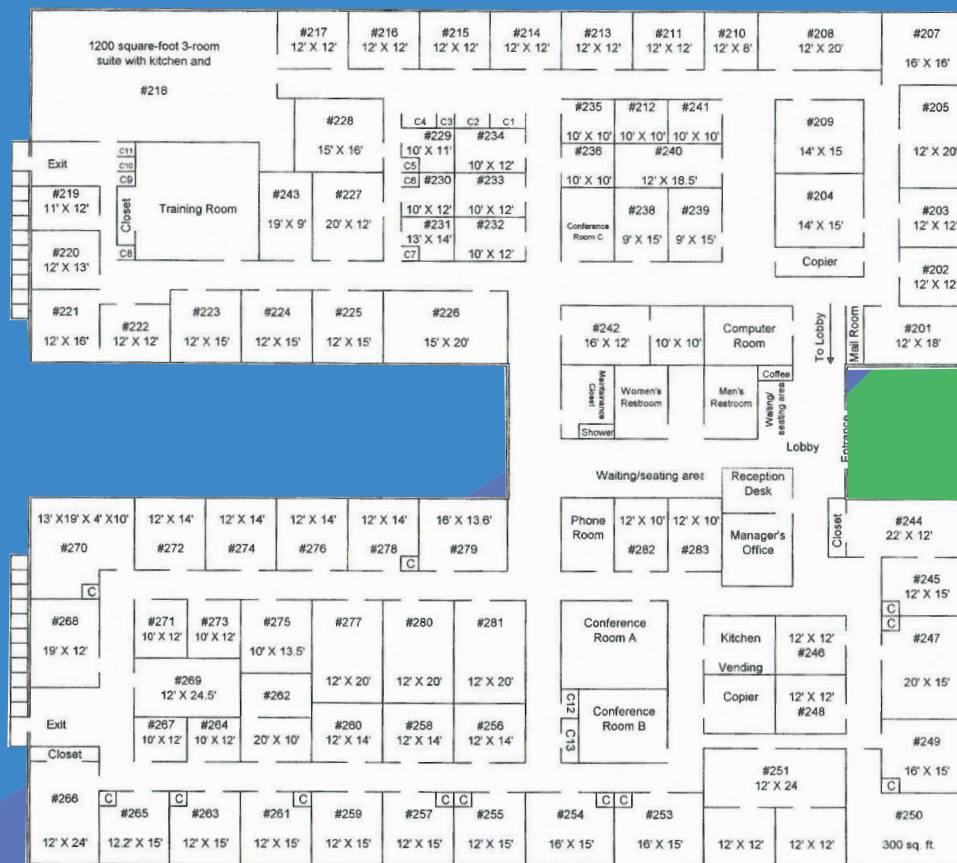
NEIGHBORHOOD HIGHLIGHTS

Conveniently located near I-75 Interchange, Cedar Bluff and Kingston Pike.



PROPERTY FLOOR PLAN

2ND FLOOR



INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME
LOCATION

25K

SQ. FT.

80

SUITES



*1 GIG-SPEED
INTERNET



*PHONE
SERVICE



MULTIPLE
CONFERENCE ROOMS



OFFICE
FURNITURE



ELECTRIC/HEATING
& COOLING



DAILY
CLEANING



PRINTER/SCAN/FAX
CAPABILITY



FREE
PARKING



MAIL
HANDLING



RECEPTIONIST



MAINTENANCE

ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE
RECEPTION
ANSWERING



LOCAL PHONE
NUMBER CALL
FORWARDING



CONFERENCE
ROOM USAGE



CLERICAL
SUPPORT

WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

TRADITIONAL OFFICE SPACES

THE SUITES

STARTUP COSTS

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:

\$50,000

One-Month
Security Deposit
+ One Small Fee

Starts at:

\$1,300

MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:

\$5,000

One all-inclusive
payment:
no surprises

Starts at:

\$450

COMMITMENT

3 to 15 years

**NO RISK WITH
GREAT REWARDS!**

1 day to 5 years

As you grow, we grow
with you: easily add more
space when you need it.

WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



PERSONALIZE

Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!



DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



MINIMAL RISK

With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.





WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

Thank you for considering TKO!

Ciarra Halbrook
Office Manager

865.694.0840
9111@tkosuites.com

tkosuites.com

TKO
SUITES