



FOR SALE OR LEASE

**2612 N ROAN STREET
JOHNSON CITY, TN 37601**

KEY FEATURES:

- Approximately 101,546-square-foot office building fully built out on a 9.18 acre lot
- Call center infrastructure including:
 - FF&E
 - Workstations
 - Structured cabling systems
- Supported by approximately 515 on-site parking spaces
- Additional 2.24 acre, paved parcel available with 195 parking spaces

AVAILABLE SUMMER 2026

CONTACT:

***Sharon Morrison, SIOR**, Executive Managing Principal
smorrison@cresa.com • 214.446.3738

***Clint Manning**, Executive Managing Principal
cmanning@cresa.com • 214.446.3738

John Speropulos CCIM, SIOR, President
john@mitchcox.com • 423.282.6582

**Not licensed in the State of Tennessee.*

SPECIFICATIONS

		HOW LARGE IS THE GRADE LEVEL DOOR? DOES IT GO INTO OPEN SPACE OR A MECHANICAL ROOM?	No door exists but one (1) could be added on the front of the building.
LATITUDE / LONGITUDE	36.354070° / -82.380422°	COLUMN SPACING	30' x 37'
BUILDING SQUARE FOOTAGE	Approximately 101,546	WHAT IS THE SALE PRICING ON THE 2.24 ACRES?	\$700,000 (not sold separately until building is sold)
IS THE BUILDING VACANT? IF NOT, WHAT DATE WILL IT BE?	Mostly Vacant. Just a few employees working.	WHAT IS THE LEASE PRICING ON THE 2.24 ACRES?	Negotiable
WHAT IS THE ASKING PRICE ON THE SALE?	\$9,646,870	EXISTING POWER (KVA, AMPS, VOLTS, PHASE)	2,000-amp 480/277V, 3-Phase
WHAT IS THE ASKING PRICE FOR THE BUILDING ON A LEASE?	Negotiable	GENERATOR	750 kW CAT Model 3412 diesel standby generator
ESTIMATED ANNUAL OPEX	—	NATURAL GAS	Yes
BUILDING CONSTRUCTION TYPE?	Steel-frame with painted masonry exterior walls	ELECTRIC	Brightridge
CLEAR HEIGHT MIN/MAX?	There is presently a 9" raised floor system in the building. FFE to ceiling deck: ~18.0' Clear Height: ~16.5' to bottom of steel	WATER	Public
IS IT SPRINKLED? IF SO, WHAT TYPE?	Fully sprinklered wet-pipe fire system	SEWER	Public
CURRENT ZONING?	B-4	MAIN PARCEL PARKING SPACES (9.18 ACRES)	515
ARE THERE ANY DOCK DOORS? IF NOT, WHERE DO YOU THINK THEY COULD GO?	One (1). Two (2) standard height loading dock doors previously existed.	ADDITIONAL PARCEL PARKING SPACES (2.24 ACRES)	195

**These are believed to be correct, but are made with no representaion or warranty. Buyer/Tenant should verify all specifications.*

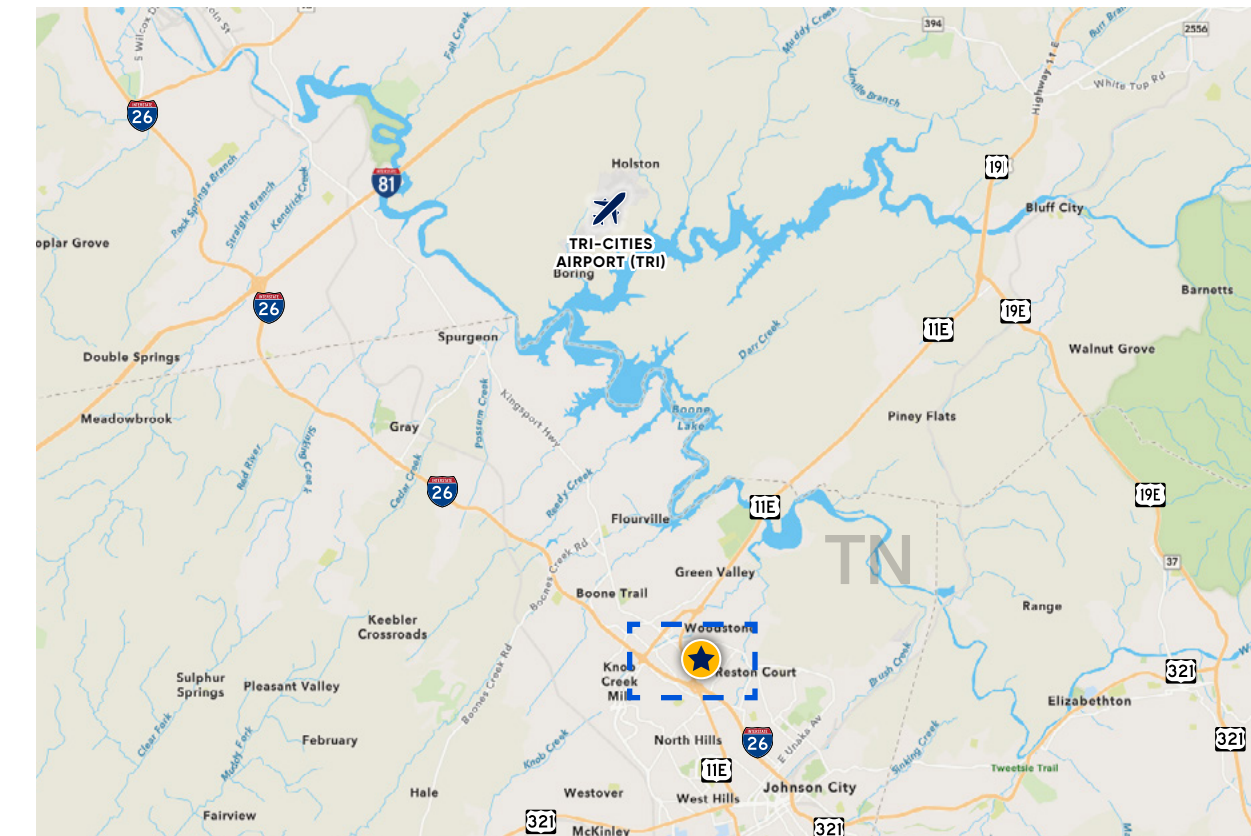
FOR SALE
OR LEASE

2612 N ROAN STREET
JOHNSON CITY, TN 37601

KEY FEATURES:

- Approximately 101,546-square-foot office building fully built out on a 9.18 acre lot
- Call center infrastructure including:
 - FF&E
 - Workstations
 - Structured cabling systems
- Supported by approximately 515 on-site parking spaces
- Additional 2.24 acre, paved parcel available with 195 parking spaces

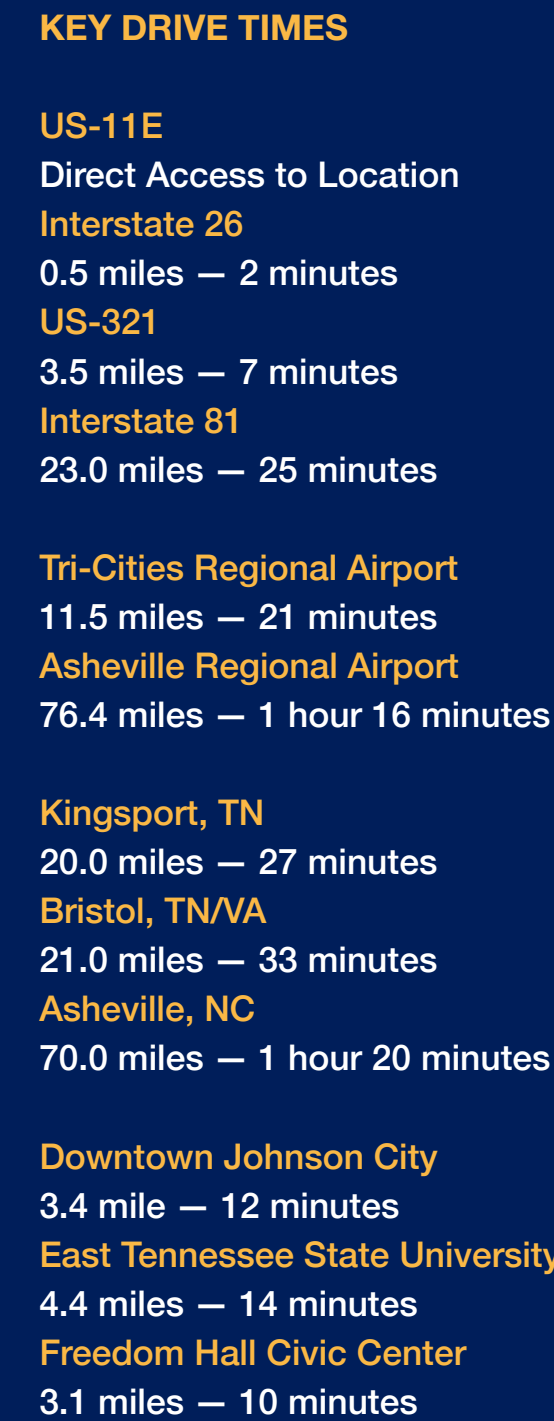
AVAILABLE SUMMER 2026



2612 N ROAN STREET
Johnson City, TN 37601

PRICE / RATE	CALL FOR INQUIRIES
PREMISES	9.18 Acre Parcel
SQUARE FOOTAGE	101,546 SF
TYPE	Class B Office
COUNTY	Washington
YEAR BUILT	1987
AVAILABILITY	Summer 2026

- Fully Built-Out with Call Center Infrastructure including: FF&E, Workstations, and Structured Cabling Systems
- 100% HVAC
- Loading: One Overhead Door
- Parking: 515 Spaces
- Strong visibility with Traffic Counts Exceeding 23,000 Vehicles per Day
- Convenient Access to I-26 and a 19-minute Drive to Tri-Cities Airport
- Full Building Only
- Additional 2.24 Acre Lot with 195 Spaces also Available (Separate Pricing)



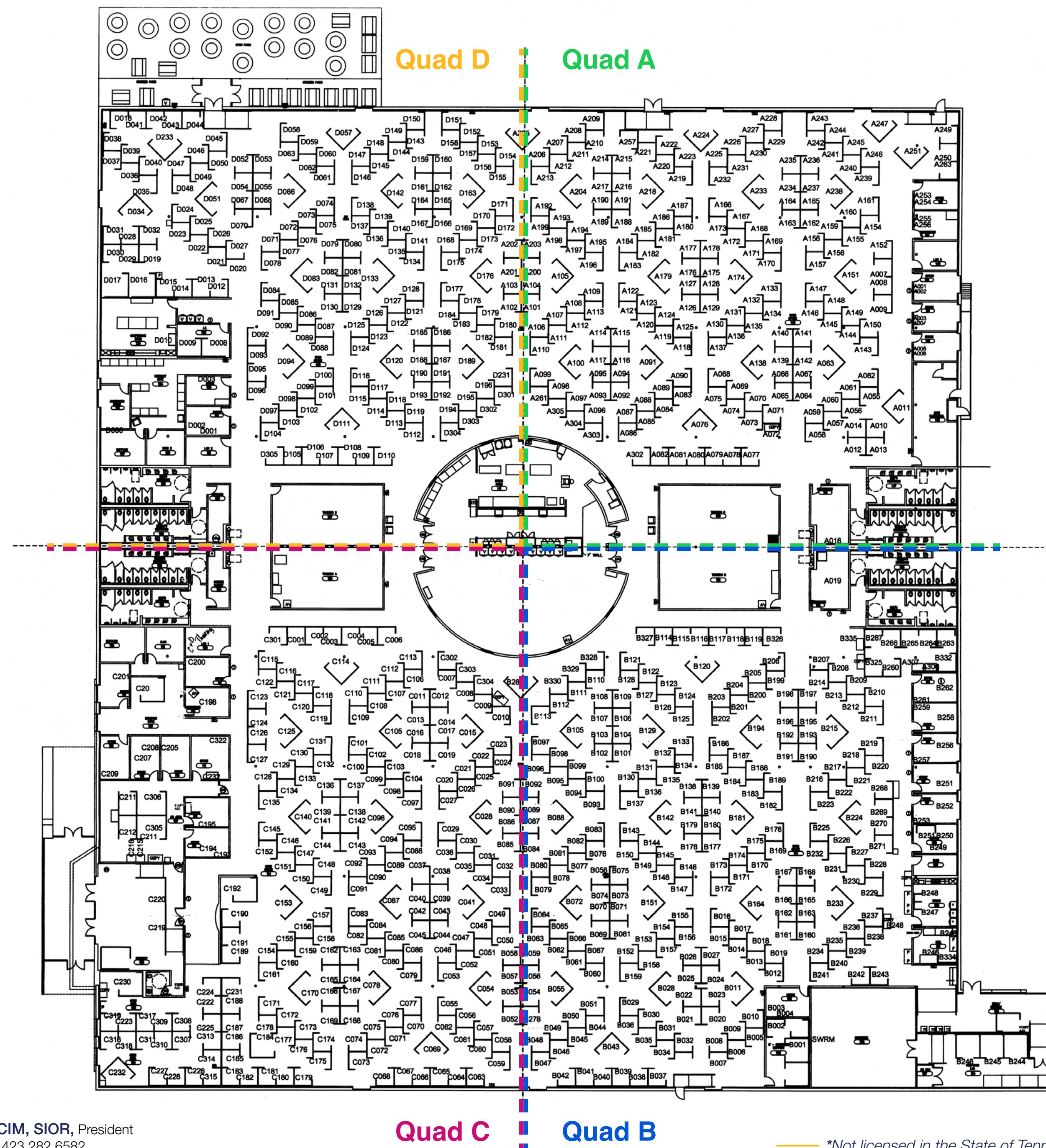
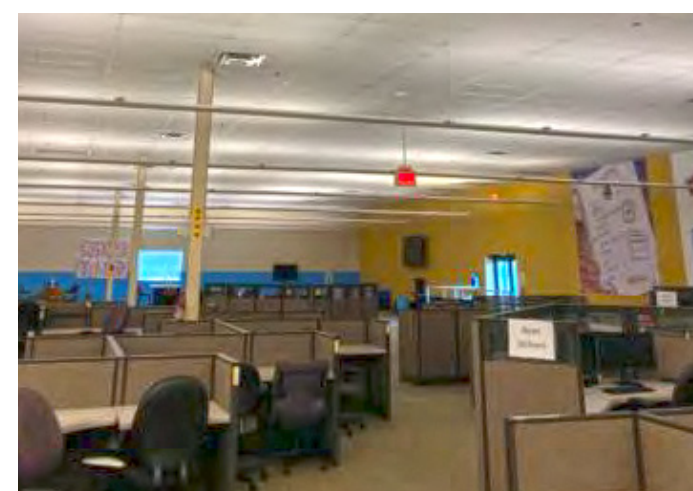
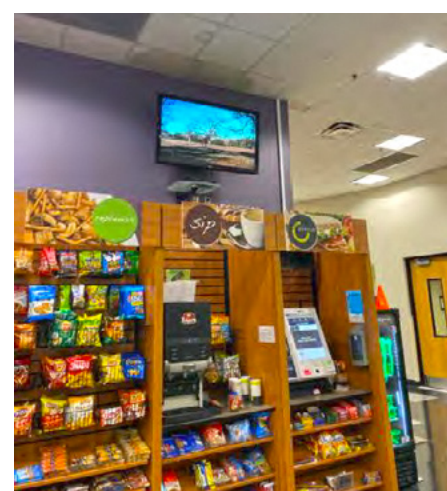
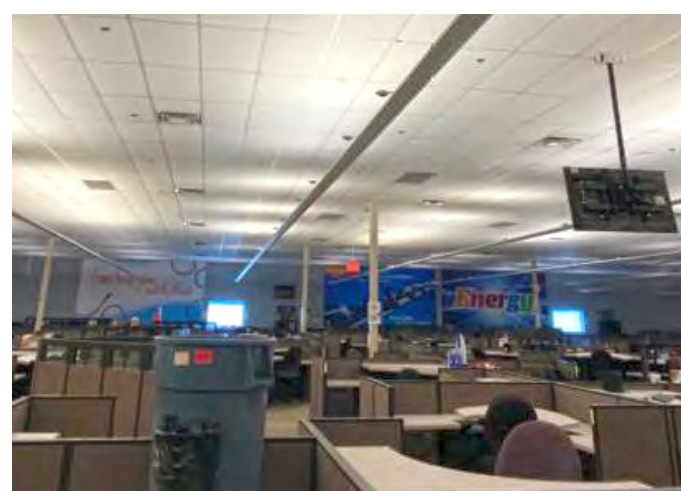



**Not licensed in the State of Tennessee.*

FOR SALE OR LEASE • 101,546 SF CALL CENTER
FULL BUILDING ONLY • 9.18 ACRE PARCEL

2612 N ROAN STREET

Johnson City, TN 37601

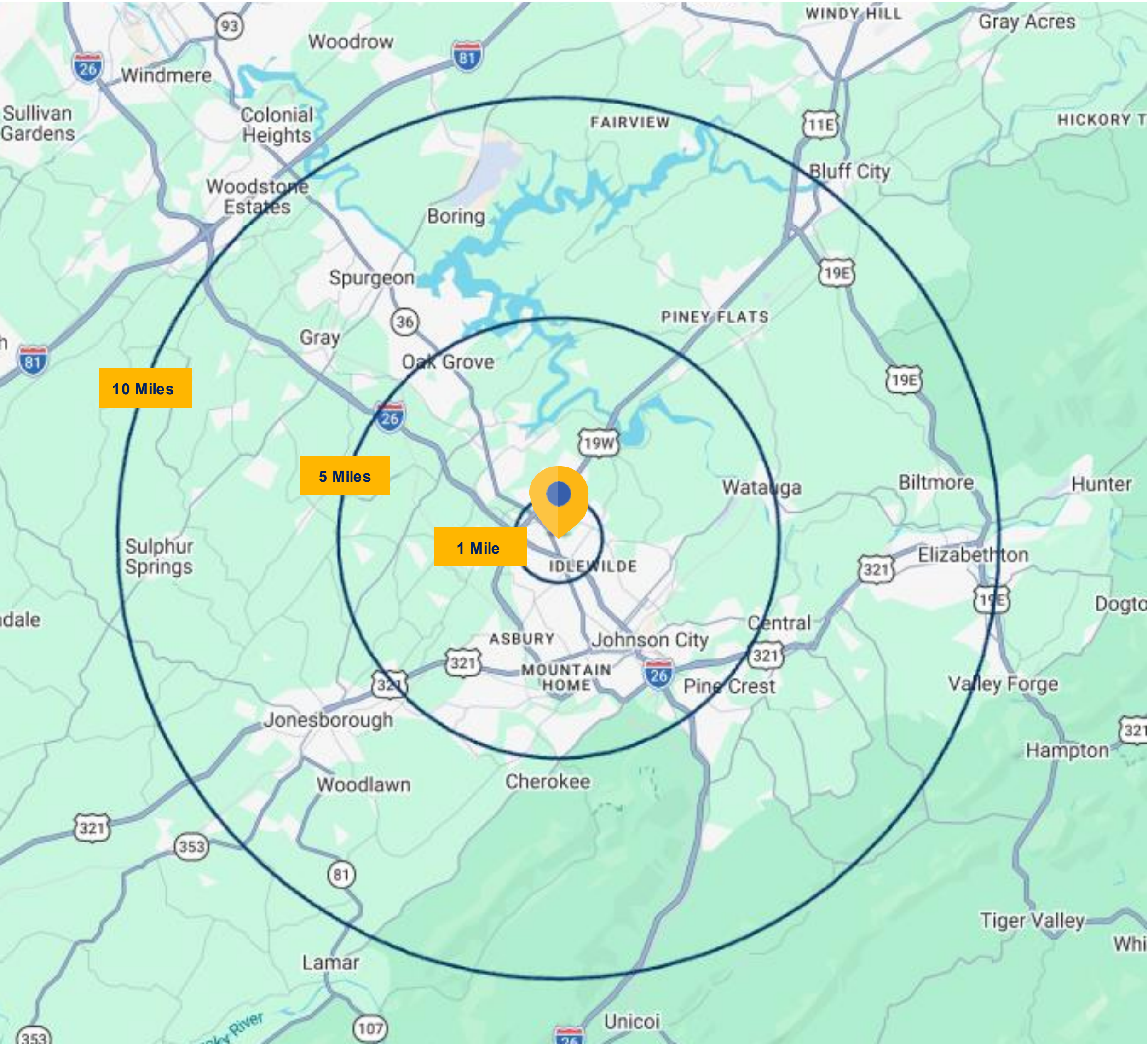


FOR SALE OR LEASE • 101,546 SF CALL CENTER
FULL BUILDING ONLY • 9.18 ACRE PARCEL

AREA

DEMOGRAPHICS

2612 N ROAN STREET
Johnson City, TN 37601



1 Mile Radius	
2024 Population	3,757
5 Year Growth	1.5%
Total Households	1,840
Average HH Income	\$71,462
Daytime Employees	9,160
5 Mile Radius	
2024 Population	79,303
5 Year Growth	1.2%
Total Households	34,783
Average HH Income	\$78,980
Daytime Employees	68,145
10 Mile Radius	
2024 Population	69,404
5 Year Growth	0.9%
Total Households	71,420
Average HH Income	\$80,278
Daytime Employees	94,789

CONTACT:

*Sharon Morrison, SIOR, Executive Managing Principal

smorrison@cresa.com • 214.446.3738

*Clint Manning, Executive Managing Principal

cmanning@cresa.com • 214.446.3738

John Speropulos CCIM, SIOR, President

john@mitchcox.com • 423.282.6582

*Not licensed in the State of Tennessee.

Cresa © 2026. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.