

RENTAL RATE

\$17.50 PSF/YR NNN

Approximately \$2,917/month base rent per suite, calculated on 2,000 SF. The included 325 SF mezzanine adds no additional base rent.

PROPERTY FEATURES

- ◆ 6,000 SF new-construction flex building — three 2,000 SF suites
- ◆ Each suite: approximately 325 SF finished storefront office + 1,675 SF operations area
- ◆ 325 SF usable mezzanine included with each suite at no additional base rent
- ◆ Entire suite heated and cooled for comfortable year-round operations
- ◆ One 14' × 14' front overhead door per suite with direct paved approach
- ◆ Approximately 20' clear interior height for equipment, racking, and flexible use
- ◆ Private restroom, professional glass entrance, fiber availability, and signage potential
- ◆ Three-phase power available upon request; build-to-suit options for qualified tenants
- ◆ Adjacent suites may be combined during the appropriate construction window

LOCATION HIGHLIGHTS

- ◆ Direct frontage and high exposure on Village Square Drive
- ◆ Approximately 9,708 vehicles per day on Village Square Drive
- ◆ Professional, medical, service, restaurant, and employment neighbors
- ◆ Near the broader Strawberry Hill retail district in a distinct business-facing setting



AVAILABLE SPACE

3 suites × 2,000 SF

**325 SF mezzanine included per suite
at no additional base rent**

Anticipated early 2027

NEW CONSTRUCTION FLEX SPACE

**Professional storefront frontage with
fully conditioned office and operations
space behind it.**

Conceptual rendering shown. Landscaping and finishes may vary.

LEASING CONTACT

Blair Wientjes

(865) 680-1441

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NOW PRE-LEASING • ANTICIPATED EARLY 2027

02 / RENDERINGS

A polished storefront presence with true flex-space utility.

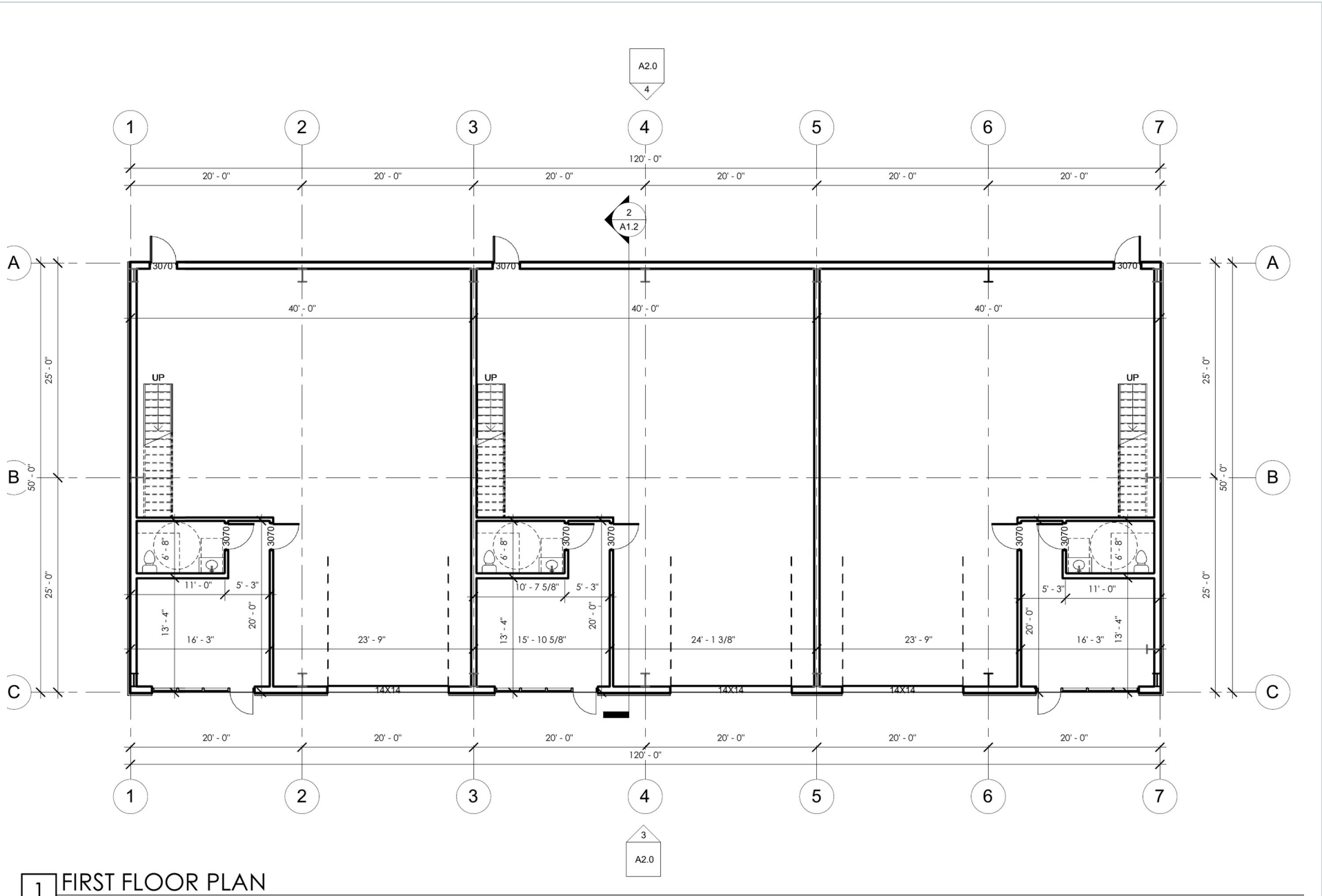
Conceptual renderings. Furniture, equipment, décor, and tenant improvements shown are illustrative only and are not included unless specifically stated in the lease.



03 / FIRST-FLOOR PLAN

Actual architectural plan — three 40' × 50' suites.

Each suite contains 2,000 SF on the first floor plus a separate 325 SF mezzanine above the office.



SUITE PROGRAM

2,000 SF

FIRST FLOOR

325 SF

FINISHED OFFICE

1,675 SF

OPERATIONS AREA

325 SF

USABLE MEZZANINE

14' × 14'

FRONT OHD

±20'

CLEAR HEIGHT

FLEXIBLE CONFIGURATIONS

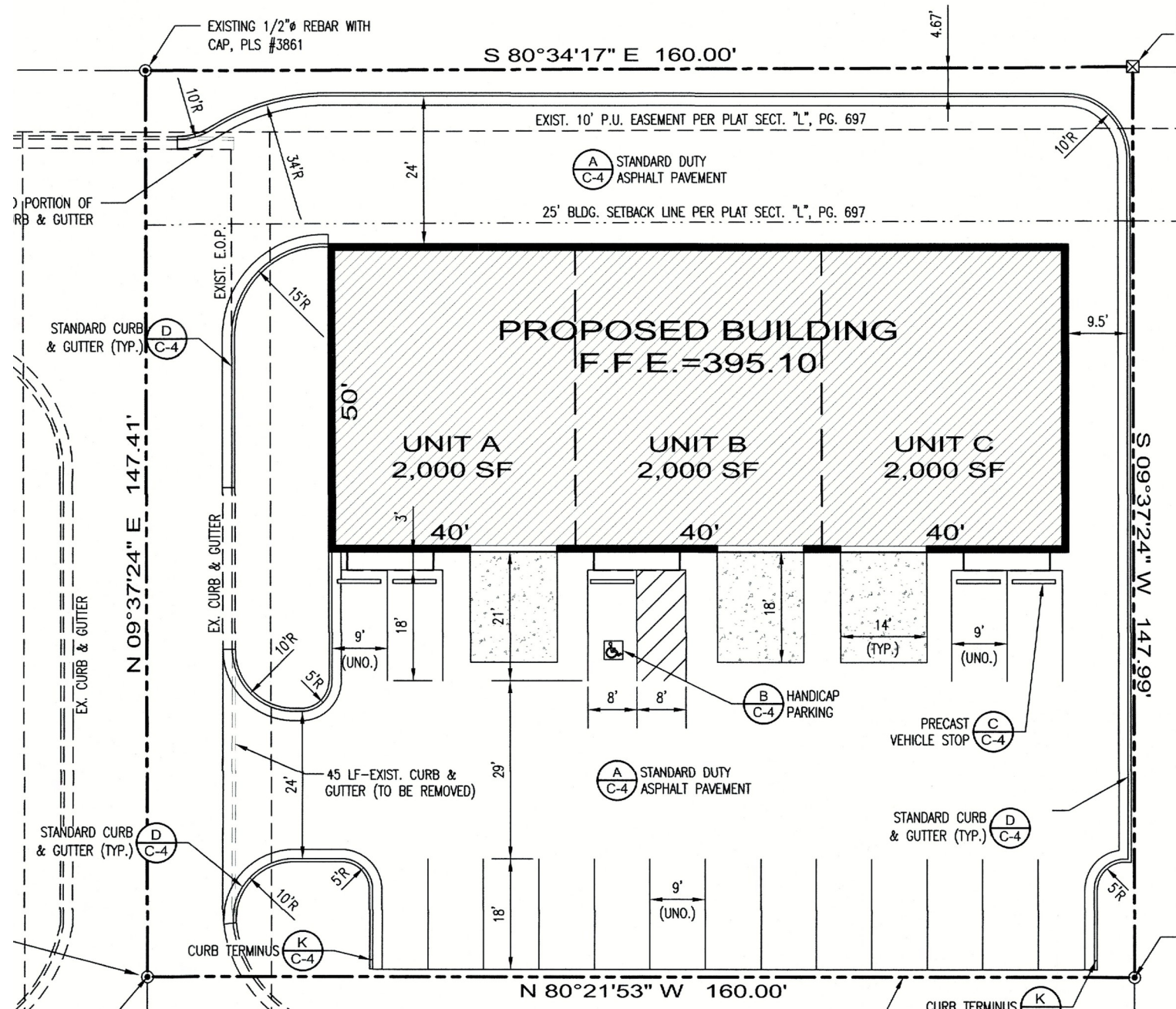
Qualified tenants may combine suites or request layout modifications during the appropriate construction window, subject to landlord approval and final lease terms.

Conceptual plan dimensions and improvements are subject to final verification.

04 / SITE PLAN

Paved access, customer parking, and direct suite approaches.

The compact site is designed to support storefront customers and daily business operations.



SITE HIGHLIGHTS

- ◆ Front parking and dedicated accessible space
- ◆ Direct paved approach to each 14' x 14' overhead door
- ◆ Paved circulation around the building
- ◆ Customer-facing storefront entrances
- ◆ Concrete curb-and-gutter site improvements
- ◆ Convenient ingress from Village Square Drive

BUILDING FOOTPRINT

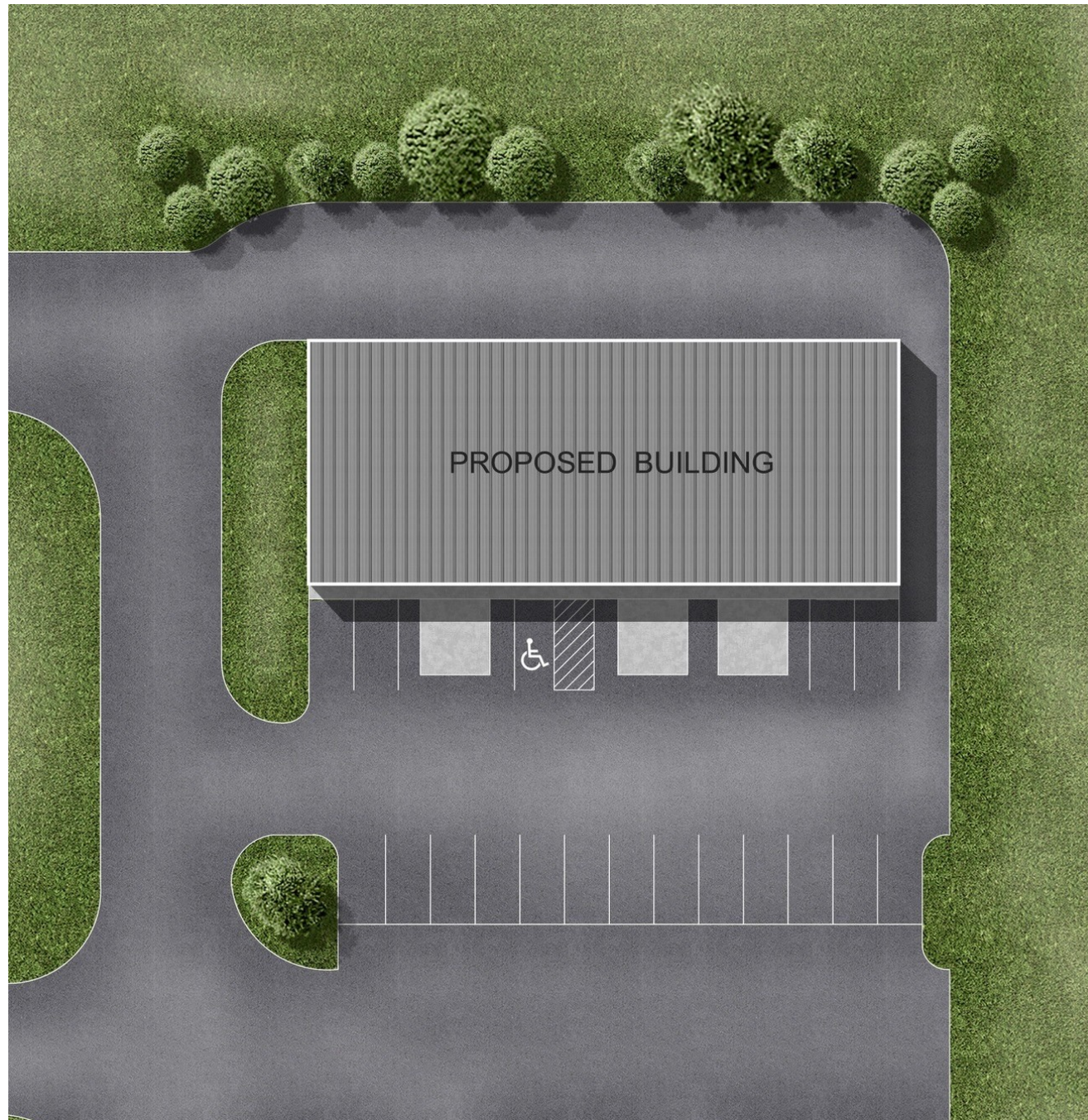
120' x 50' | 6,000 SF

Three equal 40' bays

05 / RENDERED SITE PLAN

A clear view of access, circulation, and customer parking.

Conceptual site rendering illustrating the proposed building placement and paved circulation areas.

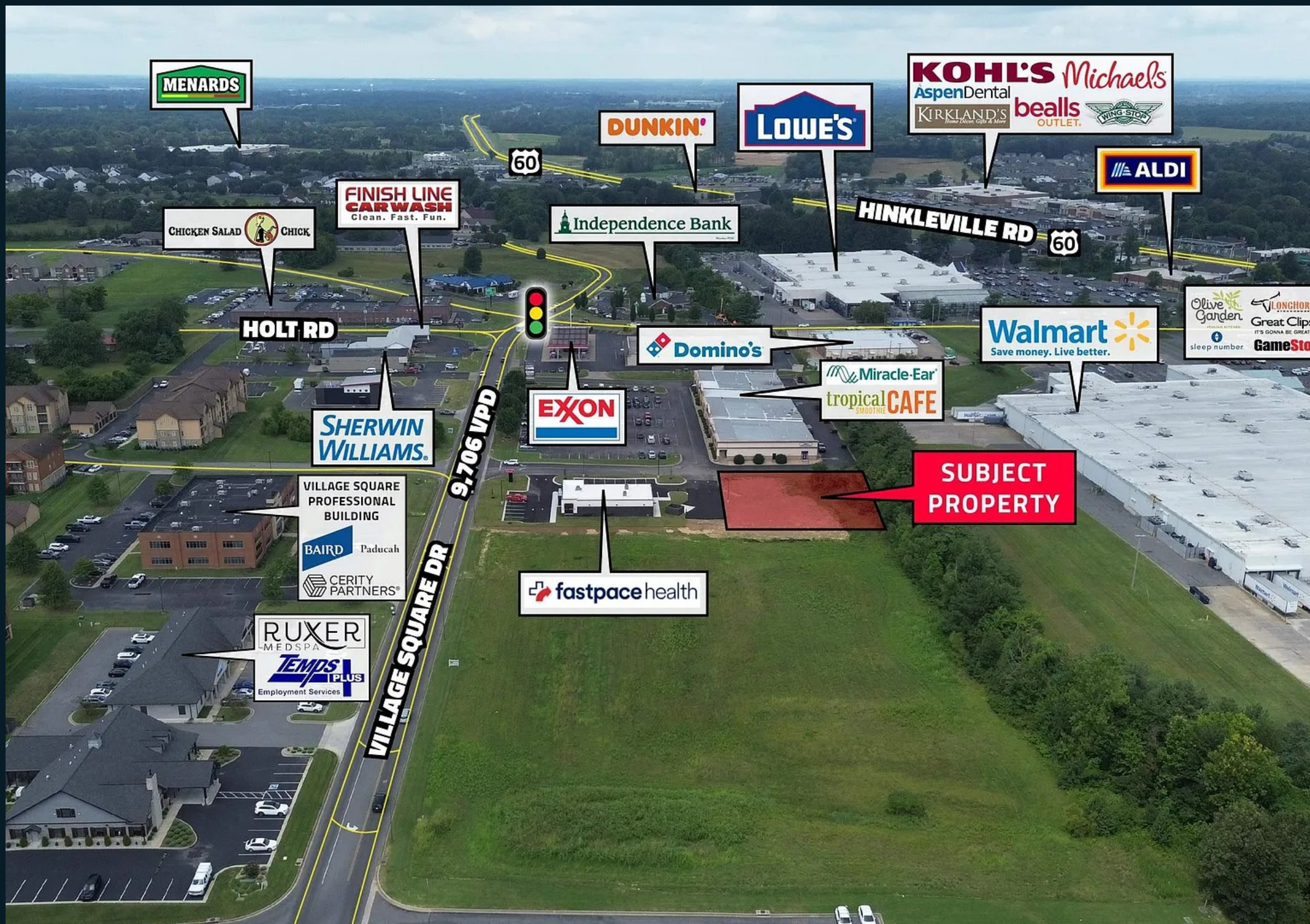


SITE CONFIGURATION

- ◆ Prominent building placement with storefronts facing customer parking
- ◆ Dedicated accessible parking and striped access aisle
- ◆ Direct paved approaches at the overhead-door locations
- ◆ Paved circulation around the building
- ◆ Landscaped islands and perimeter green space
- ◆ Convenient access from Village Square Drive

CONCEPTUAL RENDERING

Final site improvements, striping, landscaping, and dimensions are subject to approved construction documents.



DIRECT VILLAGE SQUARE DRIVE EXPOSURE • 9,708 VPD • PROFESSIONAL, MEDICAL, SERVICE, RESTAURANT, AND EMPLOYMENT NEIGHBORS



NEAR MAJOR RETAIL AND REGIONAL TRAFFIC GENERATORS — WITH A DISTINCT VILLAGE SQUARE DRIVE BUSINESS SETTING

08 / OPERATIONS + TENANT FIT

A professional front office with productive space behind it.

Designed for businesses that need more than a conventional storefront or basic warehouse bay.

POTENTIAL BUSINESS USES

- ◆ HVAC, plumbing, and electrical contractors
- ◆ Facility-maintenance and service companies
- ◆ Technology, security, and managed-service firms
- ◆ Equipment and building-product suppliers
- ◆ Specialty distributors and light assembly
- ◆ Professional services with inventory
- ◆ Showroom, office, and operations combinations

BUILT FOR DAILY OPERATIONS

- ◆ Heated and cooled throughout
- ◆ Open 1,675 SF rear work area
- ◆ Approximately 20' clear height
- ◆ Oversized front loading door
- ◆ Fiber availability
- ◆ Three-phase power available upon request
- ◆ Private restroom and finished office
- ◆ Usable mezzanine for added capacity

BUILD-TO-SUIT OPPORTUNITY

Qualified tenants may tailor interior configurations under an executed lease. Depending on timing, options may include additional offices, workrooms, conference space, specialty electrical requirements, or other improvements suited to the tenant's operation.

COMBINE SUITES

Adjacent suites may be combined before demising walls are installed, subject to owner approval, code, utility requirements, and the construction schedule.

Potential uses require owner approval and confirmation of zoning, building-code, and utility requirements.

09 / BUILDING DESIGN

Purpose-built flex space with a higher-quality presentation.

Modern materials and a conditioned envelope distinguish the project from conventional warehouse bays.



PROFESSIONAL FRONTAGE

An approximately 24-foot-tall front façade creates a prominent, high-visibility commercial presence with storefront glass, stone accents, and tenant-signage potential.

CONDITIONED ENVELOPE

R-38 ceiling and R-25 insulated wall systems support comfortable year-round use across the office and operations areas.

FLEXIBLE LONG-TERM VALUE

Open warehouse areas, mezzanine capacity, modern utilities, and adaptable layouts can support a broad range of business operations.

CONCEALED-FASTENER BOARD-AND-BATTEN METAL SIDING • MODERN ARCHITECTURAL DEPTH • DURABLE LOW-MAINTENANCE EXTERIOR

NEW CONSTRUCTION • MODERN IMAGE • HEATED + COOLED • FLEXIBLE INTERIORS • HIGH-VISIBILITY LOCATION

NOW PRE-LEASING

Put your business in the middle of Strawberry Hill.

Three new 2,000 SF flex suites
Anticipated early 2027

ASKING RATE

\$17.50 PSF/YR NNN

Approximately \$2,917/month base rent per suite

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BROKER COOPERATION WELCOMED

A commission is available to the procuring licensed tenant-representation broker. Contact leasing for terms.

All information is subject to change and verification. Renderings and plans are conceptual and for marketing purposes only. Lease terms, improvements, permitted uses, utility capacity, and delivery timing are subject to final documentation and owner approval.

