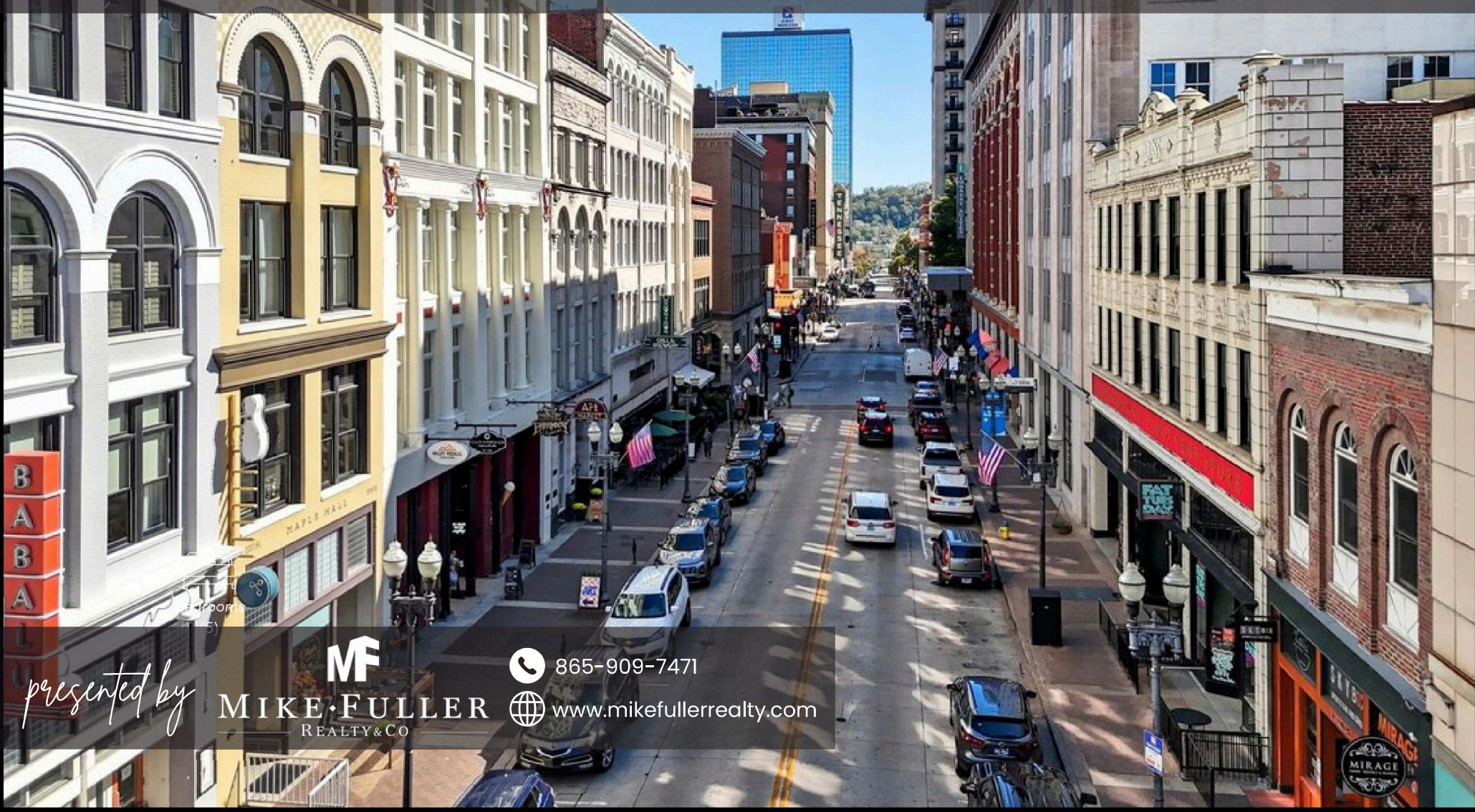




FOR LEASE

iconic Gay St suite




1,000 sq. ft.
(5)

presented by

MF
MIKE FULLER
REALTY & CO

 865-909-7471

 www.mikefullerrealty.com

SUMMARY

LISTING BASICS

- ADDRESS: 418 S GAY ST SUITE 203 , KNOXVILLE TN 37902
- AREA: 3,334 - 4,150 RSF 2ND FLOOR CONDO SUITE
- USE: BUSINESS OFFICES
- ZONING: DK-H (DOWNTOWN KNOXVILLE HISTORIC)
- ASKING RATE: \$25 ANNUAL/SF (GROSS LEASE)

KEY HIGHLIGHTS

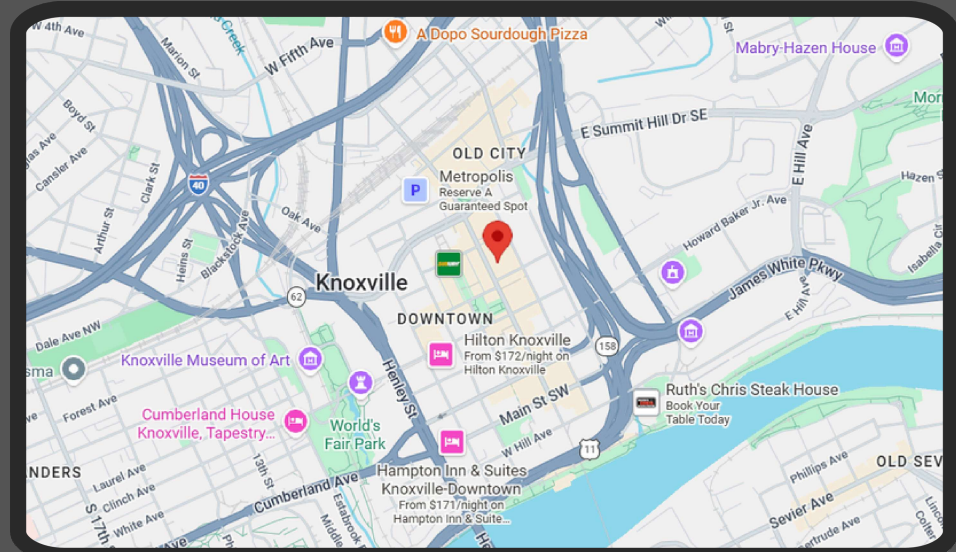
- CREATIVE OFFICE ENVIRONMENT WITH FLOOR TO CEILING WINDOWS THAT BRING NATURAL LIGHT THROUGHOUT THE DAY
- POLISHED HARDWOOD FLOORS AND EXPOSED BRICK THAT BLEND HISTORIC CHARACTER WITH MODERN WORKSPACE APPEAL
- RECEPTION AREA, LOUNGE, AND DEDICATED CONFERENCE ROOM DESIGNED FOR CLIENT-FACING OPERATIONS
- POSITIONED WITHIN AN OPPORTUNITY ZONE PROVIDING POTENTIAL TAX ADVANTAGES TO QUALIFYING USERS
- FULL SCOPE OF LOCAL RETAILERS AND EMPLOYERS DRAWS CONSISTENT TRAFFIC

AREA RETAILERS

- PHOENIX PHARMACY & SODA FOUNTAIN
- JACKSON AVE TEA CO.
- CHRISTOPHER ROBIN ARTS
- PARAGON
- KBREW
- DICARLO'S PIZZA
- BISTRO AT THE BIJOU
- MAST GENERAL STORE
- URBAN OUTFITTERS
- ANTHROPOLOGIE
- LULULEMON

SITE DEMOGRAPHICS

- DAYTIME POPULATION: 22,300
 - AVERAGE HH INCOME: \$106,000
- *ZIP CODE 37902 (DOWNTOWN KNOXVILLE)
(RPR 2024)



contact us:



865-707-7471
mike@mikefullerrealty.com



865-773-9200
suzanne@mikefullerrealty.com

DESCRIPTION



Mike Fuller Realty & Co. is pleased to present the offering of this Modern Creative Office Space in the Heart of Downtown Knoxville!

Second-Floor Suite | Floor-to-Ceiling Windows | Iconic Phoenix Building on Gay Street

Looking for a stylish, centrally located space to grow your startup or creative business? Or are you ready to give your law, architecture, finance, counseling, or professional services firm a fresh, standout address? This rare second-floor suite in the historic Phoenix Building offers the ideal blend of timeless character and modern functionality—perched above the beloved Phoenix Pharmacy & Soda Fountain on Knoxville's most dynamic street: Gay Street.

Suite previously improved as a pharmacy lab and currently has clean room, compounding hood, mechanical equipment and administrative offices in place. Owner will remodel to accommodate tenant needs!

Vast floor-to-ceiling windows + high ceilings = all-day natural light

Refinished hardwood floors paired with exposed brick and an open-concept layout combine history with luxury.

Spacious flexible space with 3,334 SF available, up to 4,150 SF including the conference room.

Dedicated reception area and lounge to welcome clients and guests

Private in-suite restrooms, guest restrooms, and a conference room for strategy sessions and client meetings.

Step outside to coffee shops, restaurants, bars, and theaters—everything downtown Knoxville has to offer is just steps away. Street parking out front + rear access to a public lot—convenient for your team and your clients.

Tenant responsible for janitorial and normal interior maintenance.

A standout address that helps you attract talent, impress clients, and stay inspired

The Phoenix Building Vibe: Local. Creative. Connected.

Join a community of innovative businesses.

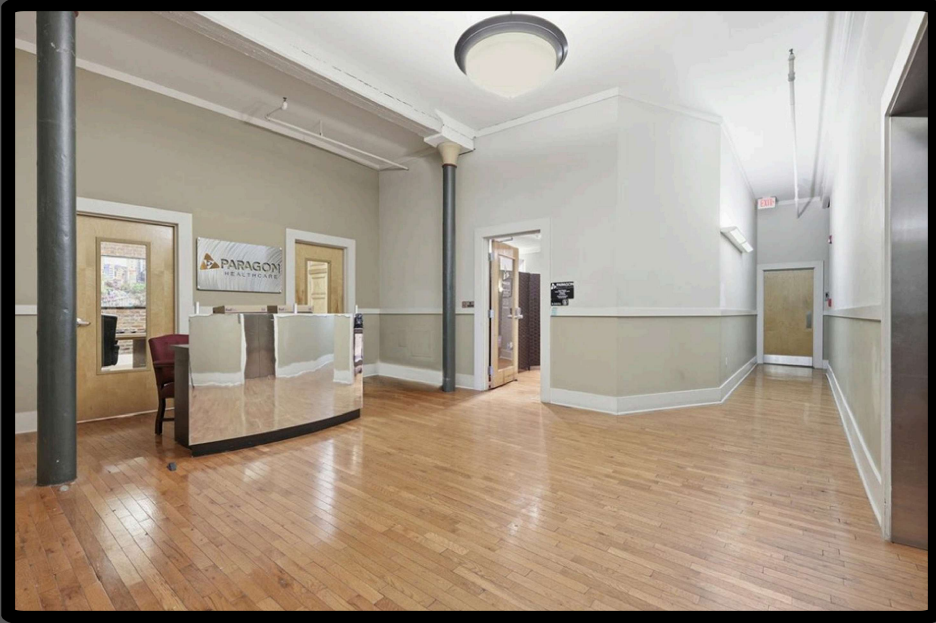
“The finest building of the whole is the Phoenix...”— William Rule, Founder of The Knoxville Journal

Now Leasing – Schedule Your Private Tour Today

Take your business to the next level in one of Knoxville's most iconic and inspiring spaces.

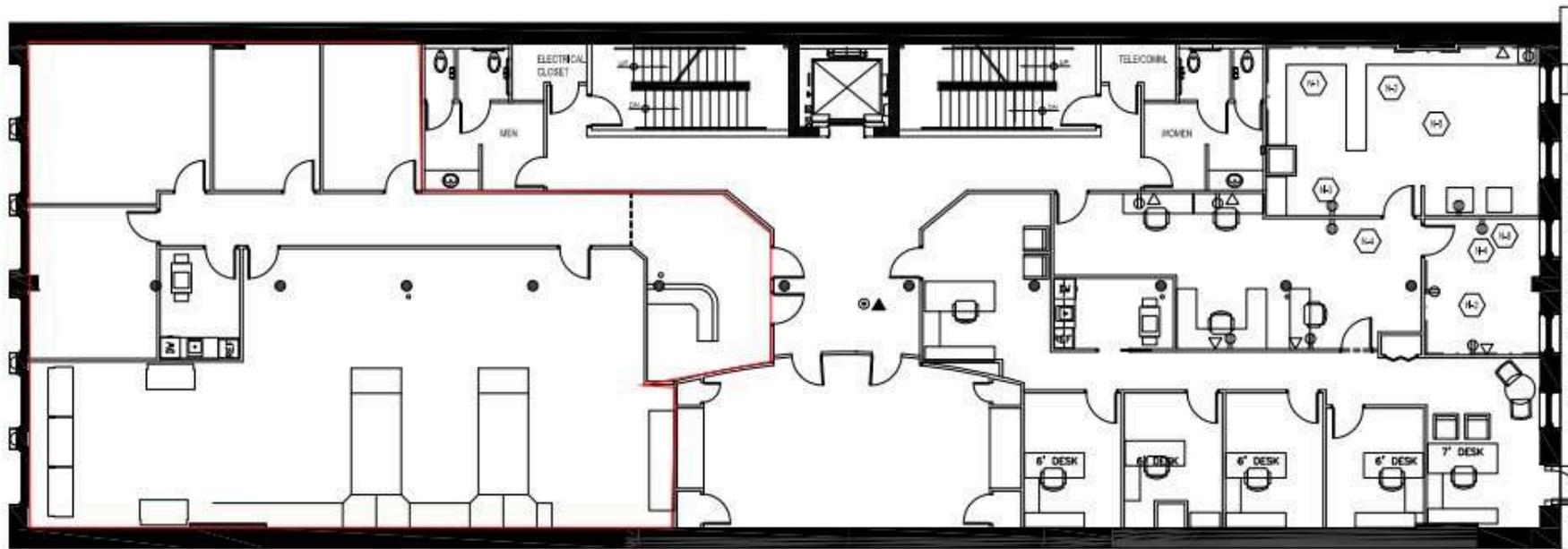












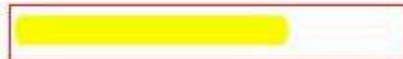
Leasable space 203 - Red outline

FLOOR PLAN
SCALE: 3/32"=1'0"

PRELIMINARY NOT FOR
CONSTRUCTION

DATE :
PROJECT NUMBER : 08207
SHEET NUMBER :

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings. We bear no responsibility for omissions. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.



DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
ph 865.837.8540 www.dia-arch.com