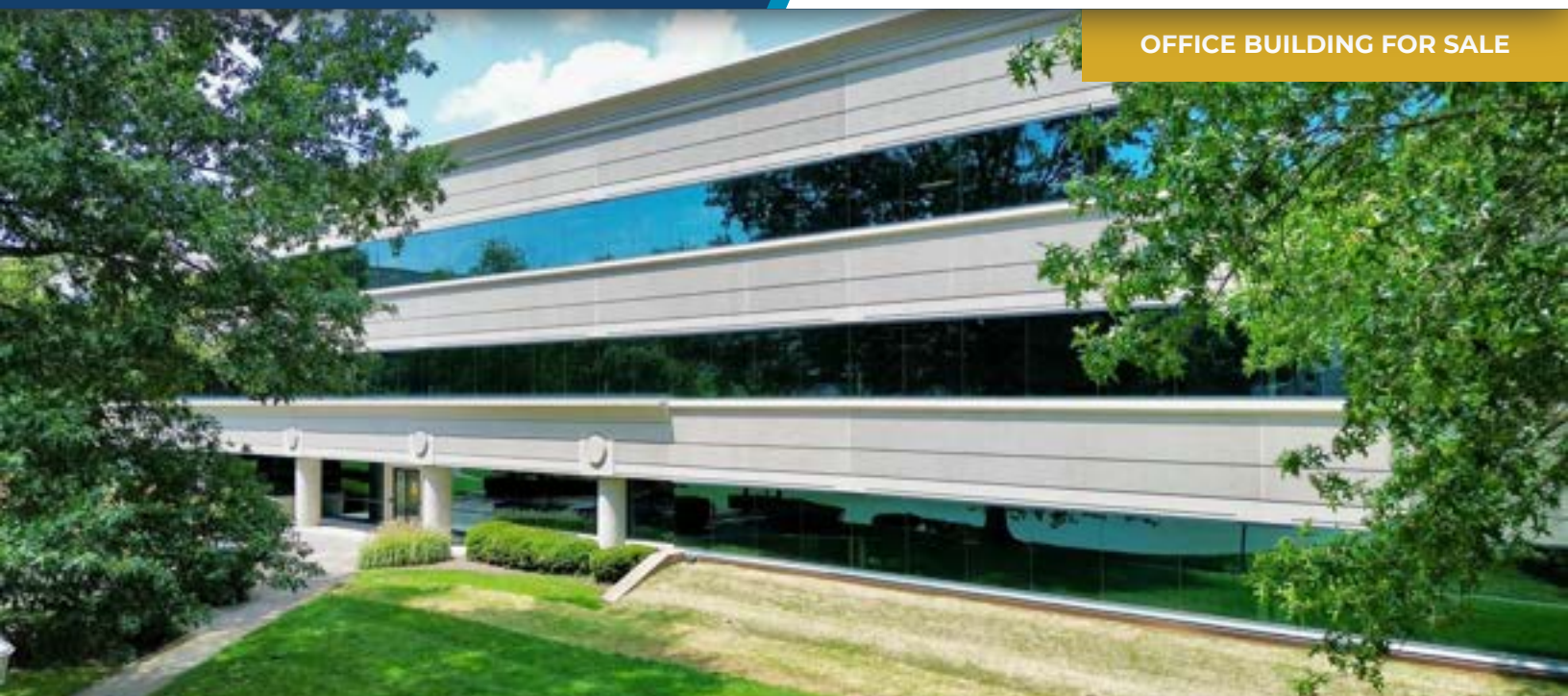




OFFICE BUILDING FOR SALE

PROPERTY DESCRIPTION

301 Laboratory Road presents the opportunity to acquire a mission-critical Oak Ridge, Tennessee office asset leased to the U.S. Department of Energy. The leases are with the DOE departments deeply embedded in the region's national security, cleanup, and environmental management mission and the Oak Ridge National Laboratory. The property benefits from its strategic location within Oak Ridge's federal and scientific employment base, with proximity to DOE facilities, ORNL, Y-12, and the broader Knoxville-Oak Ridge innovation corridor. The offering combines durable government-backed tenancy, specialized federal demand drivers, and a hard-to-replicate Oak Ridge location serving one of the country's most important DOE markets.

PROPERTY HIGHLIGHTS

- 83,000 SF office fully occupied by Federal Government
- 9 year Weighted Average Lease Term (6 year firm term)
- Top Class of Office in Oak Ridge
- Well located within Oak Ridge submarket of Knoxville Metro

OFFERING SUMMARY

Sale Price:	\$14,000,000
Lot Size:	8.42 Acres
Building Size:	83,000 SF
NOI:	\$1,183,864.17
Cap Rate:	8.46%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,839	11,033	16,499
Total Population	6,504	25,445	39,193
Average HH Income	\$86,947	\$88,799	\$92,235

JAY COBBLE SIOR, CCIM

865.777.0202

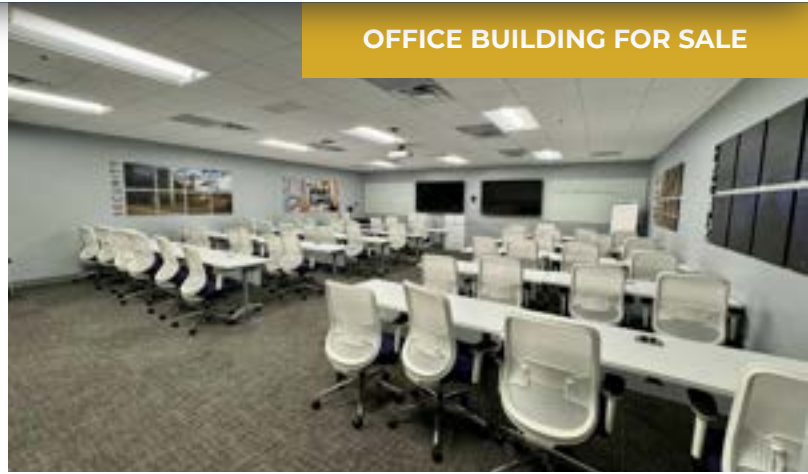
cobble@providencecres.com



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



OFFICE BUILDING FOR SALE



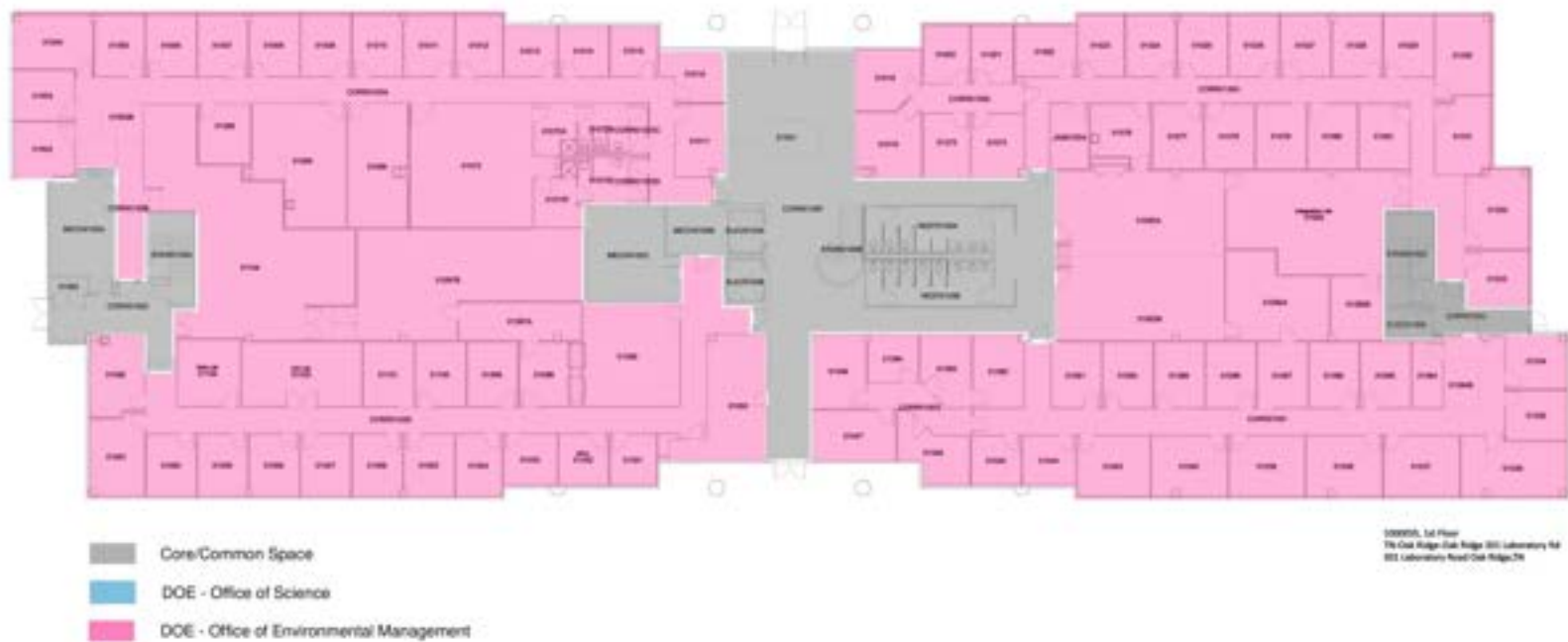
Interior images are from previous occupancy.

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencesales.com

OFFICE BUILDING FOR SALE



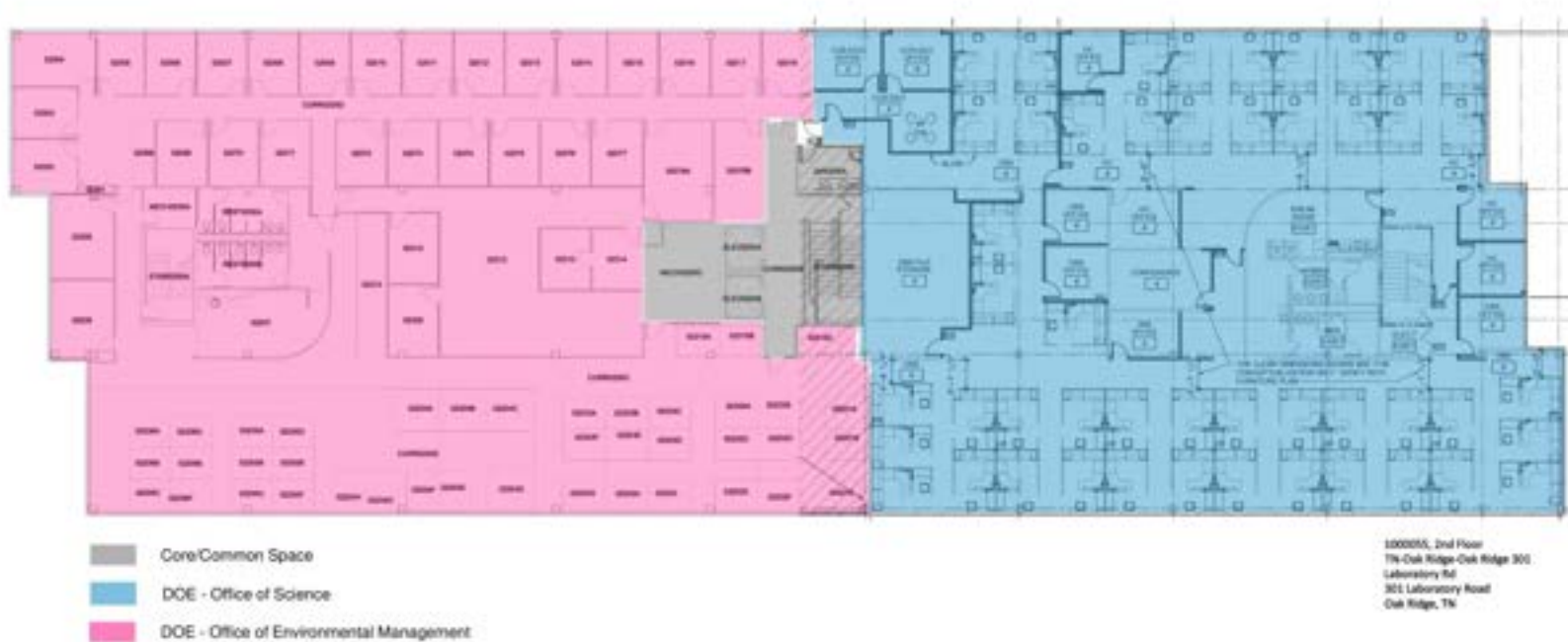
First Floor

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

OFFICE BUILDING FOR SALE



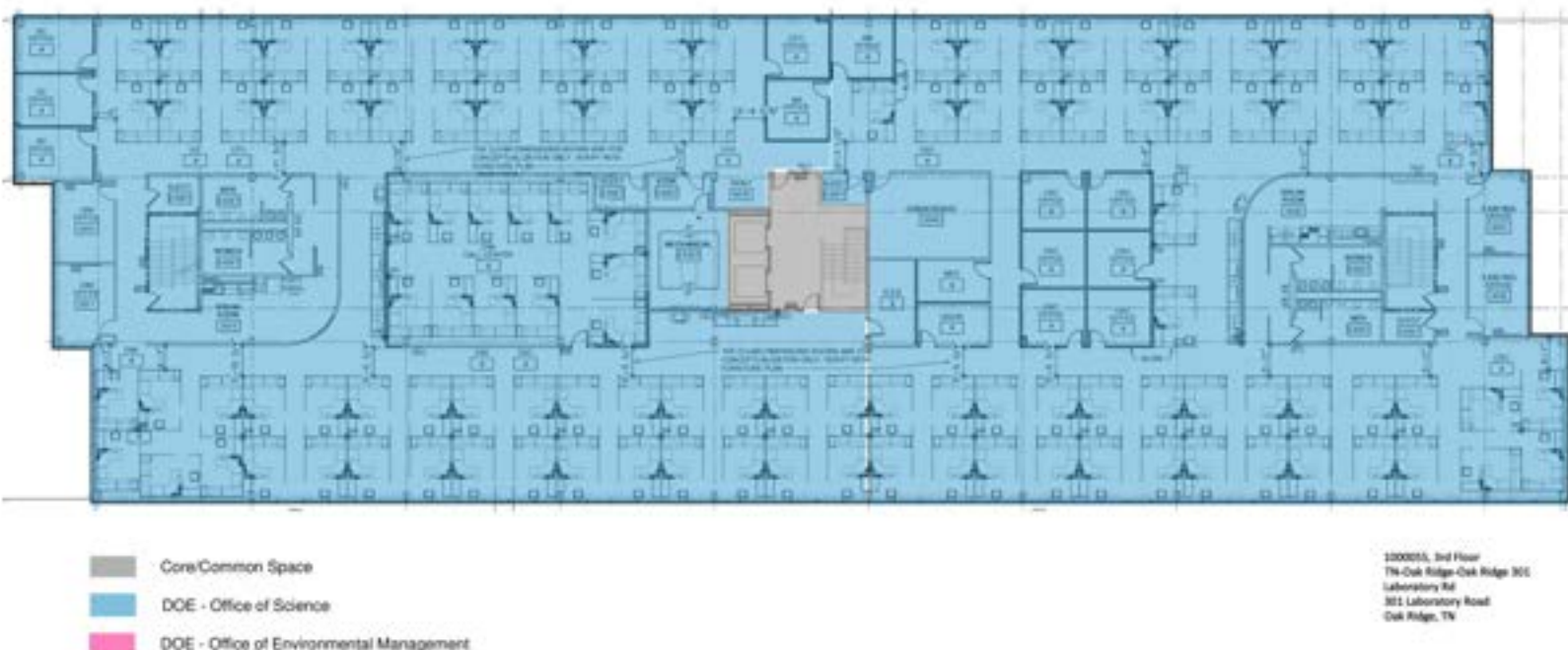
Second Floor

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecre.com

OFFICE BUILDING FOR SALE



Third Floor

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com

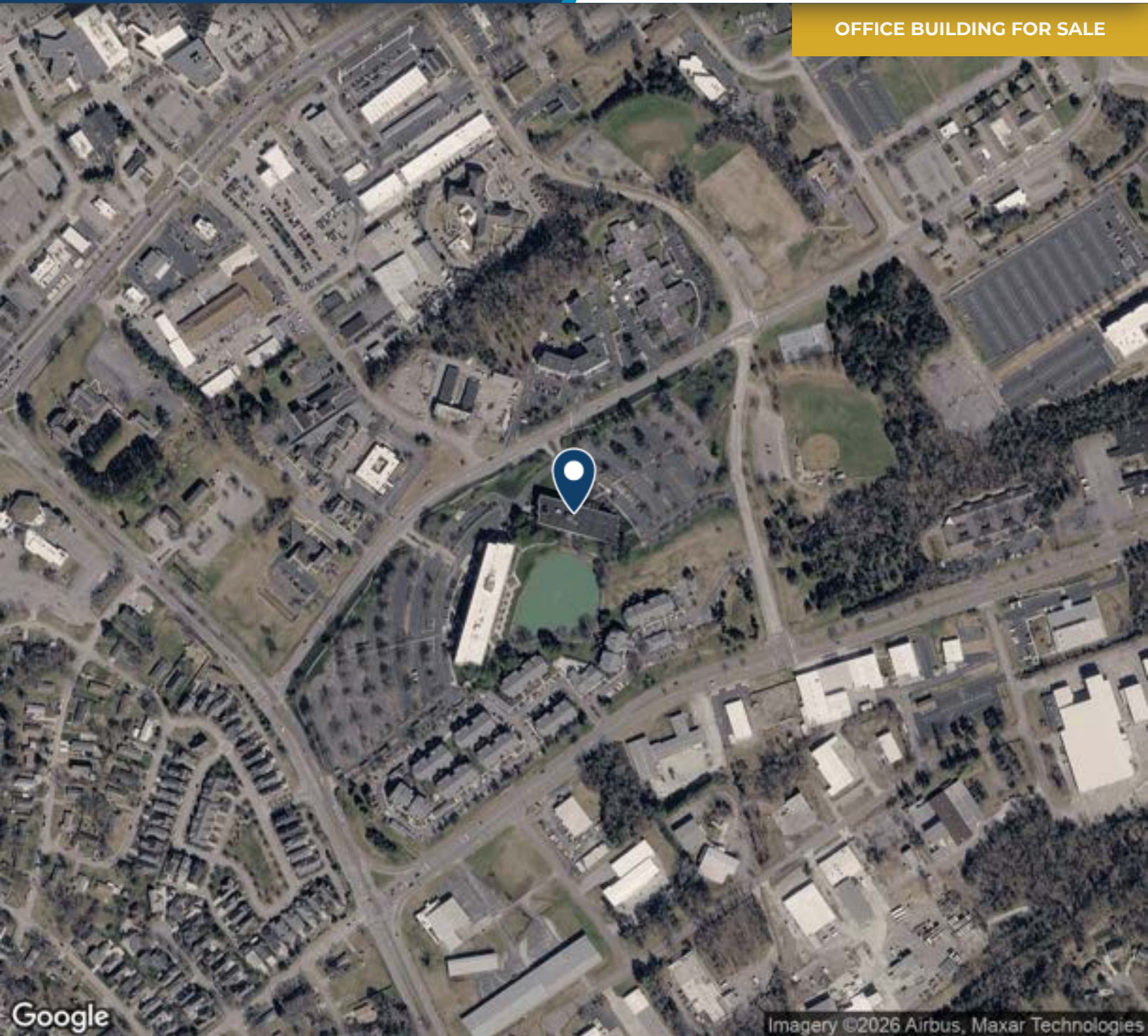


JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com

OFFICE BUILDING FOR SALE

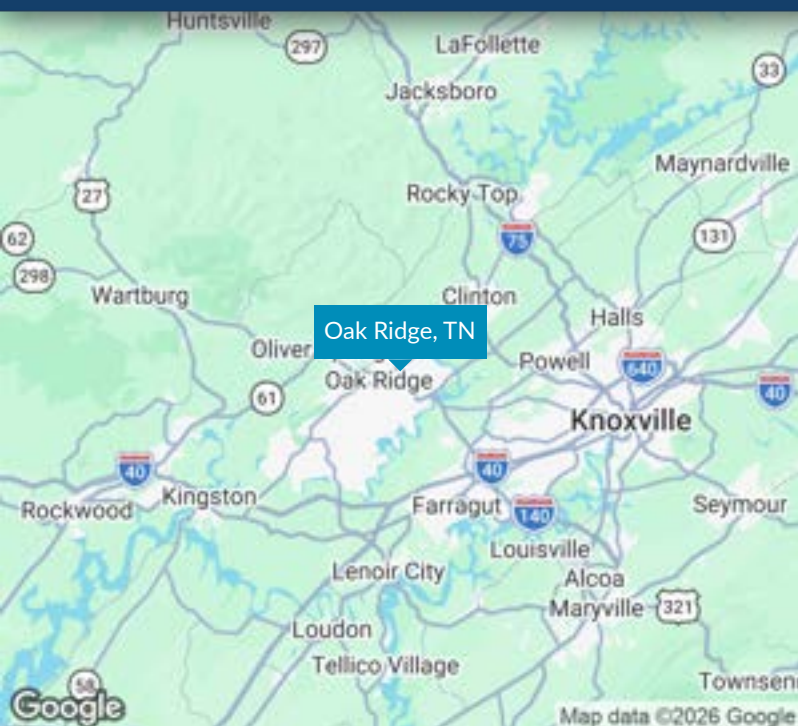


Imagery ©2026 Airbus, Maxar Technologies

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



OFFICE BUILDING FOR SALE

LOCATION DESCRIPTION

The property is positioned along Laboratory Road within an established Oak Ridge employment and institutional district, surrounded by government, scientific, educational and medical uses. Oak Ridge is also experiencing a major new wave of nuclear-sector investment. Orano is advancing **Project IKE**, a planned multibillion-dollar uranium enrichment facility in Oak Ridge, while **BWXT** has opened a new centrifuge manufacturing development facility supporting the reestablishment of domestic uranium enrichment capabilities for national security. In addition, **TRISO-X**, a subsidiary of **X-energy**, is constructing its 215,000-square-foot TX-1 advanced nuclear fuel fabrication facility in Oak Ridge. These investments reinforce Oak Ridge's position as one of the nation's most important nuclear science, energy and national-security employment centers and provide a meaningful long-term demand driver for office and support-service uses throughout the market.

Nearby destinations include Methodist Medical Center, Roane State Community College, Oak Ridge High School and a broad concentration of restaurants, banks and national retailers that support the area's daytime workforce. The site also provides convenient access to Oak Ridge Turnpike and State Route 62, creating direct connections throughout Oak Ridge and east toward Hardin Valley, West Knoxville and the regional interstate network. The location combines proximity to major employment centers with everyday services and amenities, making it well suited for continued large-scale office occupancy.

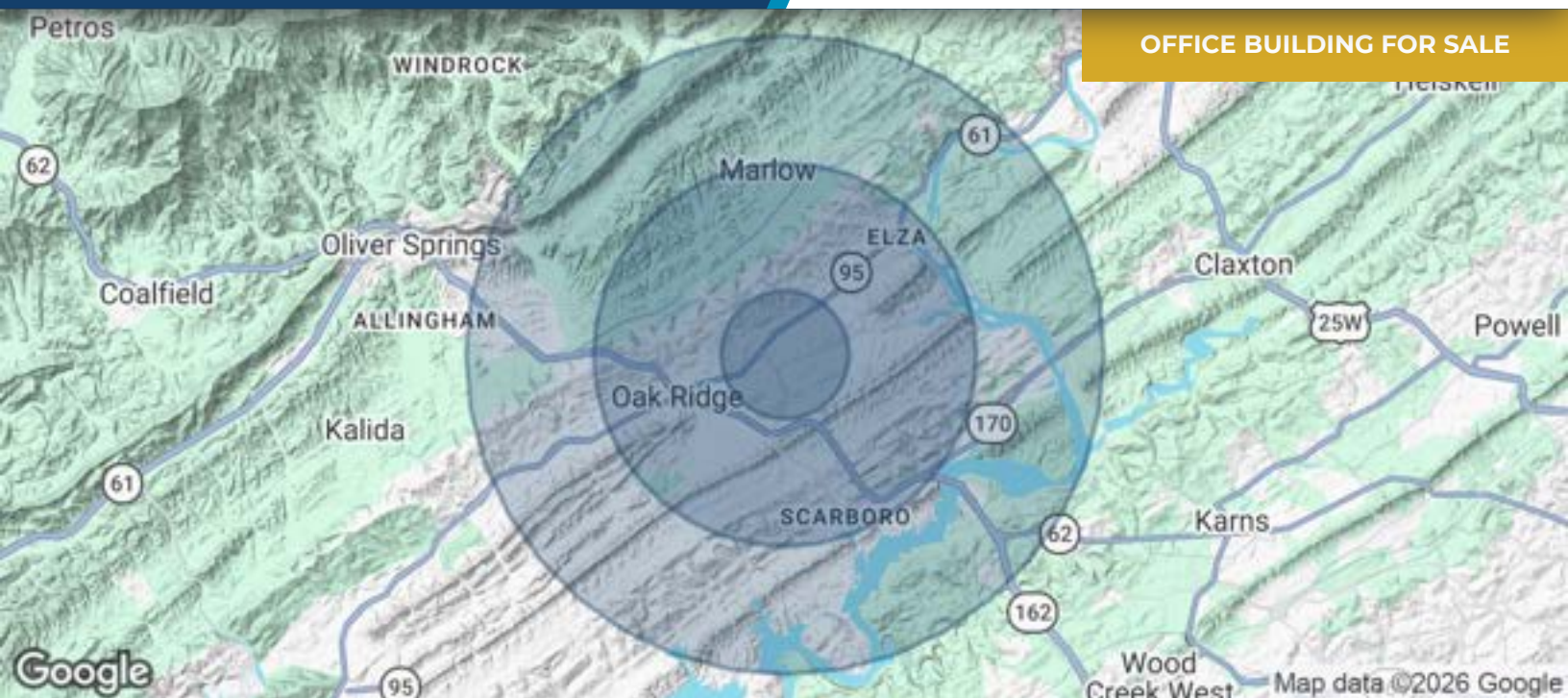
LOCATION DETAILS

Market	Knoxville
Sub Market	Oak Ridge
County	Anderson

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,504	25,445	39,193
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,839	11,033	16,499
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$86,947	\$88,799	\$92,235
Average House Value	\$269,174	\$264,070	\$288,189

2020 American Community Survey (ACS)

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com

OFFICE BUILDING FOR SALE



JAY COBBLE SIOR, CCIM

Founding Partner | Principal Broker

cobble@providencecres.com

Direct: 865.777.0202 | Cell: 865.207.9711

TN #301271

PROFESSIONAL BACKGROUND

Jay Cobble, a native to Knoxville with 20+ years of experience, is the Principal Broker and a Founding Partner at Providence Commercial Real Estate. He serves clients across East Tennessee ranging from Fortune 500 companies and the Federal Government to local small business owners or investors. Jay won the 2010 CCIM Deal of the Year Award for a \$20 million office lease deal, was named to the Knoxville Business Journal's 40 under 40 in 2012 and won the CoStar Impact Awards Deal of the Year in 2022, 2023, and 2024 including the \$35 million sale of the original HGTV/Food Network campus. Jay has earned SIOR and CCIM designations and HSPD-12 Federal Clearance.

Focusing on the East Tennessee community Jay serves on the board of 4 Market Square, UT FCA and SIOR Middle & East TN. Jay participated in the Leadership Knoxville, UT Chancellor's Associates, was President of both the local CCIM and SIOR chapters and has served on the Board of Directors for local organizations including The Knoxville Chamber, Nucleus, Young Professionals of Knoxville and the Dogwood Arts Festival. He is a founder and former chairman of the Knoxville Fellows Program and devotes his free time towards his family and various ministries in Knoxville.

EDUCATION

University of Tennessee - Finance

MEMBERSHIPS

CCIM

SIOR

Providence Commercial Real Estate
800 S Gay Street Suite 1920,
Knoxville, TN 37929-9726
865.777.0202

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com