

Knoxville Medical Buildings

Office/Medical Space Available

1400 Dowell Springs Blvd,
Knoxville, TN 37909

1415 Old Weisgarber Rd,
Knoxville, TN 37909



Property Description

Located in the Medical Hub, Dowell Springs Office Park off Middlebrook Pike, is just minutes from I40/75. The Park was designed with amenities such as Smoky Mountain views, walking trails, cascading waterfalls and historical landmarks. The property is surrounded by various Medical groups and practices.



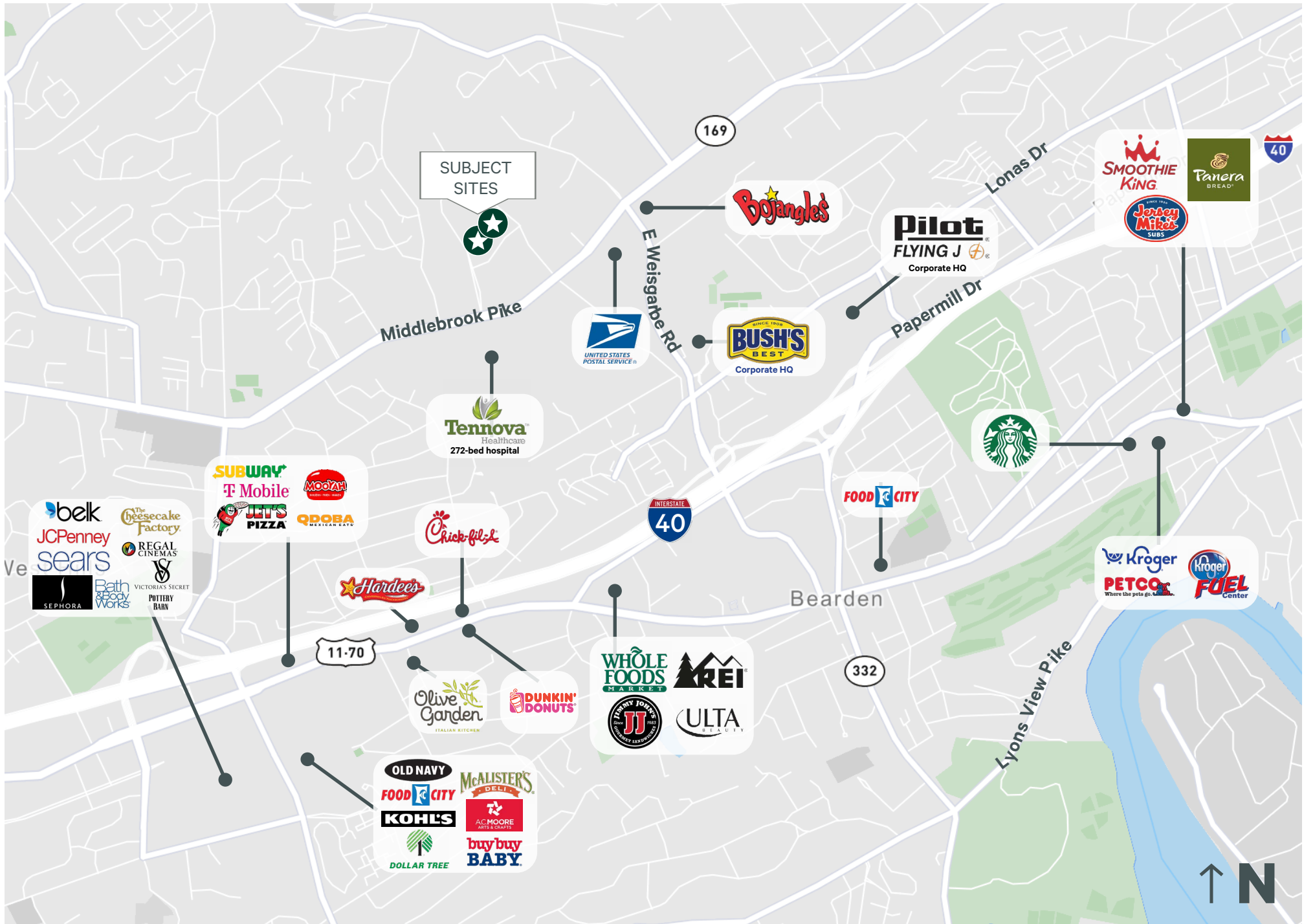
1400 Dowell Springs Blvd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	88,000 SF
Typical Floor Size	31,500 SF
Parking	145 Surface Parking Spaces

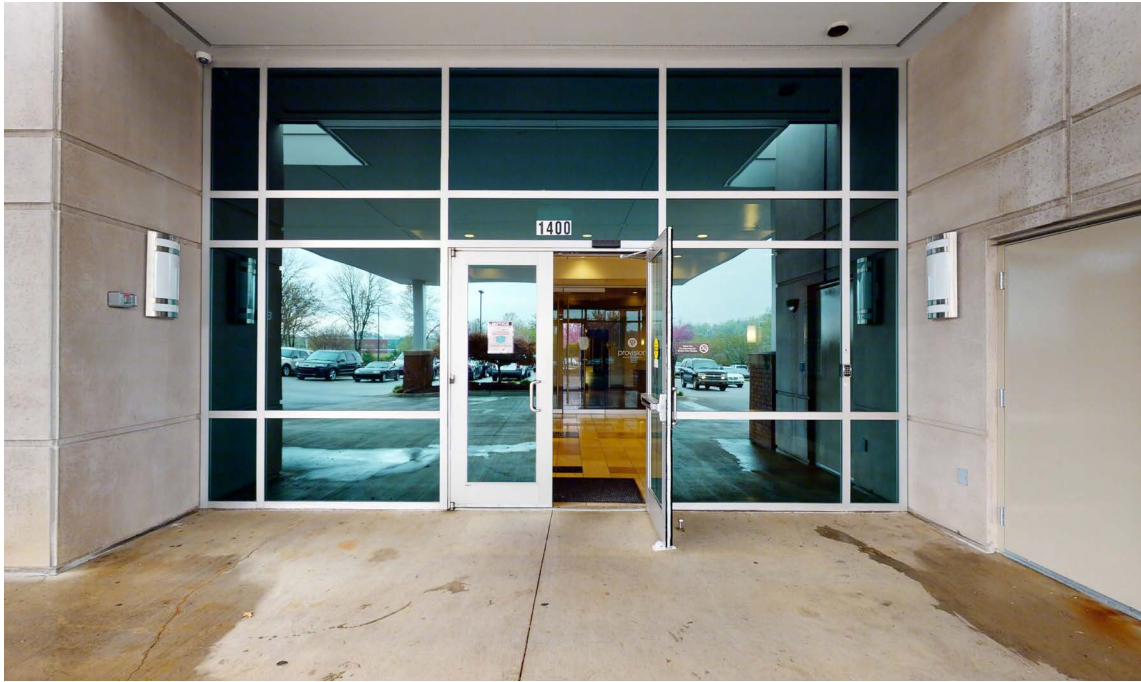


1415 Old Weisgarber Rd

Building Type	Office
Building Height	3 Stories
Building Class	B
Unfinished Ceiling Height	12'
Year Built	2009
Building Size	81,000 SF
Typical Floor Size	27,000 SF
Parking	150 Surface Parking Spaces



Photos - 1400 Dowell Springs Blvd



Photos - 1415 Old Weisgarber Rd

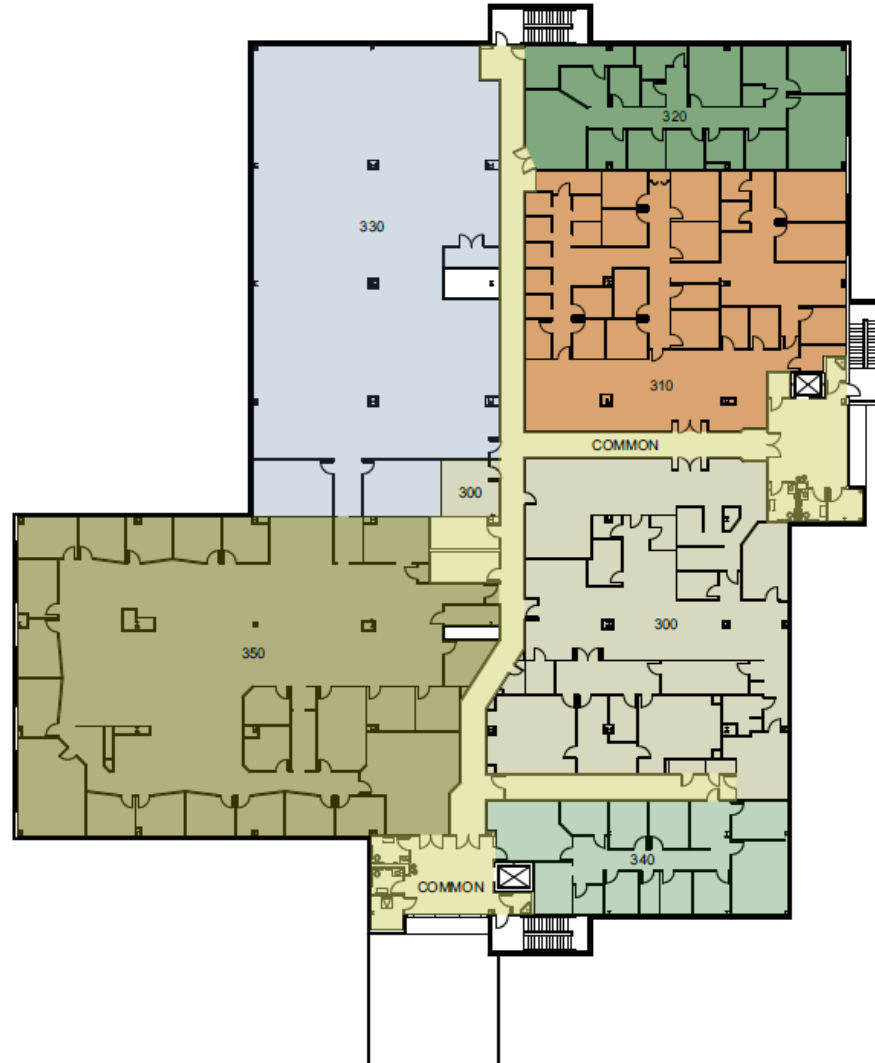


BOMA: THIRD FLOOR
 GROSS FLOOR AREA
 37,811 S.F.
 GROSS MEASURED AREA
 36,885 S.F.
 FLOOR RENTABLE AREA
 35,884 S.F.
 FLOOR USEABLE AREA
 31,745 S.F.
 FLOOR R/U RATIO
 $35,884 / 31,745 = 1.13038$

- VERTICAL PENETRATIONS
1,001 S.F.
- COMMON AREA
4,139 S.F.
- SUITE 300
 $5,795 \text{ S.F.} * 1.11057 = 6,435.75 \text{ R.S.F.}$
- SUITE 310
 $5,089 \text{ S.F.} * 1.11057 = 5,651.69 \text{ R.S.F.}$
- SUITE 320
 $2,591 \text{ S.F.} * 1.11057 = 2,877.49 \text{ R.S.F.}$
- SUITE 330
 $7,119 \text{ S.F.} * 1.11057 = 7,906.15 \text{ R.S.F.}$
- SUITE 340
 $2,026 \text{ S.F.} * 1.11057 = 2,250.01 \text{ R.S.F.}$
- SUITE 350
 $9,126 \text{ S.F.} * 1.11057 = 10,135.06 \text{ R.S.F.}$

BOMA: BUILDING
 BUILDING GROSS AREA
 94,894 S.F.
 BUILDING RENTABLE AREA
 89,915 S.F.
 BUILDING USEABLE AREA
 80,963 S.F.
 BUILDING R/U RATIO
 $89,915 / 80,963 = 1.11057$

R.S.F. :
 RENTABLE SQUARE FEET =
 TENANT SPACE AREA
 MULTIPLIED BY
 BUILDING R/U RATIO



THIRD FLOOR PLAN
 TENANT AREAS



**LEWIS GROUPS
 ARCHITECTS**

4102 CHERRY HILL DR., FARMINGTON, TN 37630
 615-890-9900 FAX 615-890-9901
 615-890-9901 ST. LOUIS, MO 63103
 615-890-9901
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CONSTRUCTION
 DOCUMENTS REVIEW SET

00/00/0000

NOT FOR CONSTRUCTION

A DEVELOPMENT OF TENANT LAYOUT PLANS FOR
FLAGSHIP HEALTHCARE
DOWELL SPRINGS BOULEVARD
 KNOXVILLE, TENNESSEE

DATE: 00/00/2000
 PROJECT NO.: 2004G

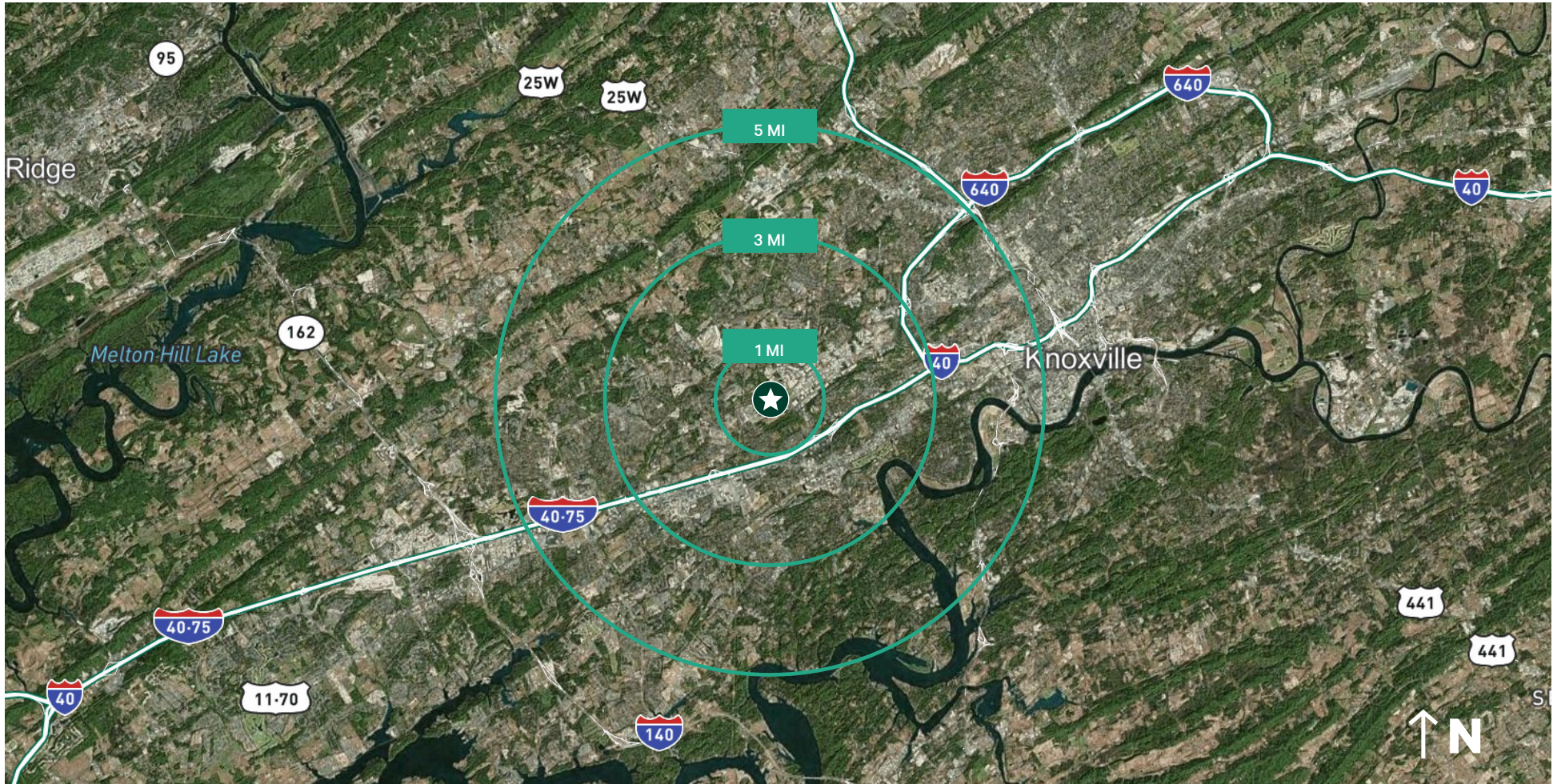
PROJECT REVISIONS
 DATE DESCRIPTION

NOT RESPONSIBLE FOR ACCURACY OF THIS PLAN OR FOR
 WHETHER THE USER HAS TAKEN APPROPRIATE PRECAUTIONS
 TO PROTECT HIMSELF OR HERSELF FROM INJURY OR
 DAMAGE TO PROPERTY OR PERSONS. THE USER SHALL
 VERIFY THE ACCURACY OF ALL INFORMATION AND
 CONDITIONS SHOWN ON THIS PLAN. THE USER SHALL
 BE RESPONSIBLE FOR ANY AND ALL COSTS OF REVISIONS
 TO THIS PLAN.

EXISTING SECOND FLOOR
 PLAN

A1.3

Demographics



	1 mile	3 miles	5 miles
2021 Estimated Population	6,421	39,344	91,285
2026 Estimated Population Projection	7,004	42,178	96,468
2021 Average Household Income	\$77,580	\$81,498	\$83,824
2026 Average Projected Household Income	\$86,328	\$90,098	\$94,133



Contact Us

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