

WALNUT STREET OFFICE BLDG

105 East Walnut Street
Johnson City, TN 37601

Location

Located in Downtown Johnson City

Available for Sale or Lease

16,802 SF+/- free-standing office building
For sale: \$2,100,000
For lease: \$12.50/SF/year NNN

Highlights

Badge access system

19 offices

4 conference rooms

Large break room

2 open work areas with 53 cubicles in place

Modern finishes

Large, private parking lot

Less than one mile from I-26, exit 23

Demographics

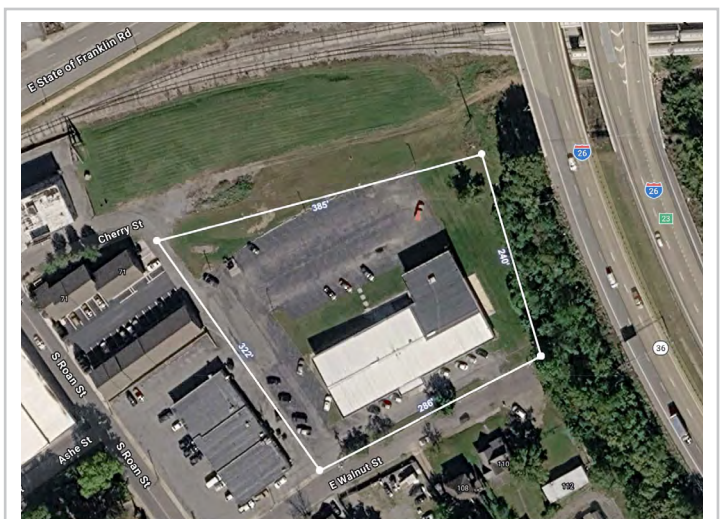
(2025 Est.)	3 mile	5 mile	10 mile
Population	52,547	81,381	161,428
Median HH Income	\$49,065	\$53,386	\$60,428
Median Age	35.0	37.7	41.6

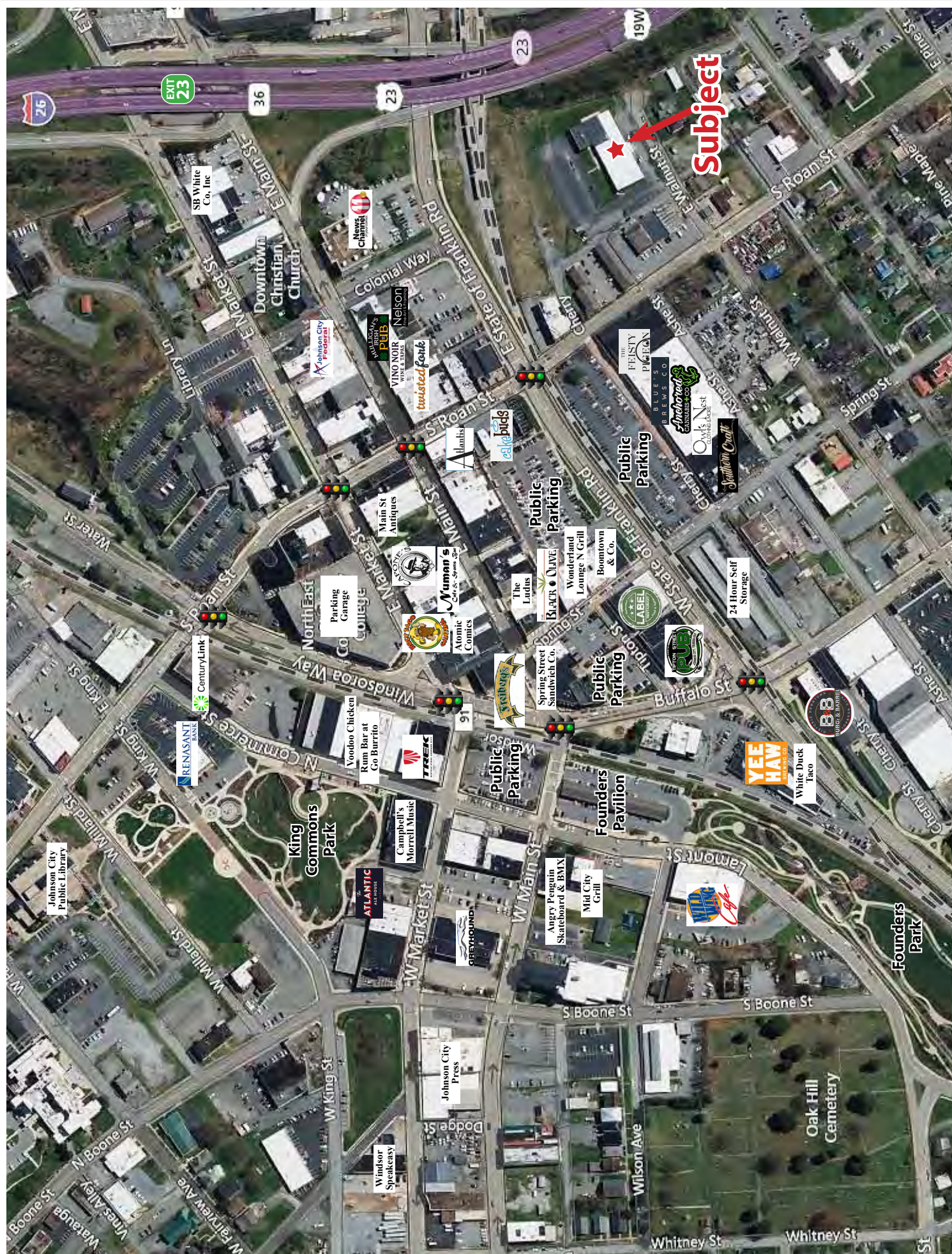
Contact

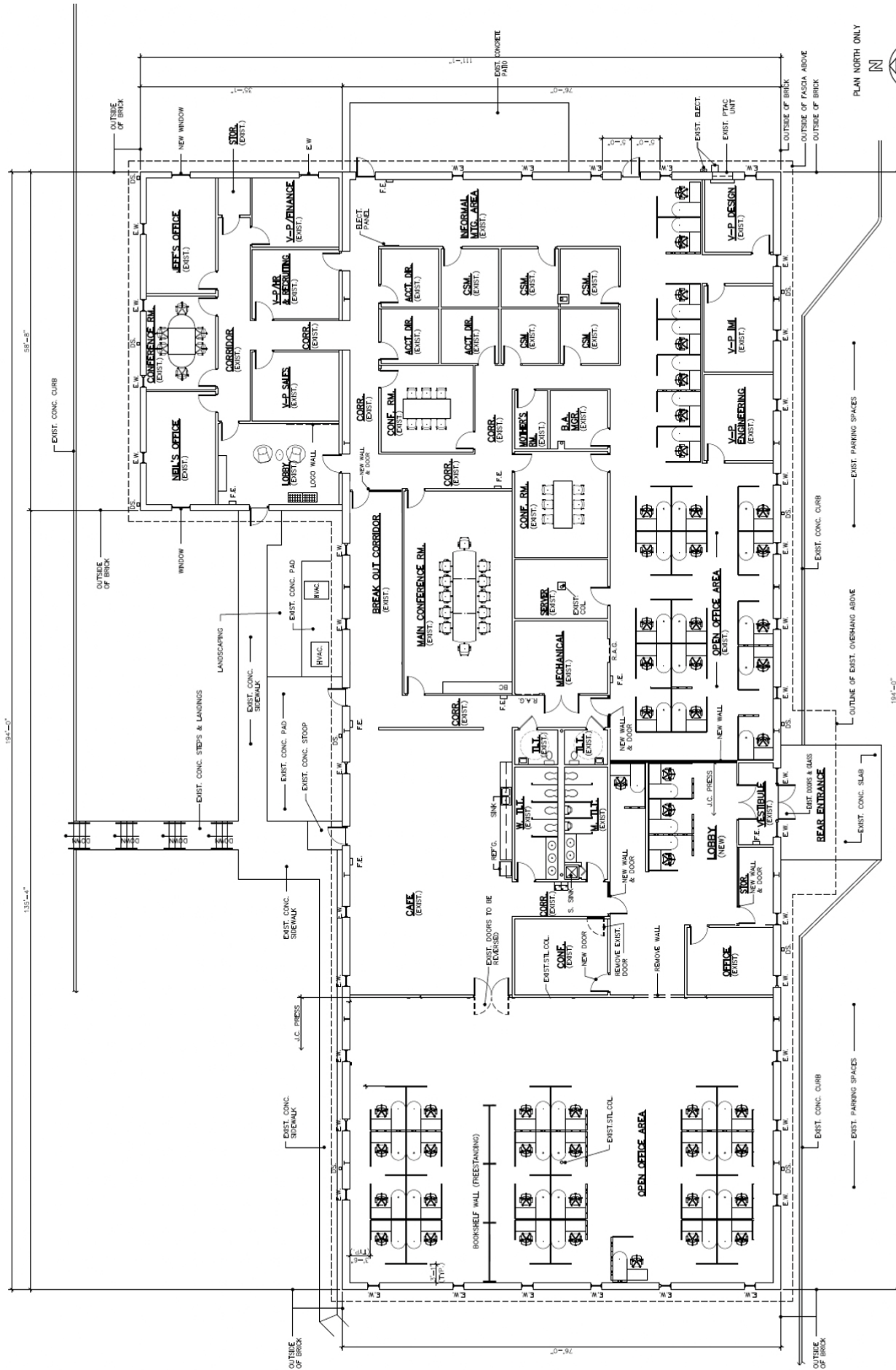
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F.E. — TYPE ABC — 5 LBS. MULTI-PURPOSE
DRY CHEMICAL FIRE EXTINGUISHER SET
IN RECESSED CABINET.

ABBREVIATIONS:
 DS.—DOWNSPOUT TO REMAIN
 L.W.—EXIST. WINDOW TO REMAIN
 L.M.—VENDING MACHINE BY OWNER
 RF.—REFRIGERATOR BY OWNER

REFERENCE FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$ 16,802 SQ. FT.

WALL LEGEND:

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- REMOVE EXISTING INTERIOR WALL

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PLAN NORTH ONLY





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