

WALNUT STREET OFFICE BLDG

105 East Walnut Street
Johnson City, TN 37601

Location

Located in Downtown Johnson City

Available for Lease

16,802 SF +/- free-standing office building
\$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

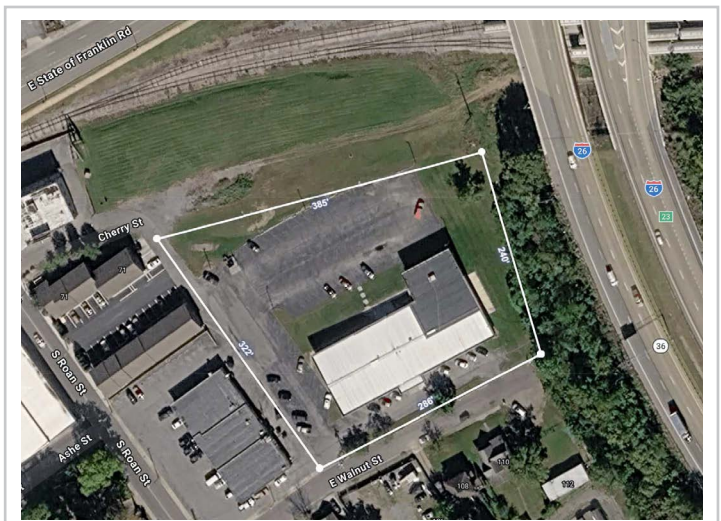
(2025 Est.)	3 mile	5 mile	10 mile
Population	52,547	81,381	161,428
Median HH Income	\$49,065	\$53,386	\$60,428
Median Age	35.0	37.7	41.6

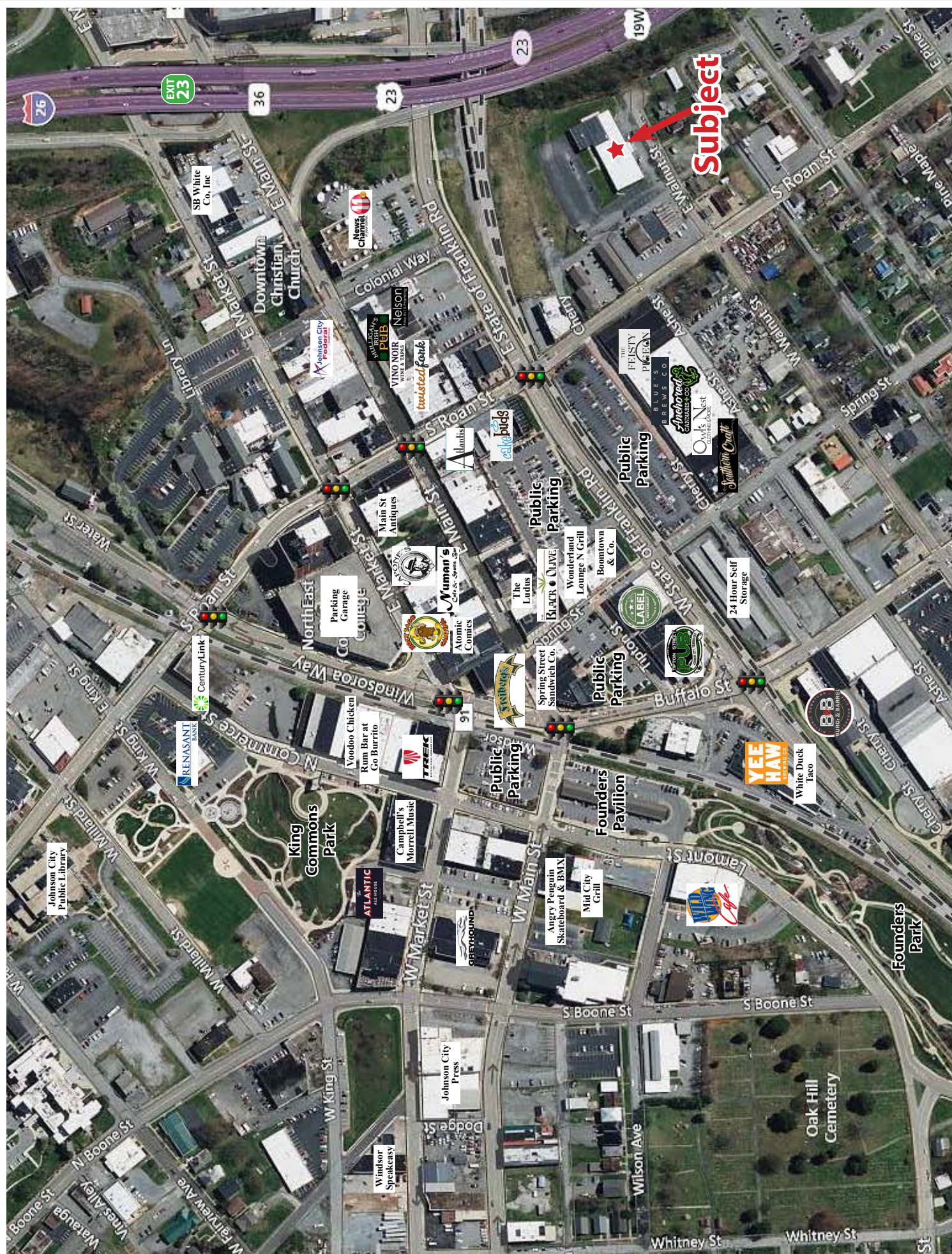
Contact

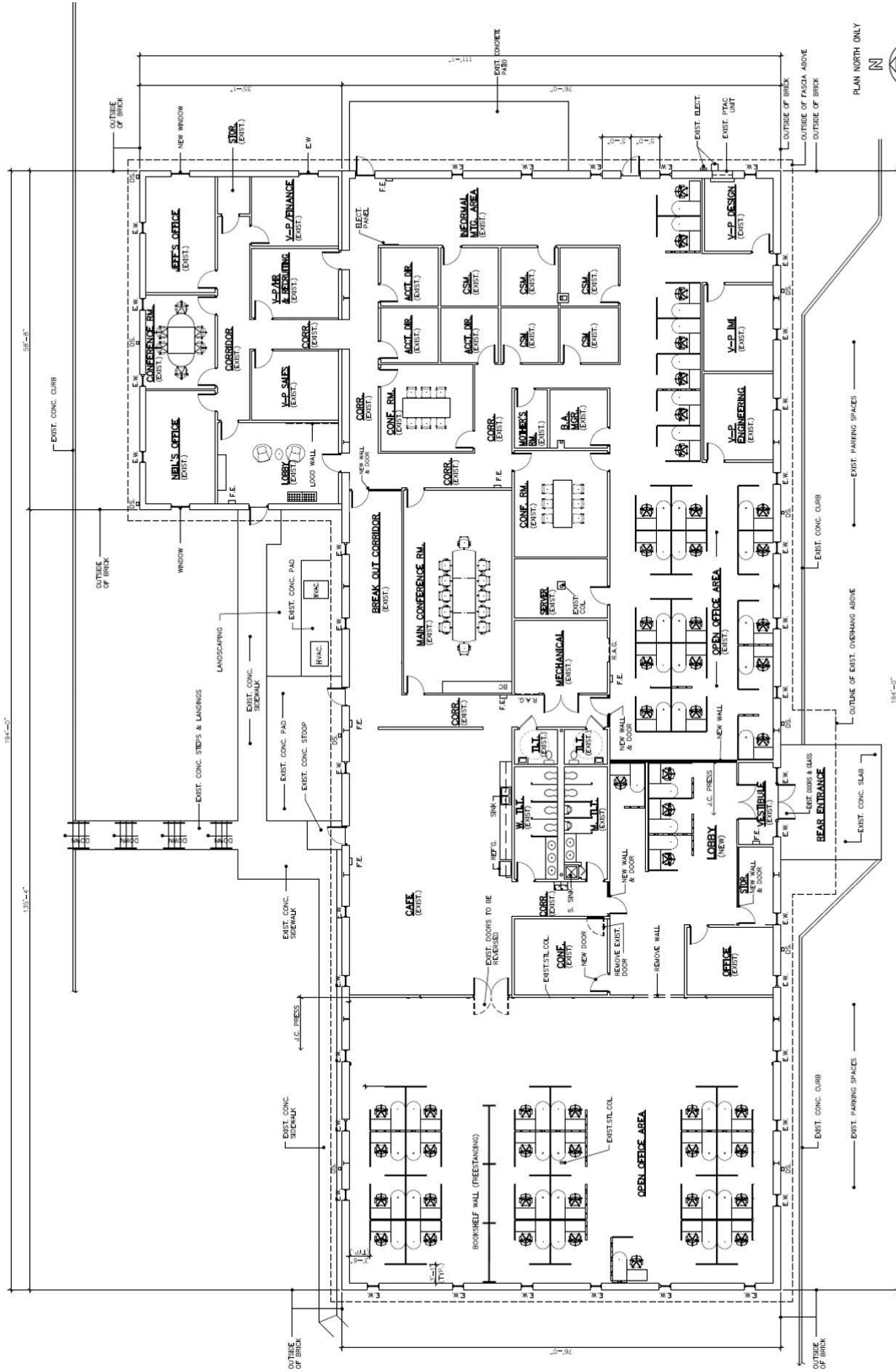
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WALL LEGEND:

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

REFERENCE FLOOR PLAN

SCALE: 1/8" = 1'-0"

16,802 SQ. FT.

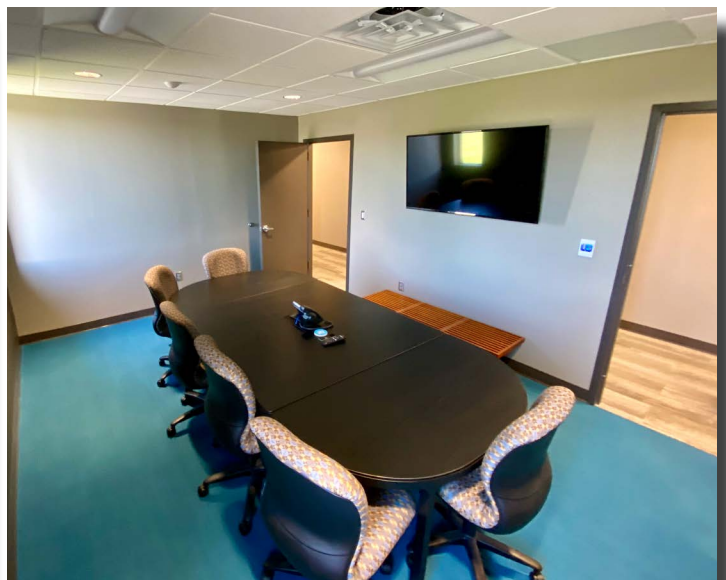
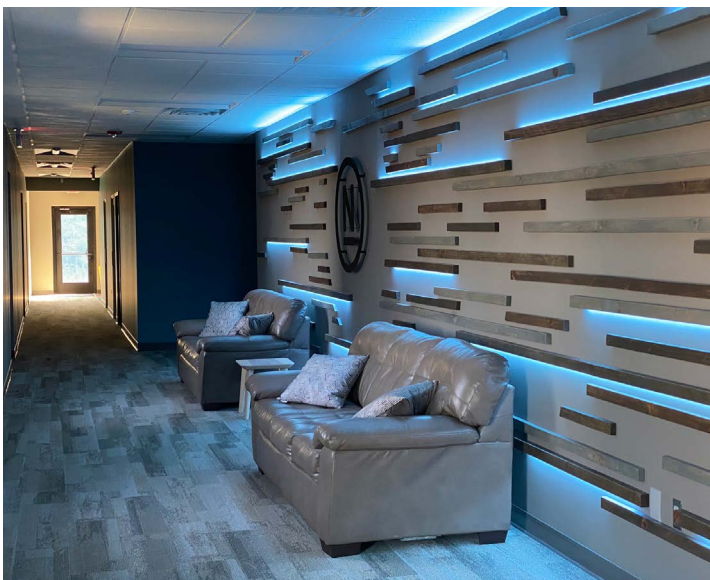
- ABBREVIATIONS:
- DS - DOWNSPOUT TO REMAIN
 - E.W. - EXIST. WINDOW TO REMAIN
 - ME - MECHANICAL ROOM
 - RE - REINFORCED CONCRETE
 - BC - BASE CABINET

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



PLAN NORTH ONLY

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