



**3231 N. Star Circle
Louisville, TN 37777**

Inquiries:



**Blue Ridge
REALTY INC**

865-470-4868

OFFICE SPACE FOR LEASE

\$16.00 PSF NNN **20,000 - 40,000 SQFT AVAILABLE** **OCCUPY ON OR AFTER FEBRUARY 1, 2026**

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PROPERTY HIGHLIGHTS

- Immediate access to I-140 and less than five minutes to McGhee Tyson Airport,
- Five minutes from restaurants and hotels.
- Built in 2015 with corporate-grade finishes and stacked stone façade,
- Mix of private offices and open space
- Ample on-site parking (7.2/1,000 SF)
- Convenient access from Topside Road via signalized intersection.
- On-site loading dock
- Located in a Qualified Opportunity Zone



McGhee Tyson Airport

Wrights Ferry Rd

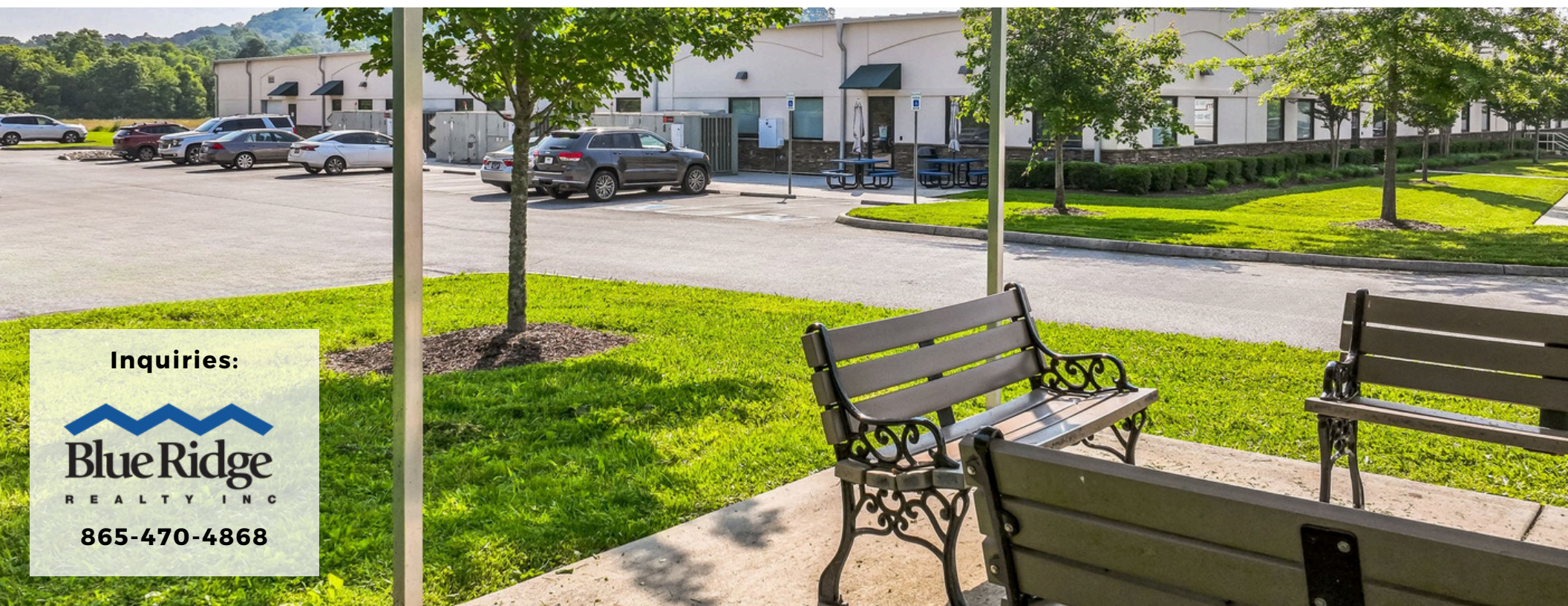
I-140 (Pellissippi Pkwy)

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EXTERIOR



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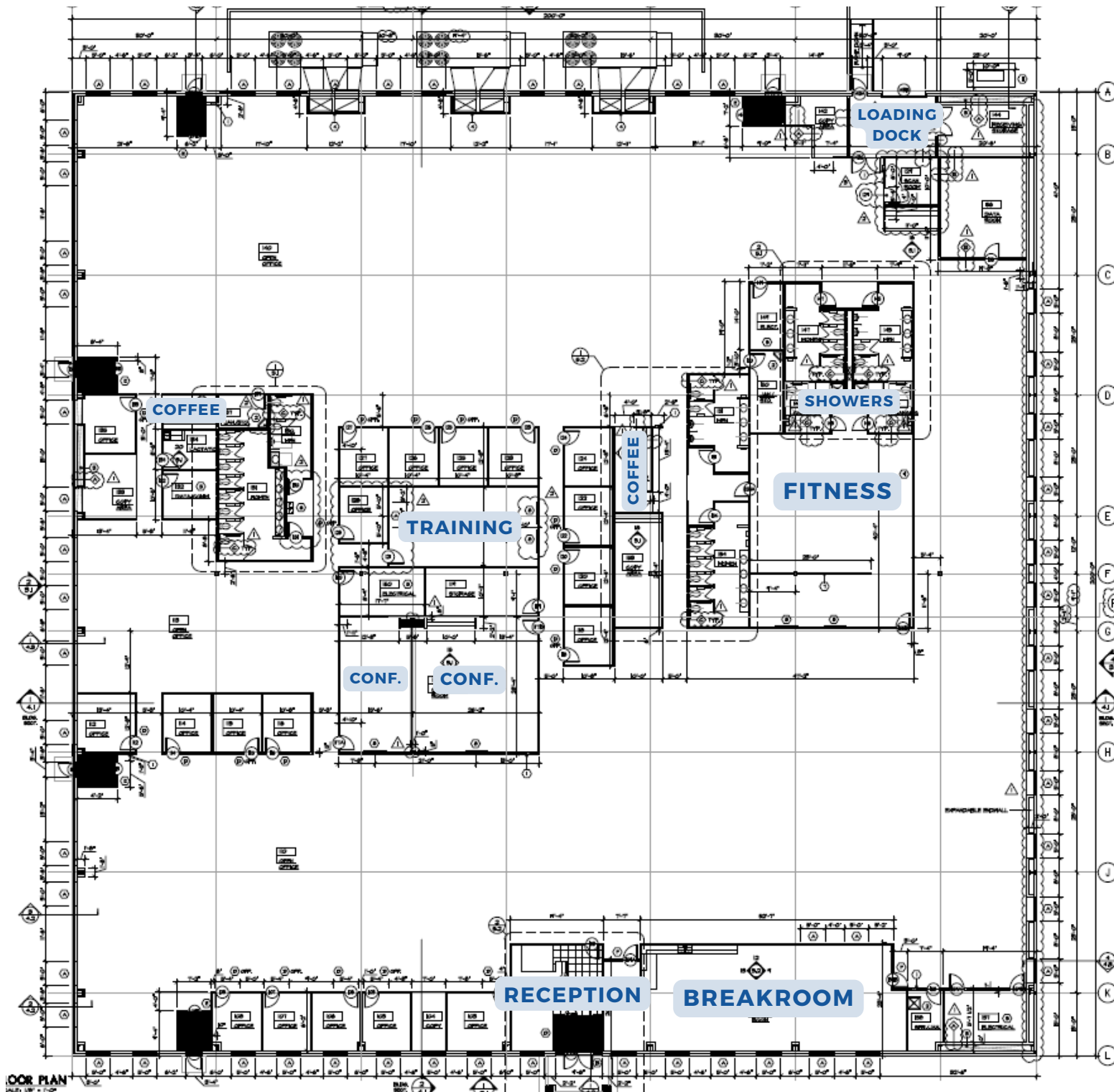
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FLOOR PLAN

- 19 private offices (approx. 10'x10')
- 3 sets of restrooms (incl. showers)
- Large breakroom + 2 coffee bars
- Fitness center
- Loading dock
- 3 large conference rooms/ training room

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INTERIOR



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SITE PLAN



VICINITY MAP
NOT TO SCALE



EXISTING BUILDING

CONTRACTOR SHALL COMPLETELY REMOVE EXISTING CONCRETE CURBS TO LIMITS SHOWN.

NEW BUILDING
40,000 S.F.

LIMITS OF FUTURE BUILDING EXPANSION

EXIST. WATER MAIN & EASEMENT

ADA PARKING #3
SEE DETAIL

CONCRETE SIDEWALK (TYP.)
SEE DETAIL

ADA PARKING #1
SEE DETAIL

DUMPSTER ENCLOSURE
SEE DETAIL

NEW PAD MOUNT TRANSFORMER

BICYCLE RACK
SEE DETAIL

CURB (TYP.)
SEE DETAIL

BICYCLE RACK
SEE DETAIL

STAIR #2
SEE DETAIL

ADA PARKING #2
SEE DETAIL

CURB WIPEDOWN
SEE DETAIL

NEARBY AMENITIES

• Hotels:

- Courtyard
- Hilton
- Hampton
- Holiday Inn
- Comfort Suites
- LaQuinta
- Fairfield Inn

• Restaurants:

- Waffle House
- Shoney's
- Taco Bell
- Wendy's
- Pizza Hut
- McDonald's
- Sonic
- Applebee's
- Bojangles
- Captain D's

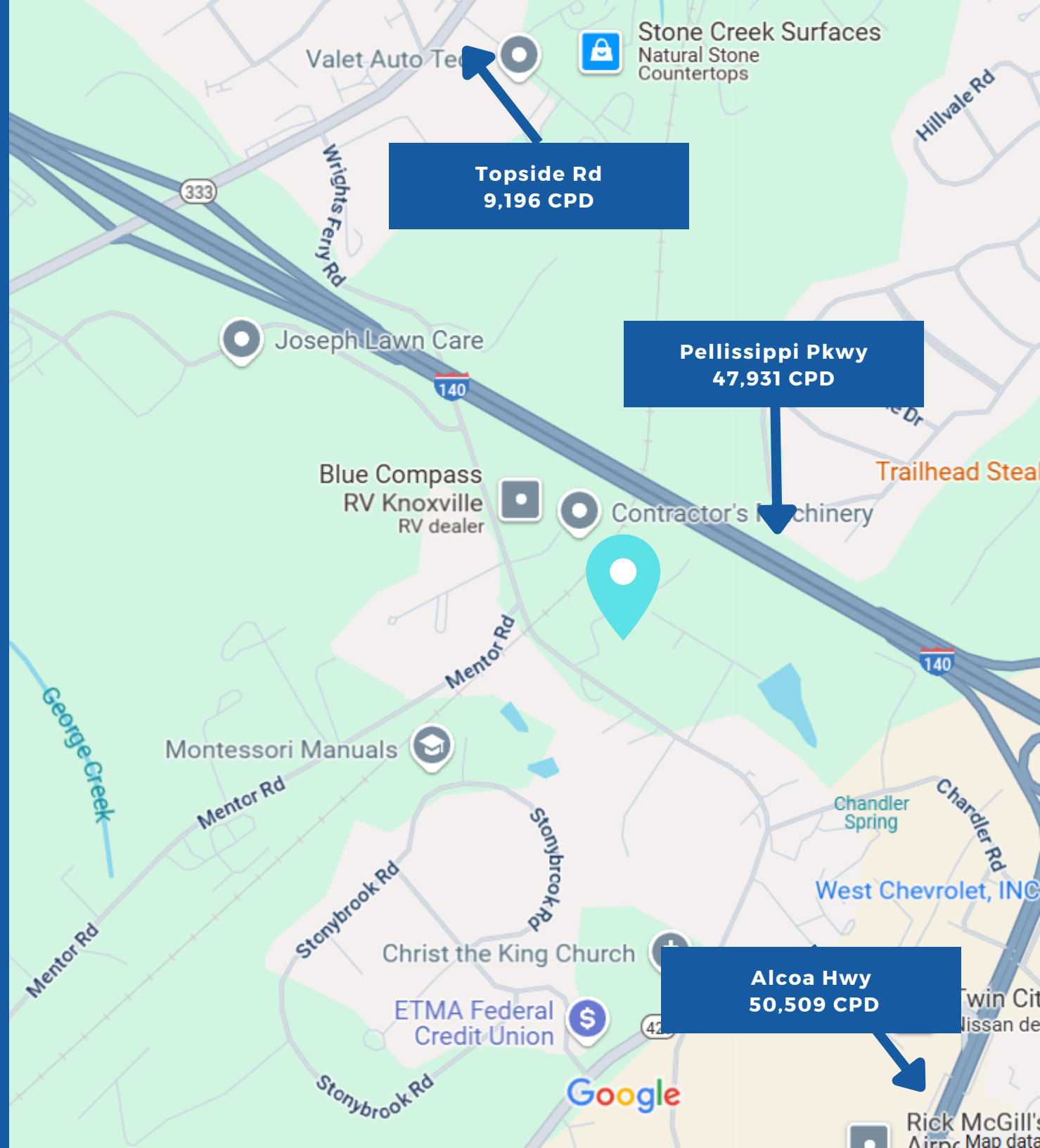


ACCESS & VISIBILITY

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OAK RIDGE

KARNS

DOWNTOWN

Inquiries:



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TRAVEL TIME

HARDIN VALLEY

BEARDEN

FARRAGUT

SEYMOUR

LENOIR CITY

5 minutes

15 minutes

10 minutes

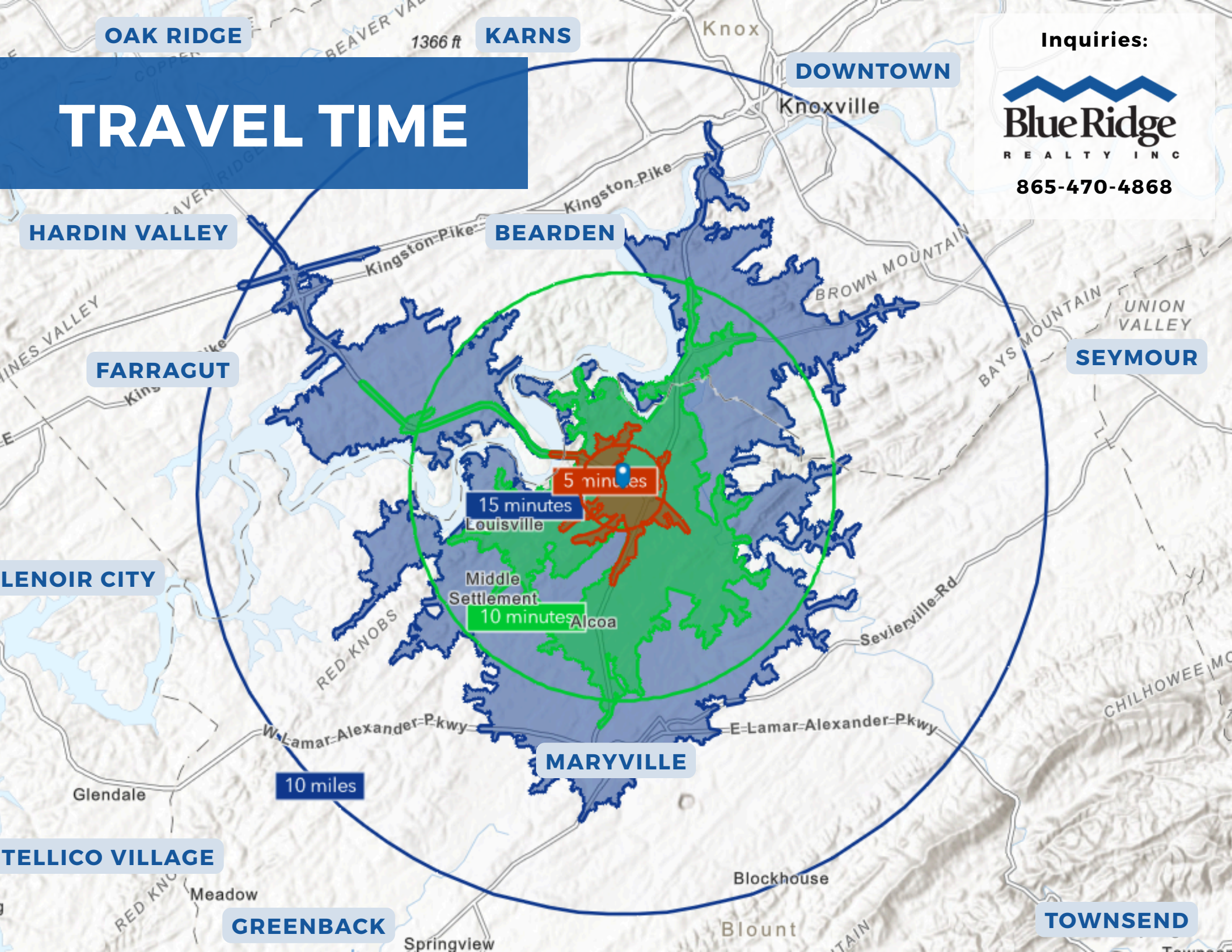
10 miles

MARYVILLE

TELLICO VILLAGE

GREENBACK

TOWNSEND



DEMOGRAPHICS

according to data provided by CoStar



Demographics

	1mi	5mi	10mi
Population	2,417	45,185	312,567
Median Age	42.7	41.8	37.5
Bachelor's Degree or Higher	16%	32%	37%
Median Home Value	\$248,475	\$267,987	268,727
Households	1,019	18,547	128,950
Average Household Income	\$82,075	\$95,109	\$87,374
Daytime Employees	4,260	27,729	22,029
Population Growth 2024-2029	1.7%	1.7%	1.7%

Travel to Work

