



**PROPERTY DESCRIPTION**

Incredible opportunity for office in the heart of Knoxville’s booming downtown. Market Square is the center of activity for the entire region and The Langley Building offers beautiful and functional space close by with attached parking. Fully custom designed space layouts available.

**PROPERTY HIGHLIGHTS**

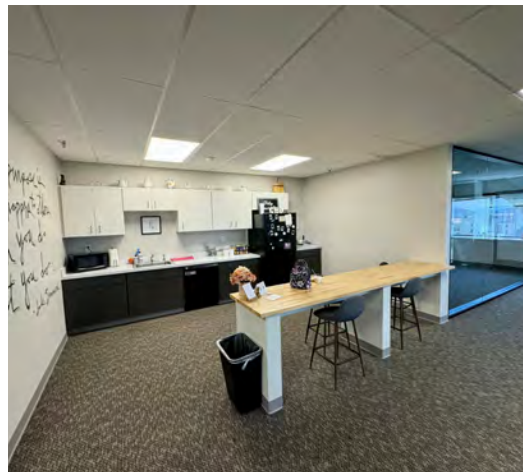
- Steps from Market Square and dozens of restaurants/retail
- Amenity filled CBID to meet the needs of Millennial Workforce
- Beautifully Renovated
- 100% Leased (Sublease Available)
- Attached Parking Available
- Thriving Submarket for residential and retail

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$24.00 SF/yr (Full Service)
<b>Available SF:</b>	8,000 - 16,049 SF
<b>Building Size:</b>	222,788 SF

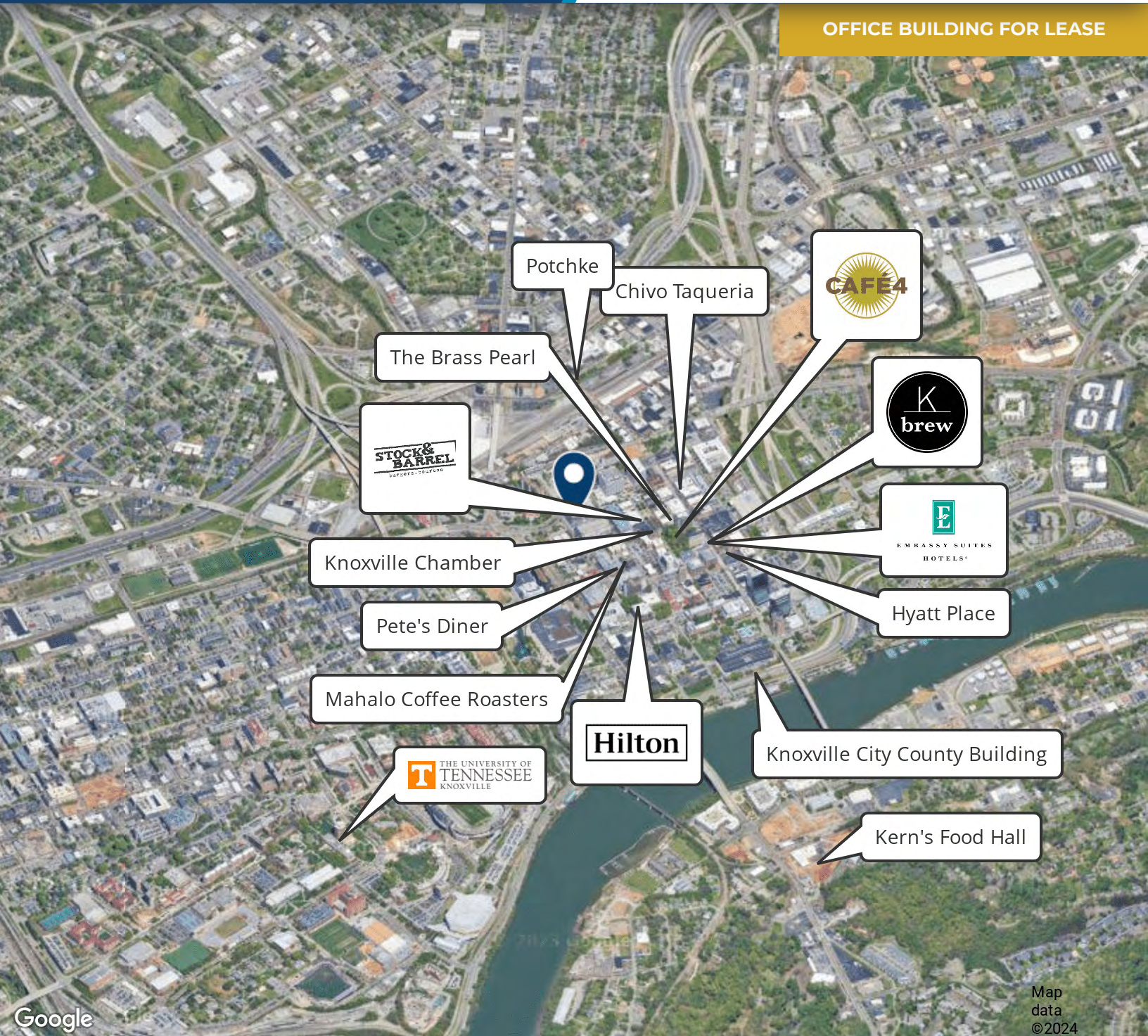
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	6,486	31,731	65,426
<b>Total Population</b>	16,229	77,591	152,283
<b>Average HH Income</b>	\$60,645	\$54,778	\$64,575

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**OFFICE BUILDING FOR LEASE**



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**LEASE INFORMATION**

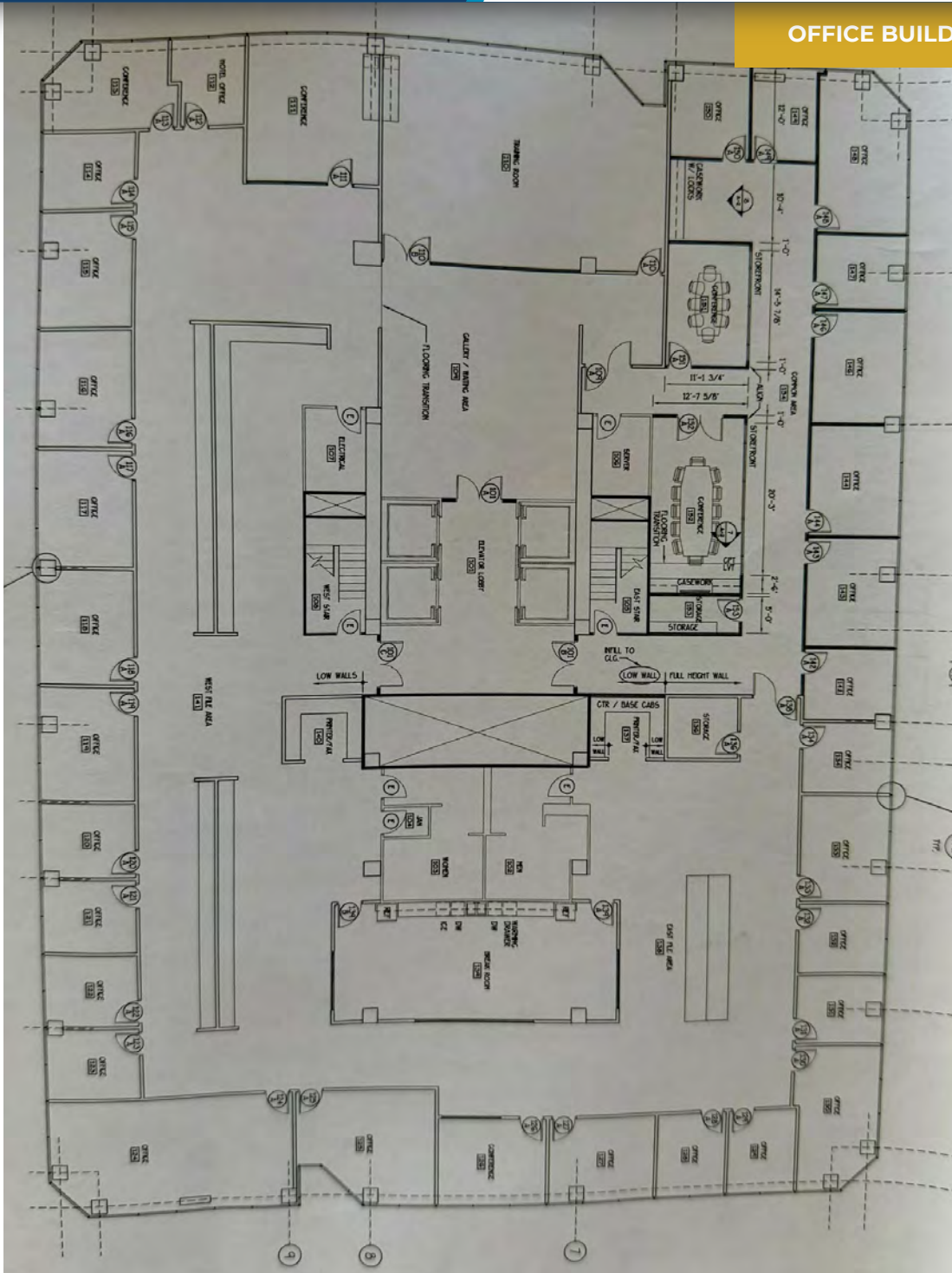
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	8,000 - 16,049 SF	Lease Rate:	\$24.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1101	Available	8,000 - 16,049 SF	Full Service	\$24.00 SF/yr	Full Floor Opportunity with beautiful 11th floor views in highly desirable Downtown Knoxville office building. Space was wonderfully built out for East Tennessee Foundation and has strong presence to recruit employees and host clients. 29 window offices along with plenty of interior space for workstations, 3 conference rooms and a training room in the current configuration.

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