

OVERVIEW

- \$13.50 sf NNN
- 57,278 sf Sublease
- Perceptics National Headquarters
- Class A Office Space
- Contemporary Open Space Design
- Walled, Cubed and Open Office Space
- Office Cubicles Remain with Space

Farragut Pointe | **FOR LEASE**

11130 Kingston Pike | Knoxville & Farragut Tennessee

■ **Farragut Pointe** is strategically located along Kingston Pike, which parallels I-40 and is the primary commercial artery extending from downtown Knoxville to the Town of Farragut.

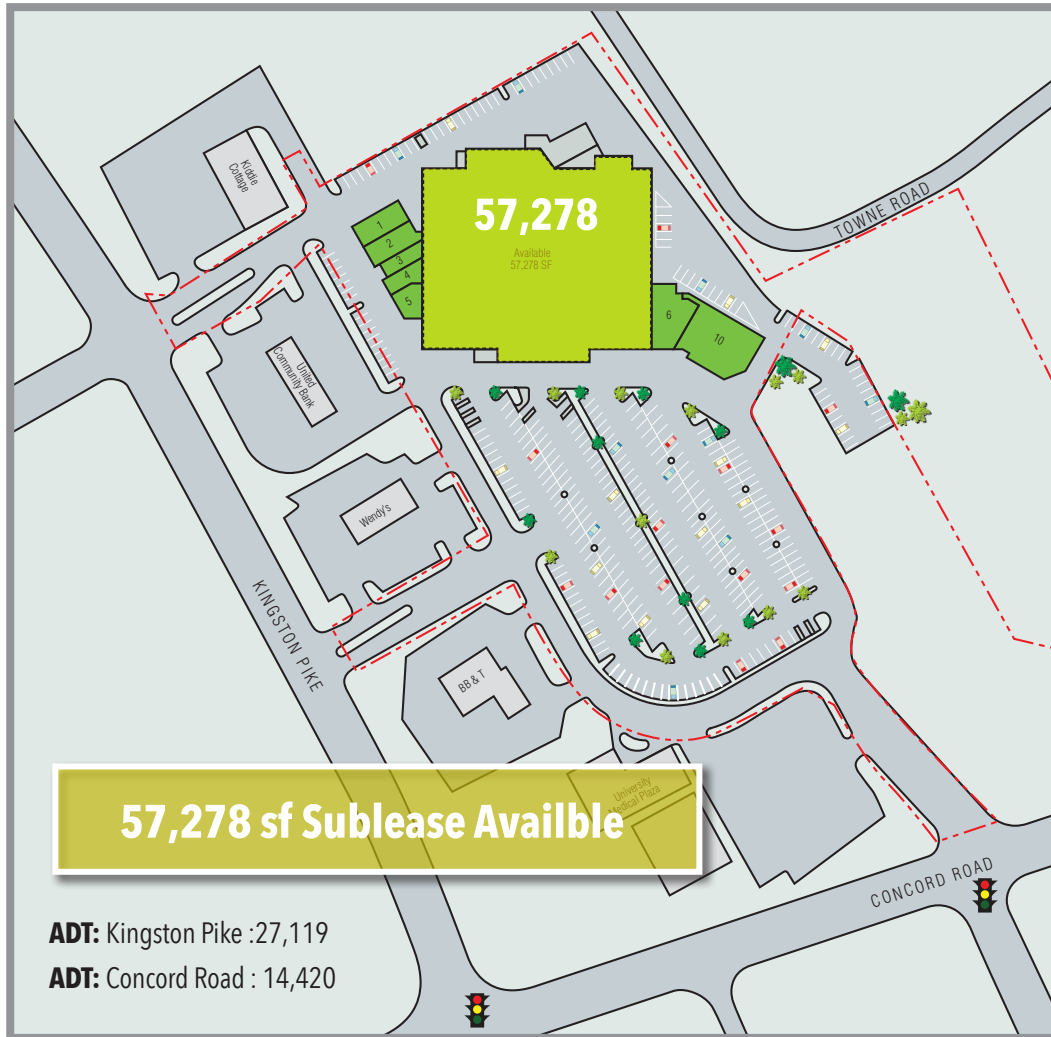
The Property is also near **Pellissippi Parkway**, a limited access highway connecting the adjacent communities of **Oak Ridge, Alcoa, and Maryville**. As a result, **Farragut Pointe** is convenient to the majority of residents within the greater Knoxville metro area.

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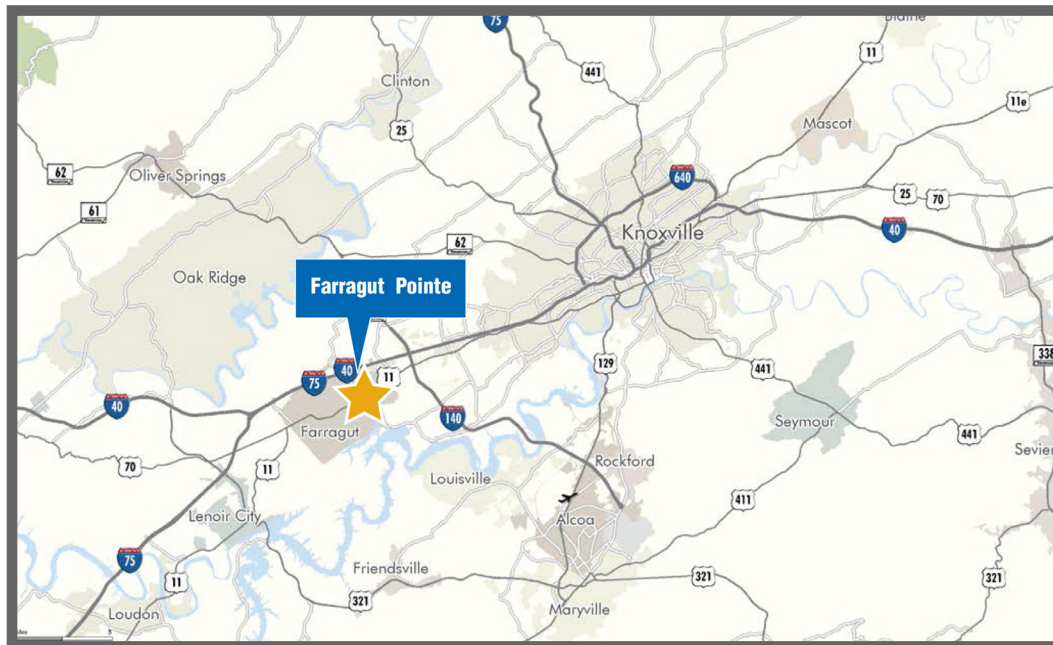
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■ The Knoxville region contains over 54.2 million square feet of retail space and approximately 20.8 million square feet of non-mall shopping center space. Farragut Pointe resides in the Farragut retail submarket. The Farragut submarket accounts for approximately 10% of the total non-mall shopping center supply in Knoxville. For fourth quarter 2018, occupancy in the submarket was 90.02% compared to 92.91% in the broader Knoxville area.

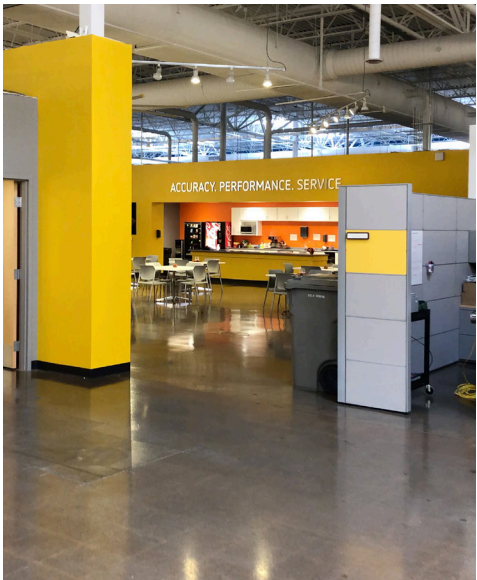
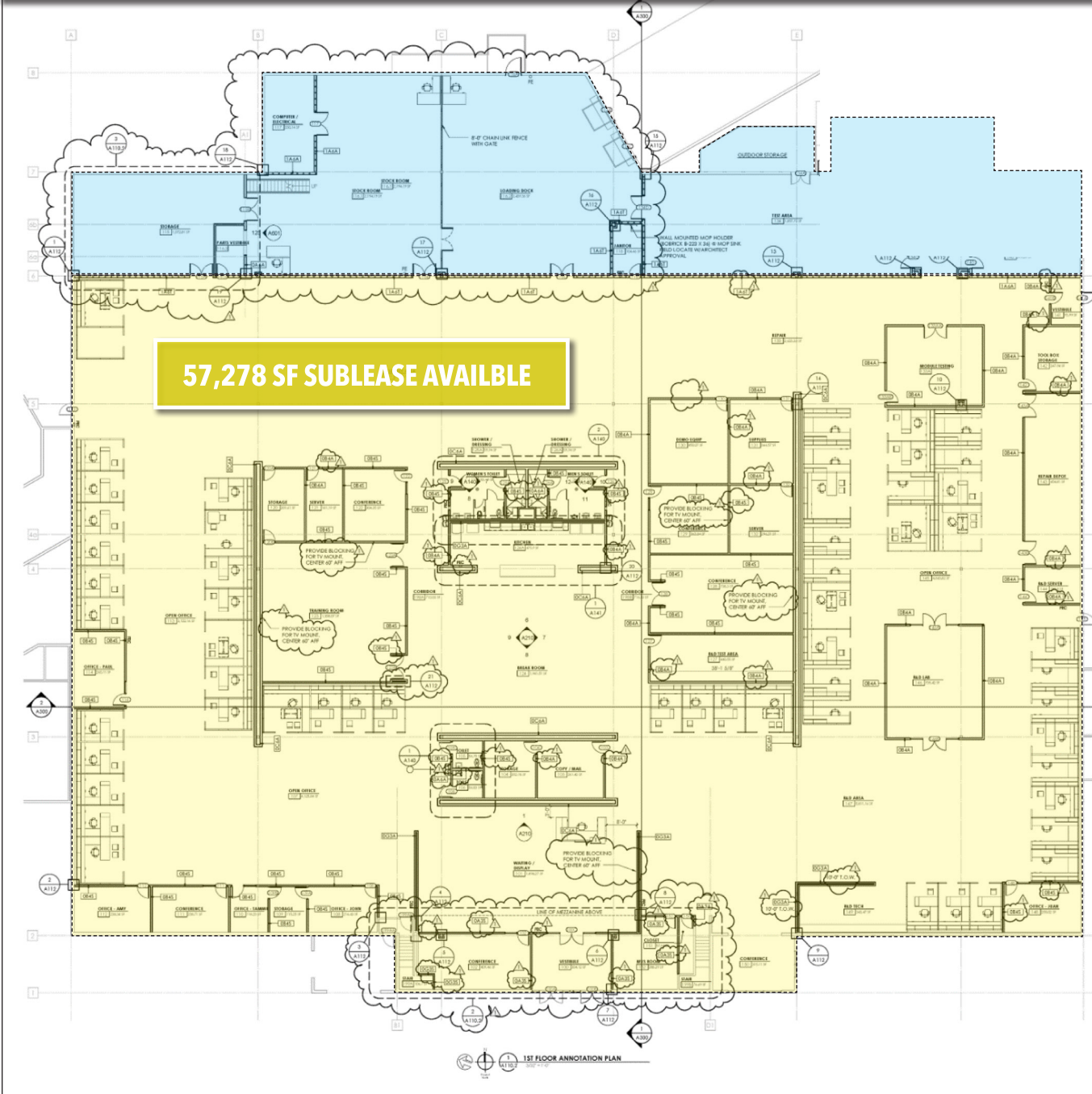


■ Farragut Pointe is located within the Town of Farragut, a rapidly growing suburban area within the greater Knoxville metro area. Farragut boasts average household incomes of \$99,552, creating significant demand for retail goods and services.



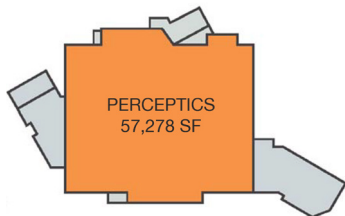
■ Demographics	1 mile	3 mile	5 mile
2018 Est. Population:	4,910	32,257	76,691
2019 Proj. Population:	5,103	34,378	82,499
2018 Est. Avg HH Income:	\$90,927	\$99,552	\$95,255
2019 Proj. Avg HH Income:	\$91,968	\$101,022	\$97,019

■ Farragut Pointe sits in a desirable retail corridor on Kingston Pike. The Property is less than 2 miles south of the prominent Turkey Creek shopping and mixed-use development which stretches for 3 miles adjacent along Interstates 40 & 75 and spanning the distance between the Lovell Road and Campbell Station Road interchanges. Turkey Creek offers more than 200 stores, shops, restaurants, hotels, entertainment options and Tennova Hospital. Farragut Pointe is also in close proximity to Fort Sanders West Medical and Fitness Center, a 63-acre complex.



PROPERTY DESCRIPTION

• Building Name:	Farragut Pointe
• Address:	11130 Kingston Pike Knoxville, Tennessee
• Total Building Area:	71,406 square feet
• Leasable Space:	57,278 square feet
• Year Built:	1991
• Years Renovated:	1995, 2000, 2001, 2014
• Occupancy:	100% occupied
• Parking:	400 spaces (5.61 / 1,000 SF)
• Frontage:	901' on Kingston Pike; 598' on Concord Road
• Construction:	Tilt up concrete with conventional steel
• Interior Vertical Clearance:	20 Feet
• Restrooms:	New and to code
• Roof Construction:	Steel deck with new firestone TPO; 20 year warranty roof as of 2014
• Exterior Finishes:	Texture painted tilt up concrete
• HVAC:	All new rooftop package units as of 2014
• Windows:	Mix of single pane bronze storefront & insulated double pane bronze storefront; New as of 2014
• Doors:	2-10'x10' dock doors, hollow metal back and side doors, bronze storefront front doors; New as of 2014
• Electrical:	Perceptics- 1625 amp
• Fire Protection:	Wet type sprinkler system
• Security:	Equipped with monitored Fire system and a security system



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TURKEY CREEK CENTER



Hospital

Farragut High School

Kingston Pike

ADT 27,119

Subject Property

ADT 14,420

■ Retailers in Turkey Creek are a "Who's Who" of the industry including Target, Wal-Mart, JC Penney, Gander Mountain, Belk, Best Buy, Regal Cinemas, JC Penney, and hundreds more. Turkey Creek is the primary destination retail center in the region. In 2009 a Kroger Marketplace Center with 172,615 square feet opened adjacent to Farragut Pointe.

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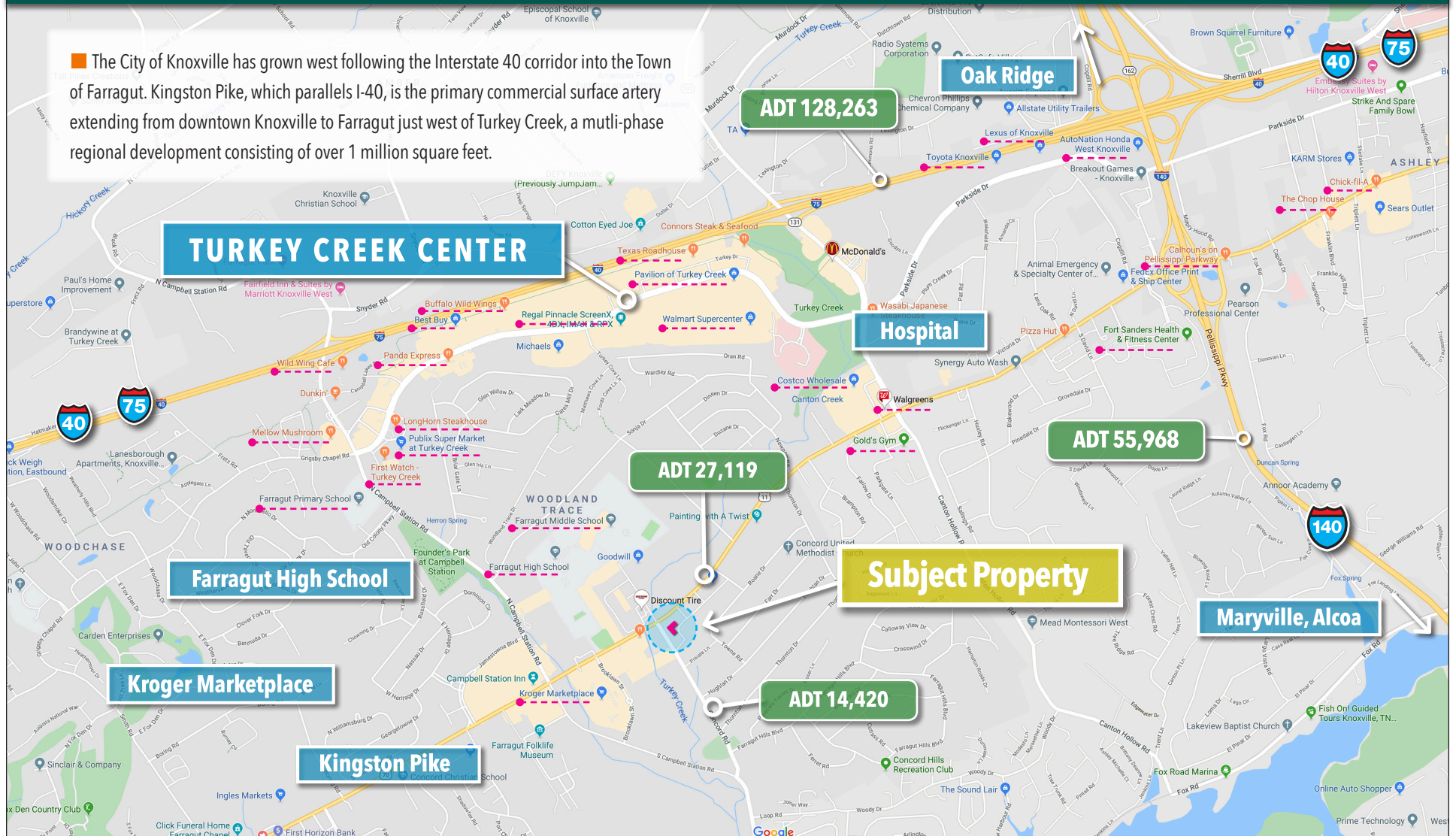
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■ The City of Knoxville has grown west following the Interstate 40 corridor into the Town of Farragut. Kingston Pike, which parallels I-40, is the primary commercial surface artery extending from downtown Knoxville to Farragut just west of Turkey Creek, a multi-phase regional development consisting of over 1 million square feet.



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	DEMOGRAPHICS	11130 Kingston Pike 1 mile radius	11130 Kingston Pike 3 mile radius	11130 Kingston Pike 5 mile radius
POPULATION	Estimated Population	4,910	32,257	76,691
	Projected Population	5,103	34,378	82,499
	2000 Census Population	4,492	27,027	61,565
	1990 Census Population	3,953	20,448	44,522
	Growth 2000-2011	9.32%	19.35%	24.57%
	Growth 2011-2018	3.92%	6.58%	7.57%
	Estimated Median Age	40.67	41.35	38.97
	Estimated Average Age	39.56	39.29	38.03
HOUSEHOLDS	Estimated Households	1,883	12,433	29,902
	Projected Households	1,965	12,237	32,042
	2000 Census Households	1,654	10,137	23,536
	1990 Census Households	1,292	7,105	16,449
	Growth 2000-2011	13.85%	22.65%	27.05%
	Growth 2011-2018	4.34%	6.47%	7.16%
	Estimated Average Household Size	2.55	2.56	2.55
INCOME	Estimated Median Household Income	\$73,787	\$78,255	\$73,272
	Projected Median Household Income	\$74,466	\$79,244	\$74,558
	2000 Census Median Household Income	\$67,258	\$69,044	\$63,004
	1990 Census Median Household Income	\$52,248	\$48,325	\$45,019
	Estimated Average Household Income	\$90,927	\$99,552	\$95,255
	Estimated Per Capita Income	\$35,300	\$38,899	\$37,340
HOUSING	Estimated Housing Units	1,987	13,120	31,580
	Estimated Occupied Units	1,883	12,433	29,902
	Estimated Vacant Units	103	687	1,678
	Estimated Owner Occupied Units	1,584	10,686	24,381
	Estimated Renter Occupied Units	299	1,746	5,521
	Estimated Median Housing Value	\$195,159	\$222,641	\$215,274
	Estimated Average Housing Value	\$241,221	\$268,661	\$260,367

■ KNOXVILLE TENNESSEE

The City of Knoxville is characterized by a strong business climate and stable, secure employee base provided by The University of Tennessee, Tennessee Valley Authority and the Oak Ridge National Laboratory. Once noted for its manufacturing and distribution operations, Knoxville has seen recent growth in the technology, government and healthcare employment base. More than a thousand wholesale distribution centers call Knoxville home, as well as several customer service call centers for various corporations.

■ KNOXVILLE ECONOMY

Knoxville is located in the eastern portion of Tennessee and lies in the shadows of the Great Smoky Mountains and Cumberland Mountains. The Knoxville Metropolitan Statistical Area (MSA) has a population of 712,366 and covers 2,518 square miles through Anderson, Blount, Loudon, Knox, Sevier and Union counties. The third largest metropolitan area in Tennessee, Knoxville is perhaps one of the most scenic cities in the country and provides endless opportunities for recreation and lifestyle. Recently, Knoxville was ranked as one of the 50 hottest cities for business relocation and expansion by Expansion Management Magazine.

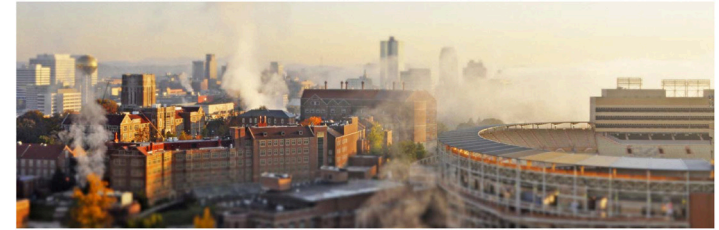
Additionally, the Knoxville MSA was ranked by "Places Rated Almanac" as the "best place to live in the United States and Canada" among cities with a population of fewer than one million. At nearly ten percent below the national average, the cost of living in Knoxville is just one of the many factors adding to the great quality of life residents enjoy. Housing prices are among the lowest in the state and are a full 18 percent below the national average. A low tax burden also makes Knoxville one of the nation's more affordable locations for both businesses and individuals.

The Knoxville area is the hub for three major interstate systems including Interstate 40, Interstate 75 and Interstate 81, and is within one day's drive of half of the nation's

Knoxville's diverse economy greatly benefits from low unemployment (7.3%), consistent job growth and a well-trained growing labor force. The job market in Knoxville is one of the most improved in the country, according to a ranking released by Forbes Magazine. As of December 2010, the Knoxville Area labor force consisted of over 369,480 employees. According to the Tennessee Department of Labor & Workforce Development, the unemployment rate in Knox County is below state averages. With a median age of 33.4, the City of Knoxville continues to provide East Tennessee with a strong, sizeable workforce.

population. Interstate 640 circles the city to the north and Interstate 140 connects the airport to surrounding cities such as Alcoa and Oak Ridge. The McGhee Tyson Airport, a regional passenger and freight airport, handles over 100 commercial flights daily for the region. McGhee Tyson is located approximately 12 miles from downtown Knoxville and offers service through 12 commercial airlines.

Knoxville is rich with cultural attractions: a symphony orchestra, an opera company, a city ballet, a professional theater company and multiple museums boasting national exhibits, as well as excellent parks and a thriving downtown. The main campus of the University of Tennessee adds to the allure of this area, with nationally ranked sporting events, and the energy of 27,000 students to the community. The University of Tennessee is a 417-acre campus and offers over 415 degree programs including agriculture, business administration, communications, education, engineering, law, veterinary medicine, social work and liberal arts.



■ KNOXVILLE MAJOR EMPLOYERS

- U.S. Department of Energy 12,620
- Tennessee Valley Authority 10,009
- Covenant Health System 8,834
- University of Tennessee-Knoxville 8,429
- Knox County Schools 8,150
- Walmart Stores, Inc. 5,300
- St. Mary's Health System 3,404
- Baptist Health System of East Tennessee 2,500
- City of Knoxville 2,858
- University of Tennessee Medical Center 3,579
- Knox County Government 2,623

■ KNOXVILLE ACCOLADES

- Ranked #8 - Forbes magazine, Best Places to Raise a Family
- Ranked #1- Places Rated Almanac Millennium Edition, Best Place to Live for cities under 1 million population
- Ranked #5 - Forbes magazine, Best Places for Business & Careers
- Ranked #8 - Forbes magazine, Best Places to Raise a Family
- Ranked #8 - Sperling's Best Places, Best Places for Affordable Living
- Ranked #9 - Forbes magazine, Best Cities for Jobs
- Ranked #9 - Expansion Management magazine, America's 50 Hottest Cities for Business Relocation & Expansion
- Ranked #24 - Inc. magazine, Top Mid-Size City Boom Towns (for Job Growth)

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PLAY MOVIE



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