



For Lease

Class A Office Building

1,414 - 7,554 SF | \$19.00 SF/yr



Pellissippi Pointe One

9725 Cogdill Road
Knoxville, Tennessee 37932

Property Highlights

- Great Visibility from the Pellissippi Parkway
- Second Floor (Top Floor) Space with Great Views
- Four sizes: 1,414 RSF, 2,856 RSF, 3,284 RSF and 7,554 RSF
- Two Story Lobby
- Lot's of windows
- Modern Design and Finishes
- Ample Parking
- Nicely Landscaped Building
- After hour access system

Property Description

Office building with modern design and finishes with great visibility and plenty of parking. This building resides in among other class A office buildings with well-known tenants. Space currently offers four different sizes with varying square footages and layouts.

OFFERING SUMMARY

Available SF	1,414 - 7,554 SF
Lease Rate	\$19.00 SF/yr (Full Service)
Building Size	16,452 SF

VIEW PROPERTY VIDEO

For more information

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LEASE TYPE	Full Service
TOTAL SPACE	1,414 - 7,554 SF
LEASE TERM	Negotiable
LEASE RATE	\$19.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	1,414 - 7,554 SF	Full Service	\$19.00 SF/yr	Contains 30 offices an various cubical open spaces
210	Available	1,414 SF	Full Service	\$19.00 SF/yr	Contains 3 offices, kitchen, restroom and open area bull pen
220	Available	2,856 SF	Full Service	\$19.00 SF/yr	Contains 10 offices, kitchen and storage area
230	Available	3,284 SF	Full Service	\$19.00 SF/yr	Contains 19 offices

Additional Photos



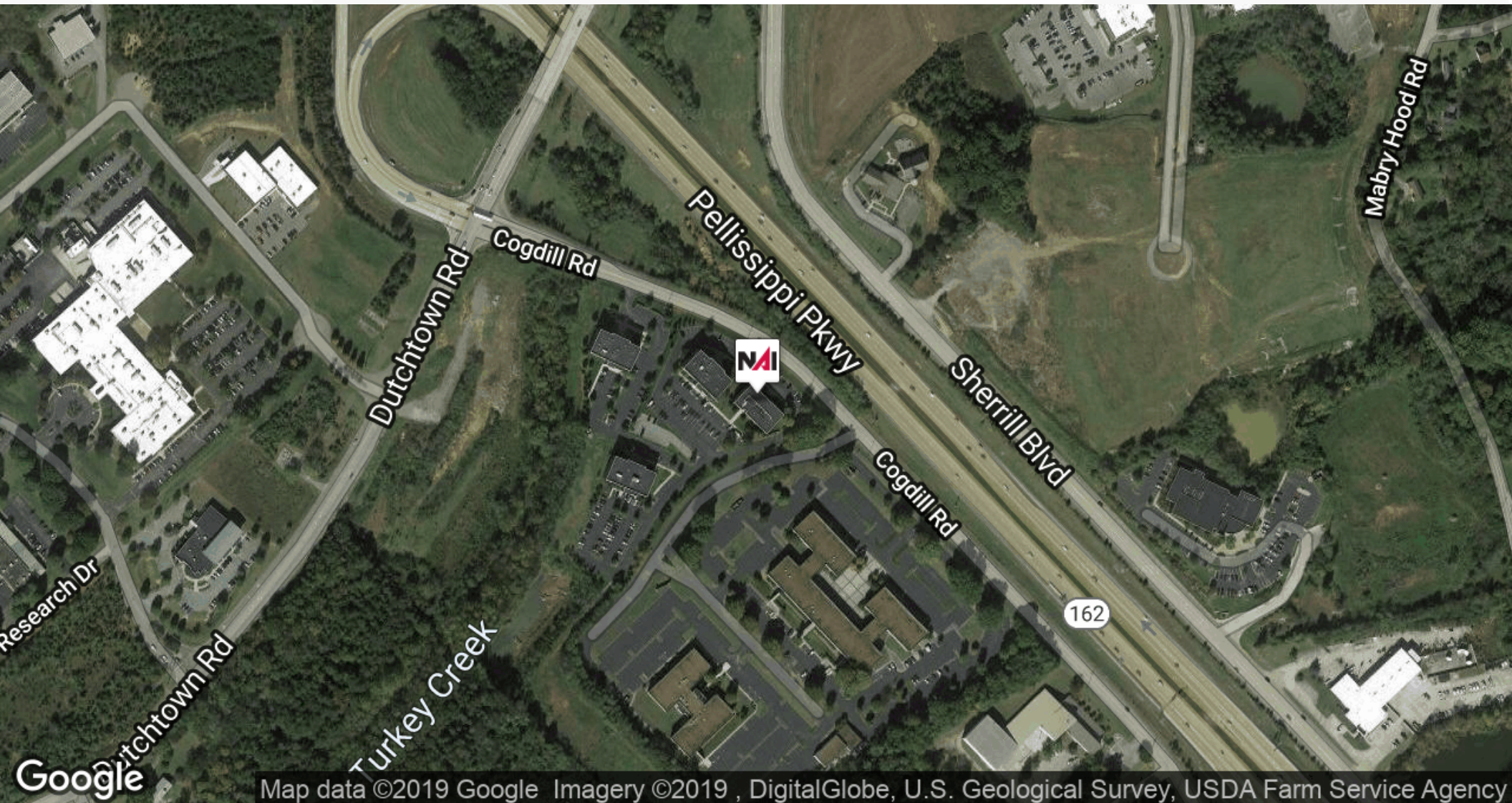
Additional Photos



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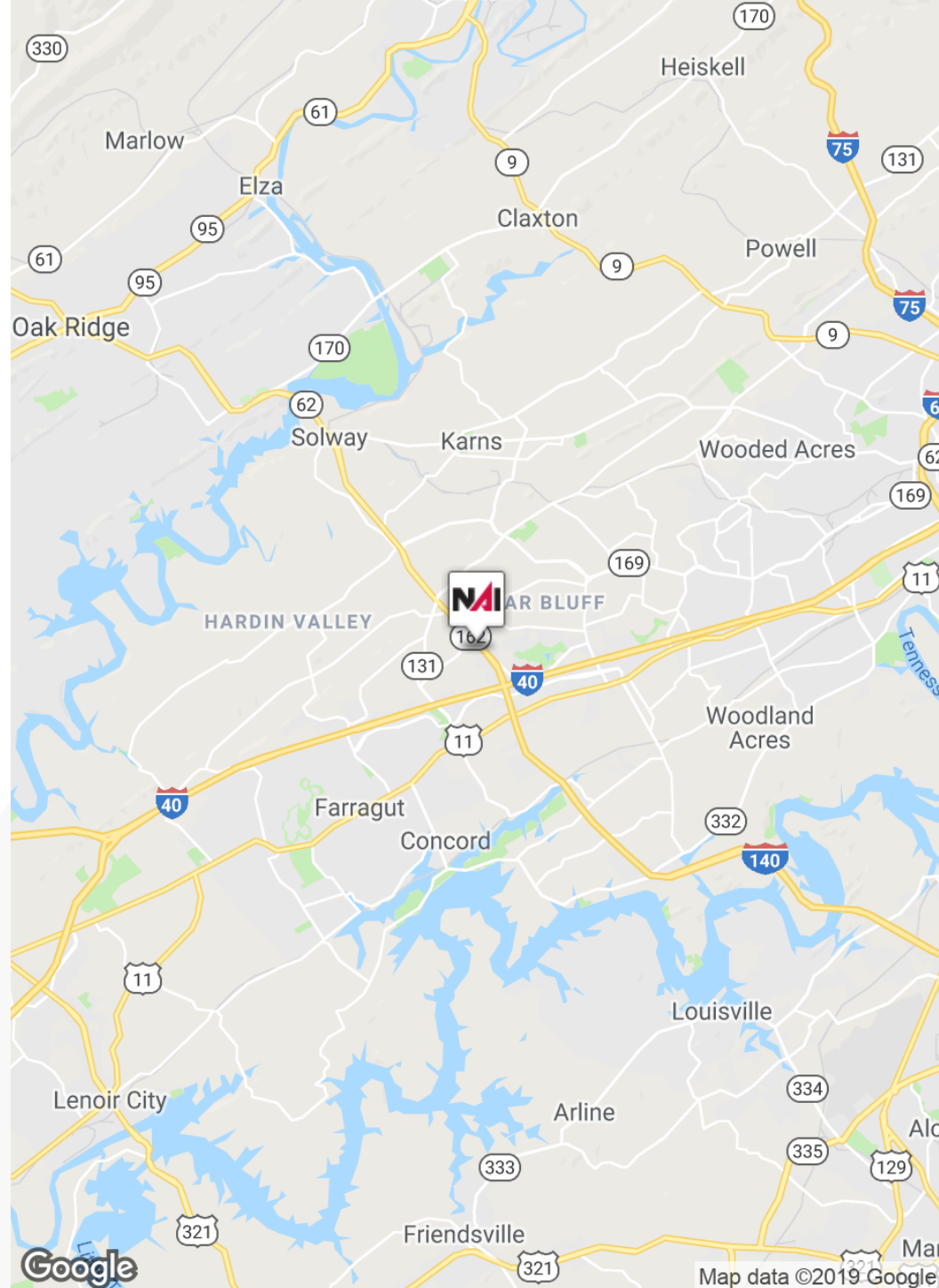
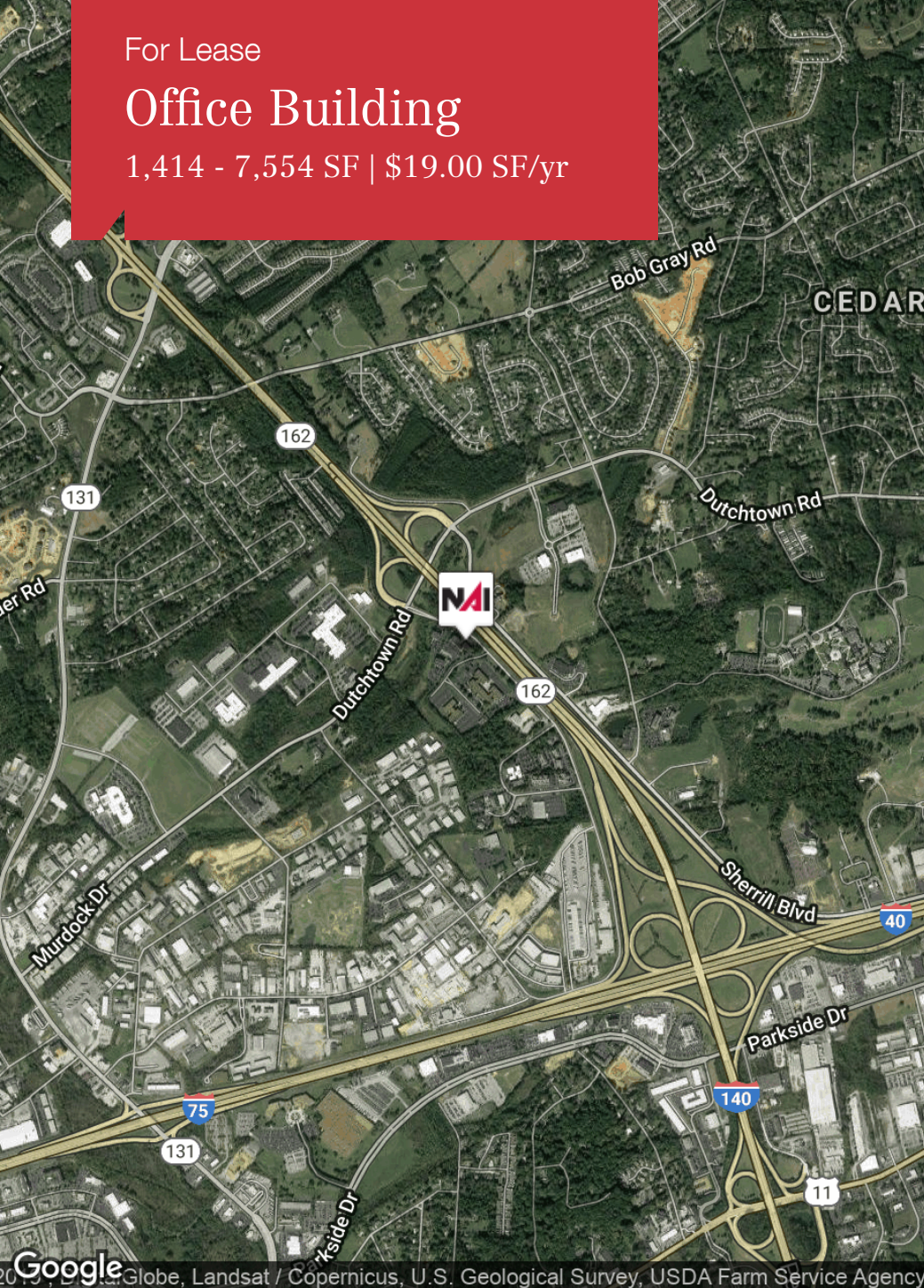


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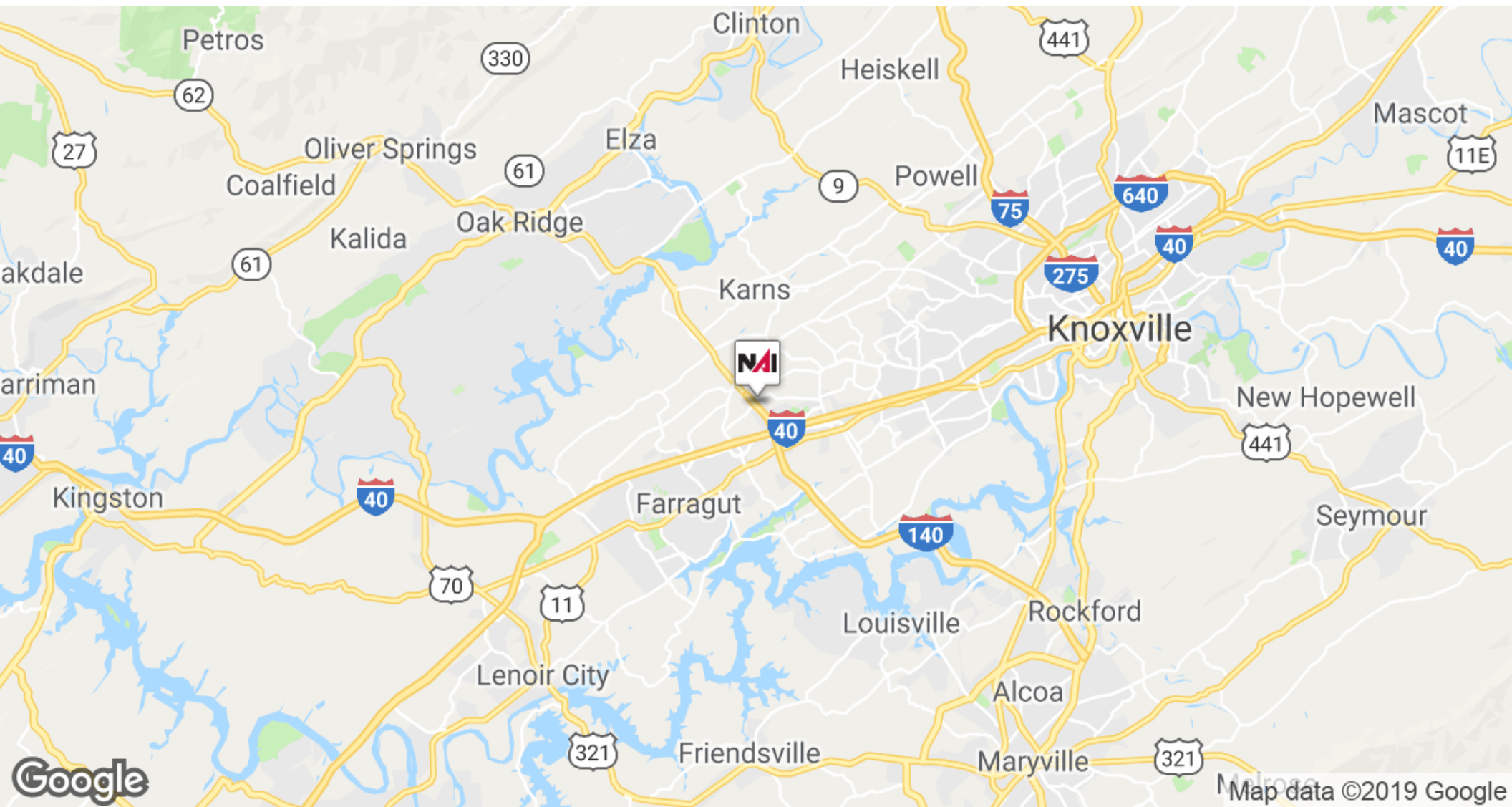
1,414 - 7,554 SF | \$19.00 SF/yr



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Office Building

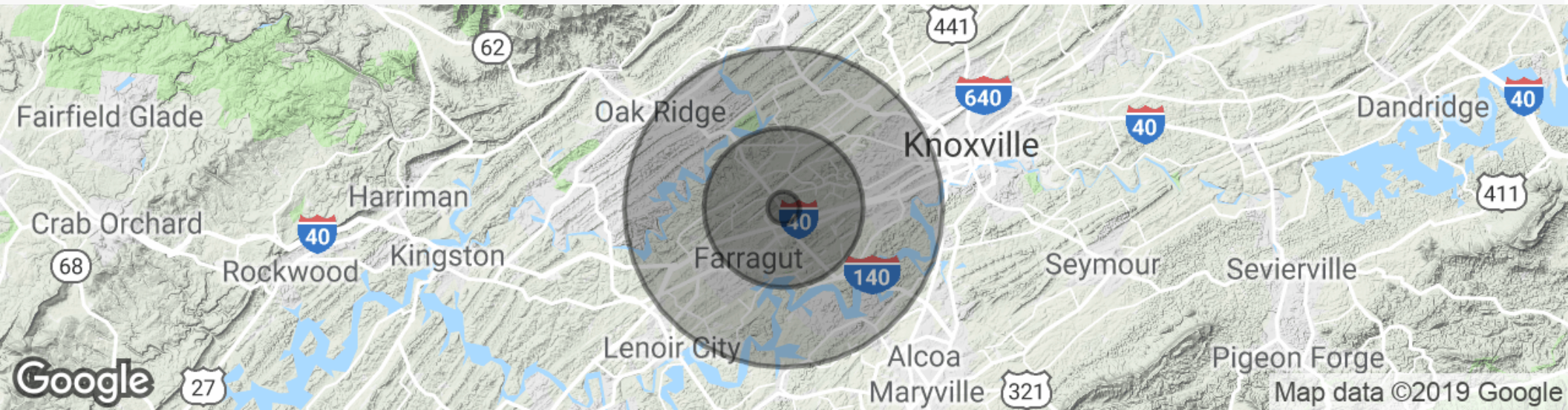
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,959	93,829	252,894
Median age	41.0	38.2	38.4
Median age (Male)	39.5	37.2	37.5
Median age (Female)	42.5	38.8	39.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,160	37,779	102,934
# of persons per HH	2.6	2.5	2.5
Average HH income	\$87,628	\$84,862	\$84,420
Average house value	\$201,384	\$234,989	\$251,612

* Demographic data derived from 2010 US Census

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MATT FENTRESS, RPA, CPM, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Over 25 years experience in the real estate business, specializing in the sale and lease of office properties and investment real estate. Background in developing, managing and leasing of office and industrial properties. Recognized as a leader in the field of office leasing and management; skilled in orchestrating negotiations between tenants, landlords, banks, governing entities, CPAs, attorneys and engineers to achieve common goals. Successful history of turning around distressed buildings and implementing successful leasing programs

2002 to Present - NAI Knoxville formerly NAI Collins, Sharp & Koella Inc. - Broker, RPA, CPM, CCIM, SIOR

1997 to 2002 - Parkway Realty Services, Knoxville, TN - Regional Manager/Leasing Manager

1993 to 1997 - JMB Realty/Heitman Properties, Knoxville, TN - General Manager/Leasing Agent

1992 to 1993 - IBEX Management Company, Coral Gables, FL

1989 to 1992 - JMB Realty Services, Coral Gables, FL

1988 to 1989 - Hollywood, Inc., Hollywood, FL - Land Developer

1987 to 1988 - Floyd D. Cerf Company, Hallandale, FL - Commercial Real Estate Brokerage

1983 to 1986 - Lexington Development Company, Houston, TX - Land Development

100,000 SF Office Bldg, Knoxville, TN \$25.5 Million

54,000 SF Office Bldg, Knoxville, TN \$14.7 Million

109,264 SF Office Bldg, Knoxville, TN \$3.25 Million

MEMBERSHIPS

2012 President - Knoxville CCIM Chapter

Member & Board Member CCIM, Knoxville Chapter

Member - NAI Global Investment Council

Former President, Institute of Real Estate Management, Chapter 57

Former Board of Directors and Chairman, Knoxville Central Business Improvement District

Former Member, Fee Dispute Resolution Committee, Knoxville Bar Association

Former Chair, Knoxville Parking and Transportation Committee

Former Committee Member, Downtown Development Incentive Committee

Member, Knoxville Area Chamber Partnership

Former Member - Knoxville Area Chamber Partnership - Executive Council

Former Member of the Board of Directors of the Knoxville Area Chamber Partnership

Institute of Real Estate Management, Chapter 57

Building Owners and Managers Association