

2,059 SF Office Condo - Downtown Knoxville

550 W Main St, Suite 7-1B, Knoxville, TN 37902



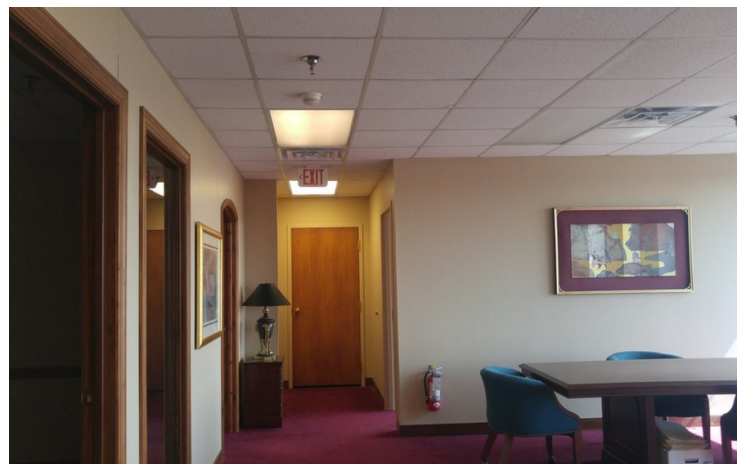
PROPERTY OVERVIEW

Sale Price:	\$349,500	Original owner is selling this 7th floor space with incredible views of downtown. The space has a total of 2,059 square feet and contains five (5) executive offices, one (1) conference room, a reception area and a kitchenette. The main entrance is directly beside the main building elevator. Refurbished common areas and bathrooms make a great presentation.
Year Built:	1991	Condo Dues - 2017 Dues total \$5.40 per square foot.
Zoning:	C-2	The Bank of America Center represented a departure from the traditional development model in Knoxville. It was the first, new construction, class A office condominium to be developed in Knoxville. LawlerWood developed the office building and marketed the building to professional businesses, including a major investment brokerage firms, several law firms, and an architectural firm. The building was constructed on air rights over a seven-story parking garage which LawlerWood developed on a turnkey basis for the City of Knoxville. The project was completed in 1992, and the cost of the garage and office building was approximately \$20M (current dollars).
Price / SF:	\$3.13	

2,059 SF - OFFICE CONDO

Office Condo For Sale - Downtown Knoxville

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DANIEL ODLE | 865.246.1331 X102 | DODLE@CONVERSIONPROP.COM

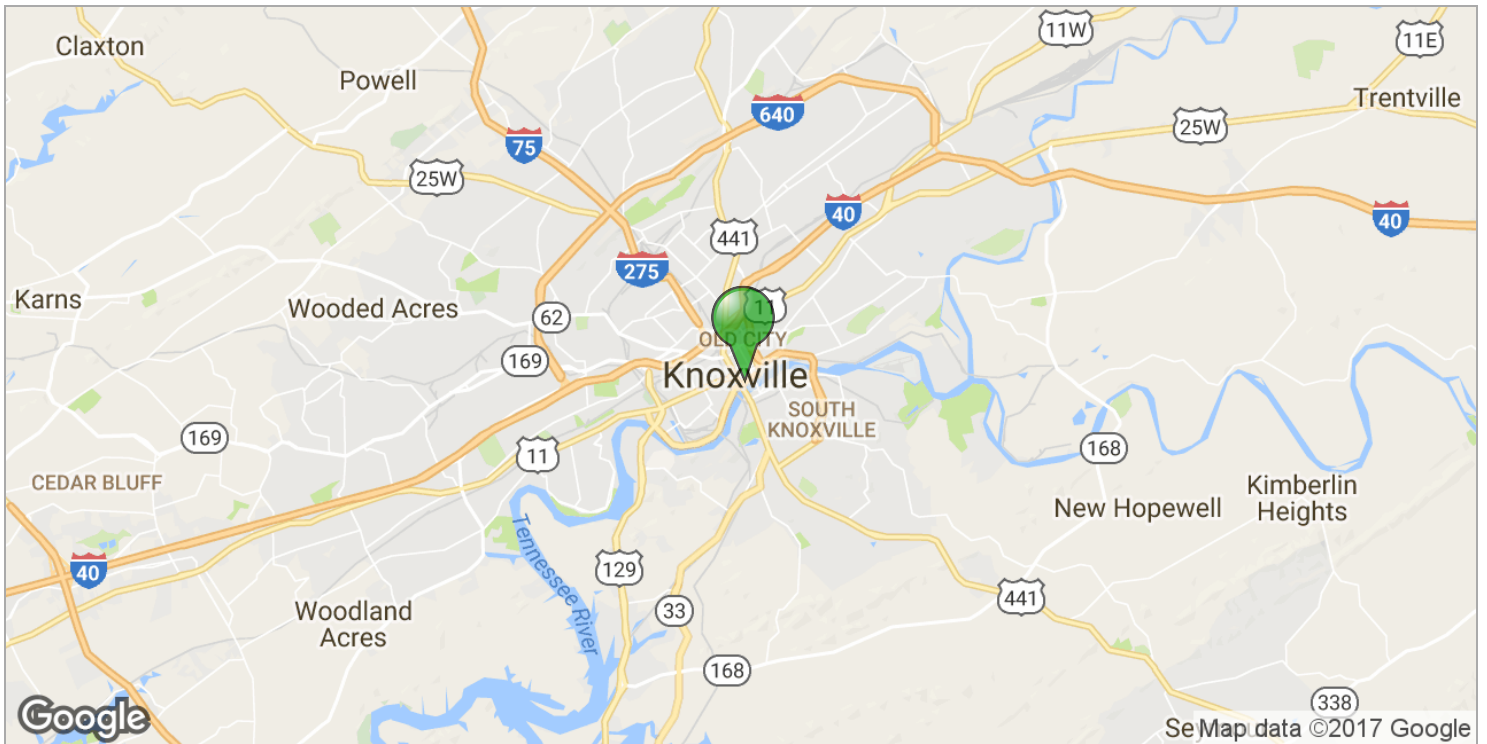
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Conversion
PROPERTIES INC

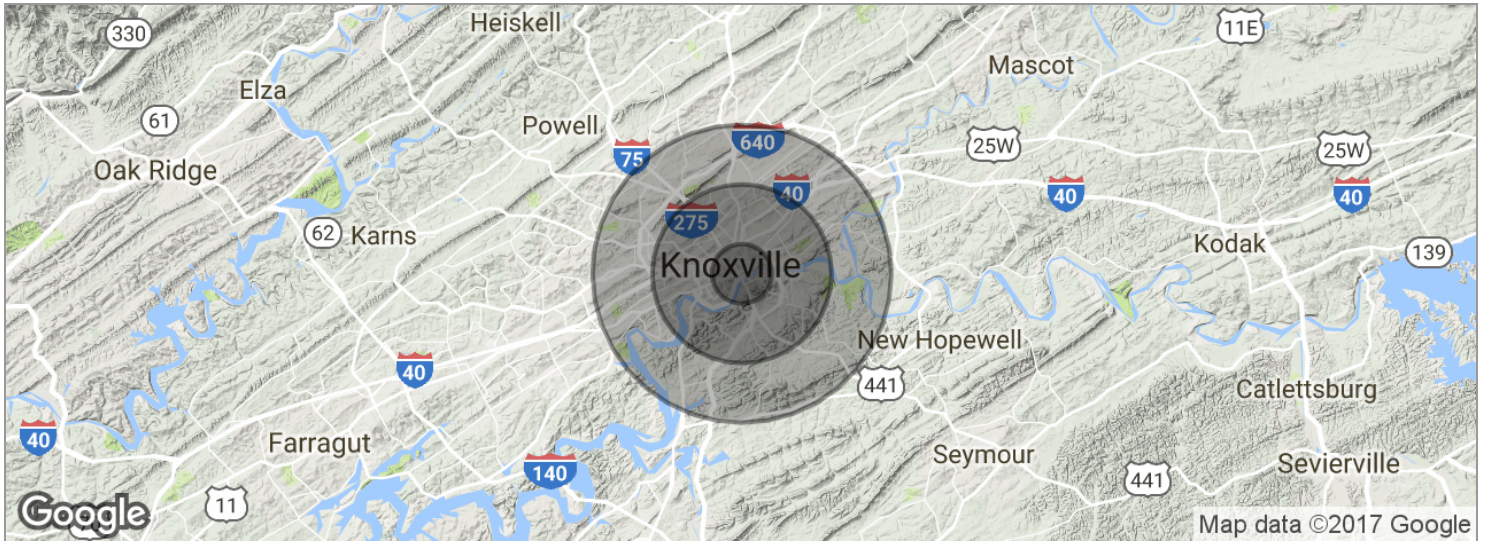




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Conversion
PROPERTIES INC



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,784	70,321	139,671
Median age	24.6	31.5	34.6
Median age (male)	24.6	30.5	33.2
Median age (Female)	24.7	32.7	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,675	30,388	63,542
# of persons per HH	2.7	2.3	2.2
Average HH income	\$25,982	\$31,774	\$39,438
Average house value		\$118,655	\$132,178

* Demographic data derived from 2010 US Census