

CALL CENTER/OFFICE BUILDINGS

2238 East Fairview Avenue
Johnson City, TN 37601

Location

Located in Johnson City Industrial Park in East Johnson City

Available for Lease

Building 1: 20,400 SF office on 6.2 acres
Building 2: 12,500 SF office on 2.5 acres
\$10/SF/year NNN

Highlights

All furniture can stay or be removed
Both buildings combined can accommodate 500-600 seats
250 kw Generac natural gas generator
Both buildings have dedicated UPS systems
External and internal camera systems stay
Approx. 450 parking spaces

Building 1

Reception/waiting area, 3 call floors with cubes, 3 large training rooms, large break area and covered outdoor break area

Building 2

Security room at entrance, 300-seat call floor with cubes, 2 large training rooms with furniture, large break room

Demographics

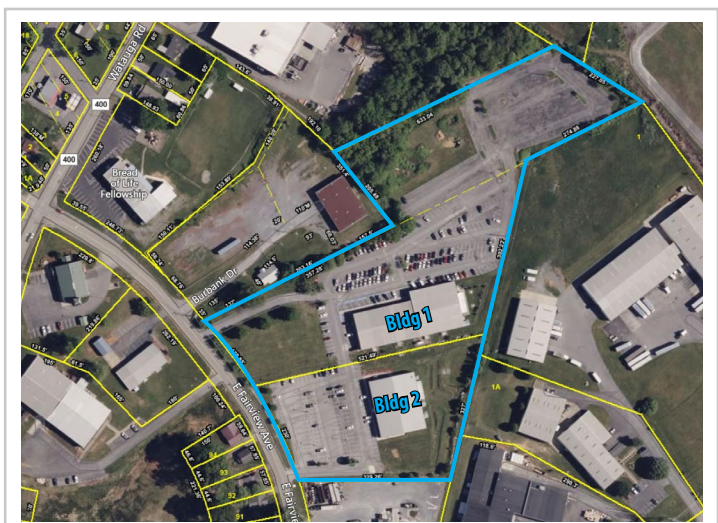
(2024 Est.)	5 mile	15 mile	25 mile
Population	78,313	246,871	446,121
Median HH Income	\$54,402	\$63,359	\$58,377
Median Age	37.6	43.5	44.7

Contact

John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903
www.mitchcox.com





Bldg 1



Bldg 1



Bldg 1



Bldg 1



Bldg 1



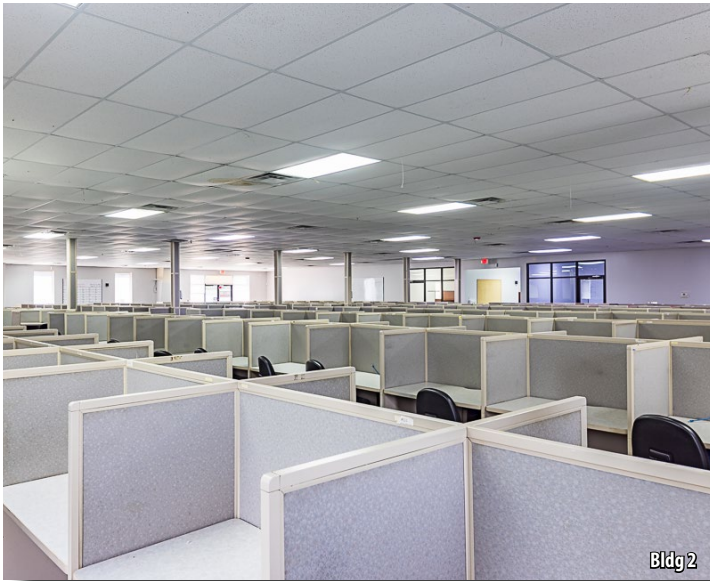
Bldg 1



Bldg 2



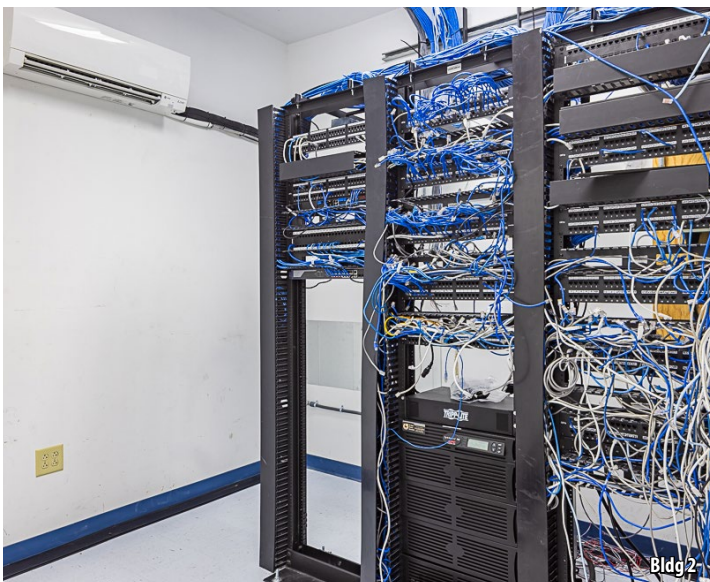
Bldg 2



Bldg 2



Bldg 2



Bldg 2



Bldg 2



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com