

## OFFICE OFFERING MEMORANDUM

# PELLISSIPPI PARKWAY OFFICE

10636 RATHER ROAD, KNOXVILLE, TN 37931



20,320 SF CORPORATE HQ FOR SALE

### WALLACE COMMERCIAL

813 S. Northshore Drive, Suite 202  
Knoxville, TN 37919



### PRESENTED BY:

#### JIM STALEY, CCIM

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277269, Tennessee

#### ASHLEE ROSE

Advisor  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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10636 RATHER ROAD



## WALLACE COMMERCIAL

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MANAGING BROKER, SENIOR ADVISOR

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ADVISOR

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10636 RATHER ROAD

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY PHOTOS

FIRST FLOOR

SECOND FLOOR

TAX MAP

ZONING MAP

# PROPERTY SUMMARY

10636 RATHER ROAD | KNOXVILLE, TN 37931



## Property Summary

|                 |                |
|-----------------|----------------|
| Price:          | \$3,900,000    |
| Building SF:    | 20,320         |
| Price / SF:     | 191.93         |
| Rentable SF:    | 20,320         |
| Occupancy:      | Vacant         |
| Floors:         | 2              |
| Lot Size:       | 12.90 Acres    |
| Signage:        | 2 Signs        |
| Year Built:     | 1984           |
| Building Class: | A              |
| Parking:        | 85             |
| Parking Ratio:  | 4.18/1000      |
| Zoning:         | BP/TO and A/TO |

## Property Overview

Centrally located, Beautiful Corporate Headquarters. Perfect layout for law firms, accounting, consulting, remote work even medical specialty clinics-therapists, counselors or physical therapy and dermatology as separate rooms offer privacy.

This location has it all!

Fully paved parking lots with mature shade trees and water features. Property borders Beaver Creek and has beautiful walking trails, benches and flowering trees for your lunch break or team building exercises.

Inside you will find a stunning Conference Room, Large Training Room, Break Room, Copy Room, 4 Large Cubicle Areas, 36 Private Offices (3 of which are Executive Suites with attached Admin offices, 2 of which have a private bathroom and shower) Storage Room, and Warehouse with Roll up loading door. 4 Common Area Restrooms on each floor. Traffic count is 49,254 cars per day.

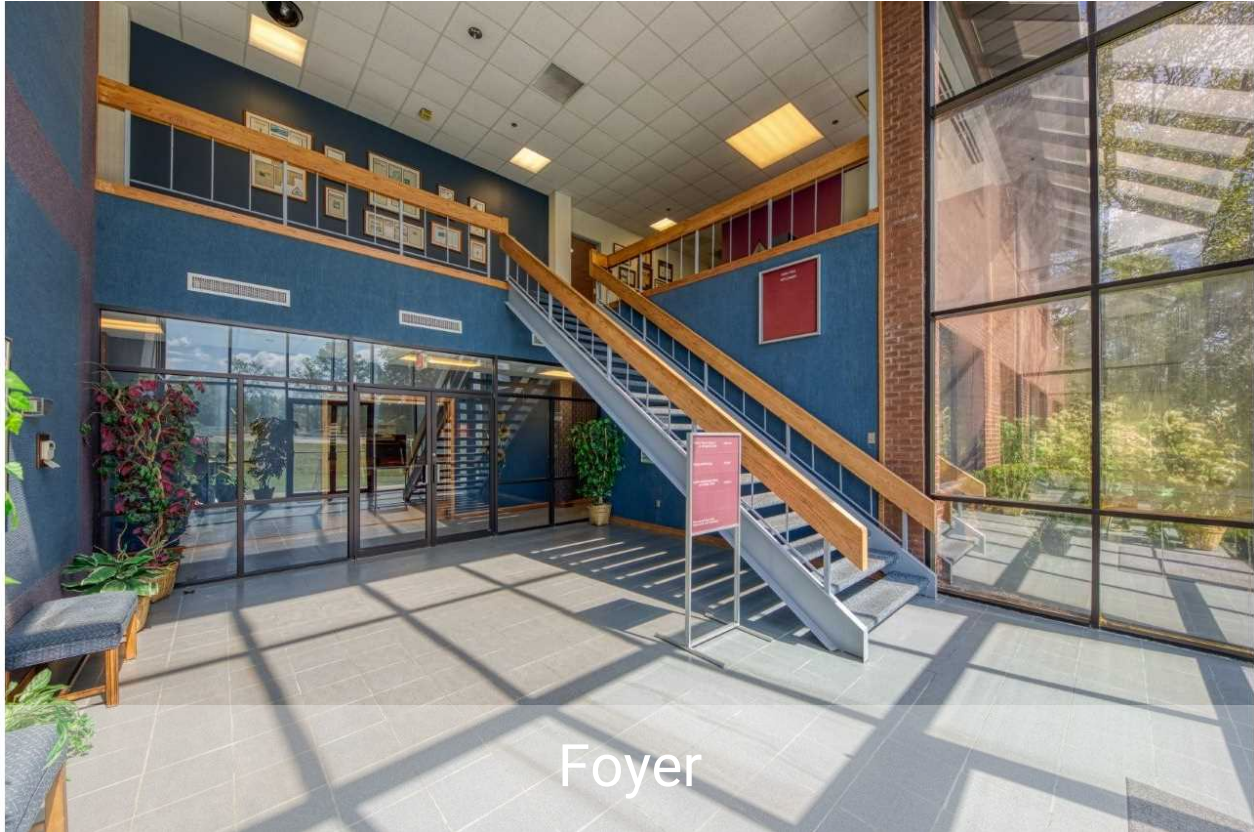
## Location Overview

Centrally Located on Pellissippi Parkway  
7 Minutes from Hardin Valley  
13 Minutes from Oak Ridge  
20 Minutes from McGhee Tyson Airport

**CLICK for DRONE VIDEO**

# PROPERTY PHOTOS

10636 RATHER ROAD | KNOXVILLE, TN 37931



Foyer



Conference Room

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# PROPERTY PHOTOS

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Typical Corner Office



Typical Standard Office

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# PROPERTY PHOTOS

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Executive Suite with Private Bathroom/Shower



Cubicle Room



Reception

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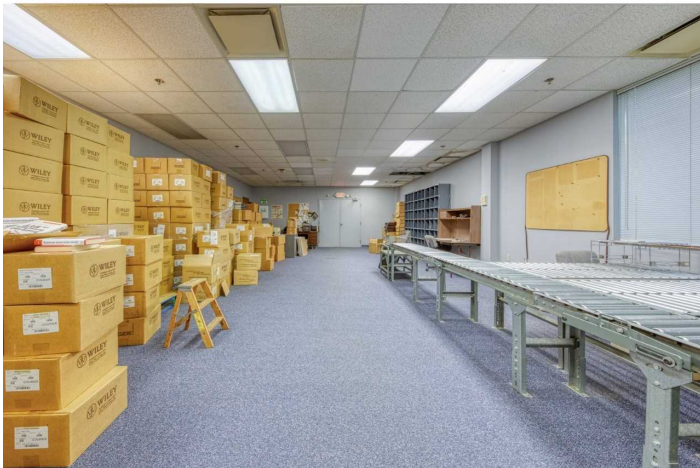
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Bathroom



Warehouse Area



Storage Area



Storage Area

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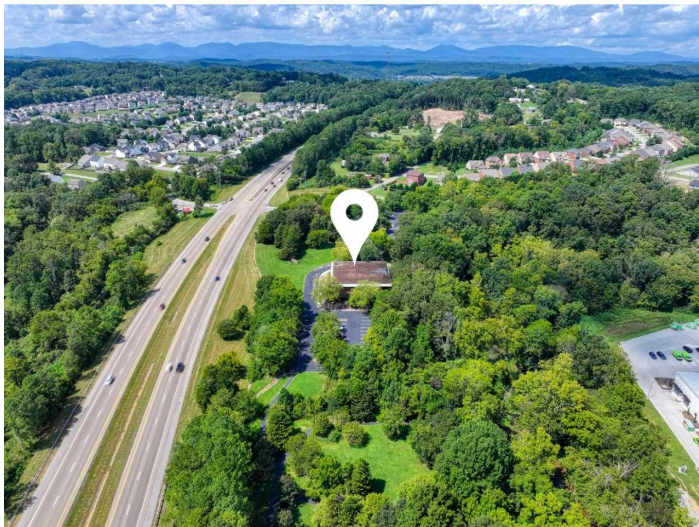
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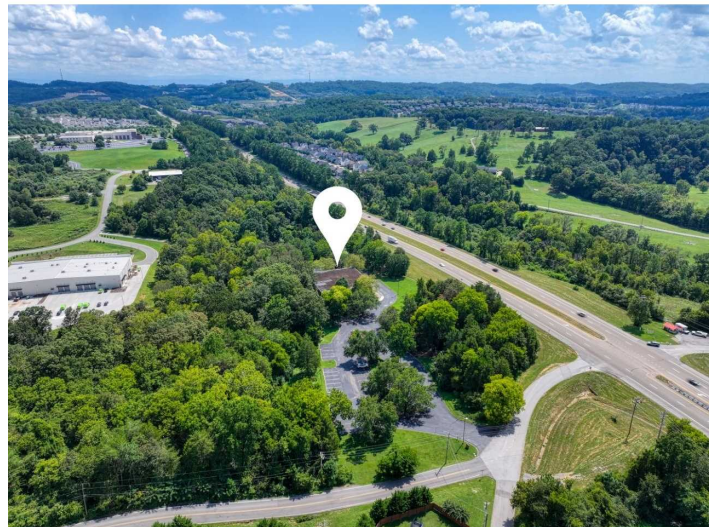
Break Room/Kitchen



Copy/Work Room



Looking North to Oak Ridge



Looking South to Hardin Valley

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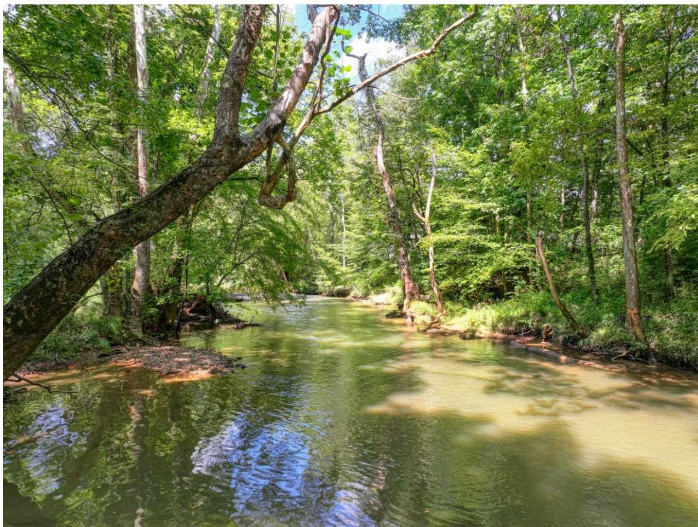
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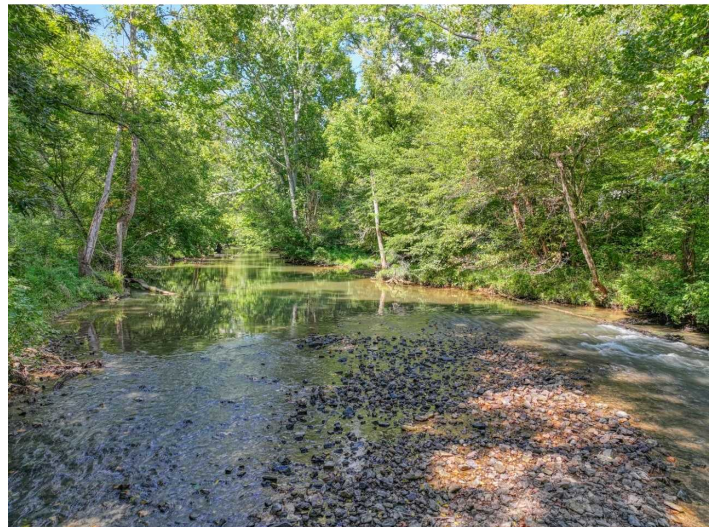
Walking Trail



Walking Trail



Beaver Creek



Beaver Creek

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# FIRST FLOOR

10636 RATHER ROAD | KNOXVILLE, TN 37931

## FIRST FLOOR



FOR REFERENCE ONLY

## SECOND FLOOR

10636 RATHER ROAD | KNOXVILLE, TN 37931

## SECOND FLOOR



FOR REFERENCE ONLY

# TAX MAP

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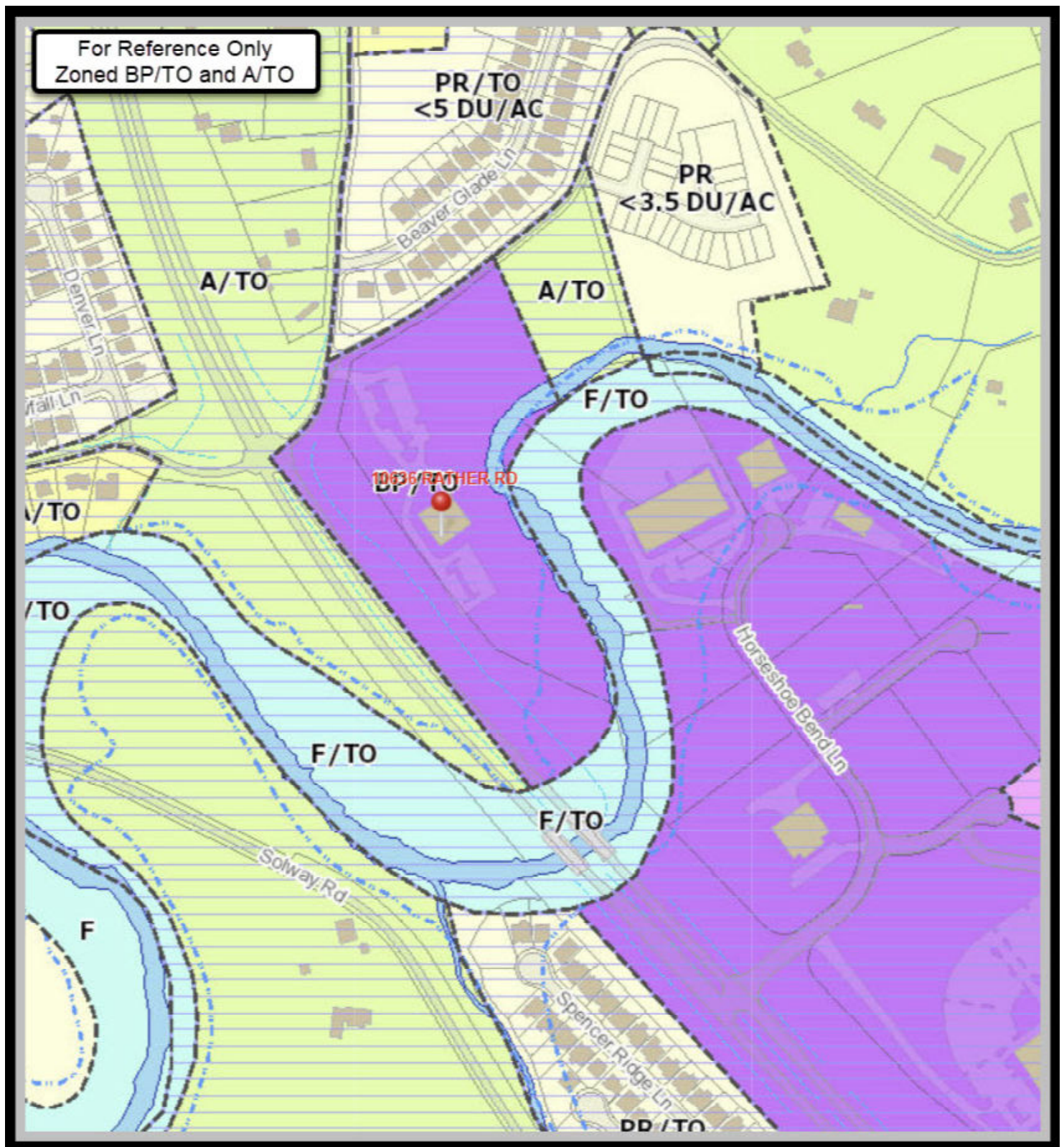


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# ZONING MAP

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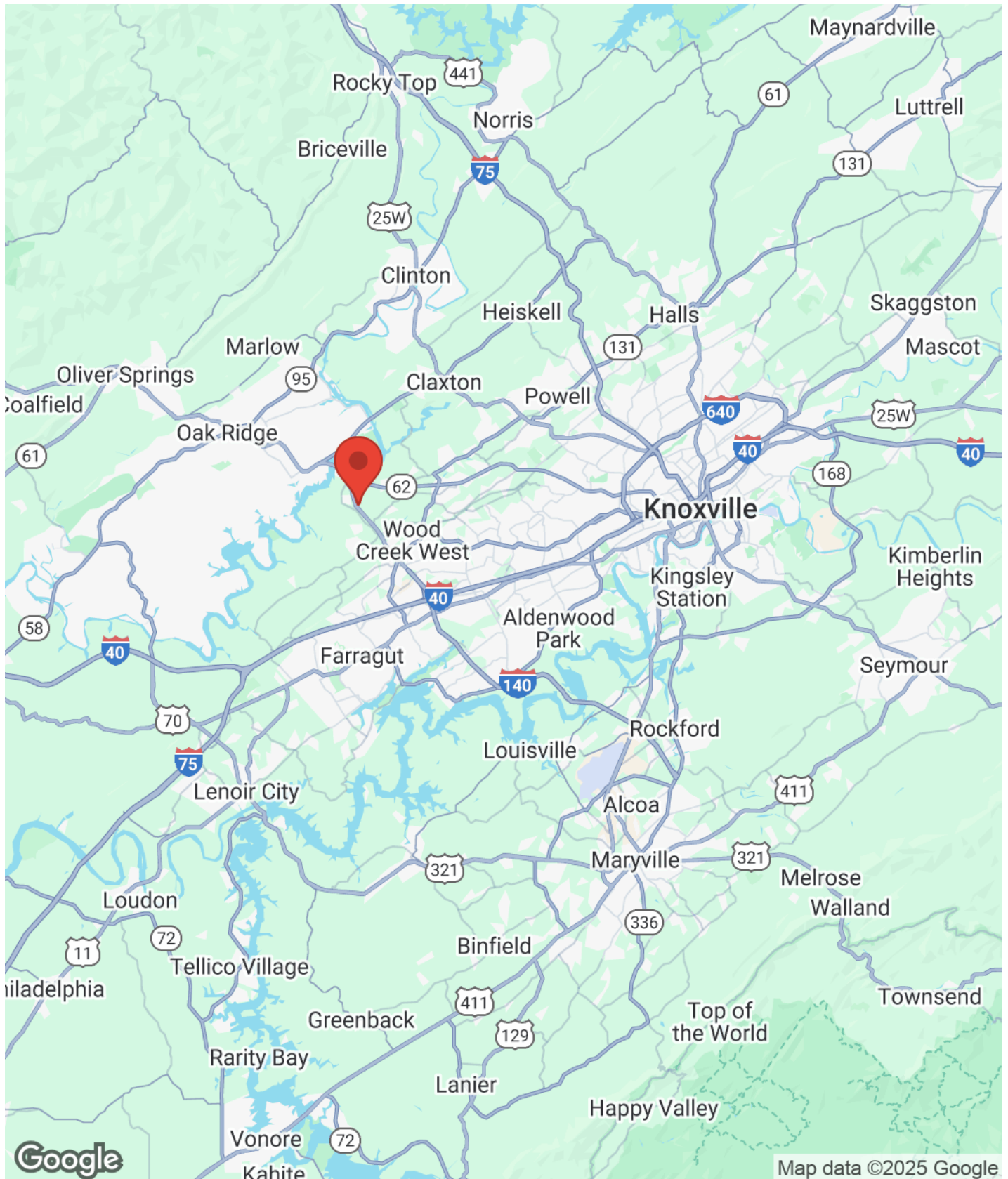
# LOCATION INFORMATION

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REGIONAL MAP  
LOCATION MAPS  
BUSINESS MAP  
AERIAL MAP  
DEMOGRAPHICS

# REGIONAL MAP

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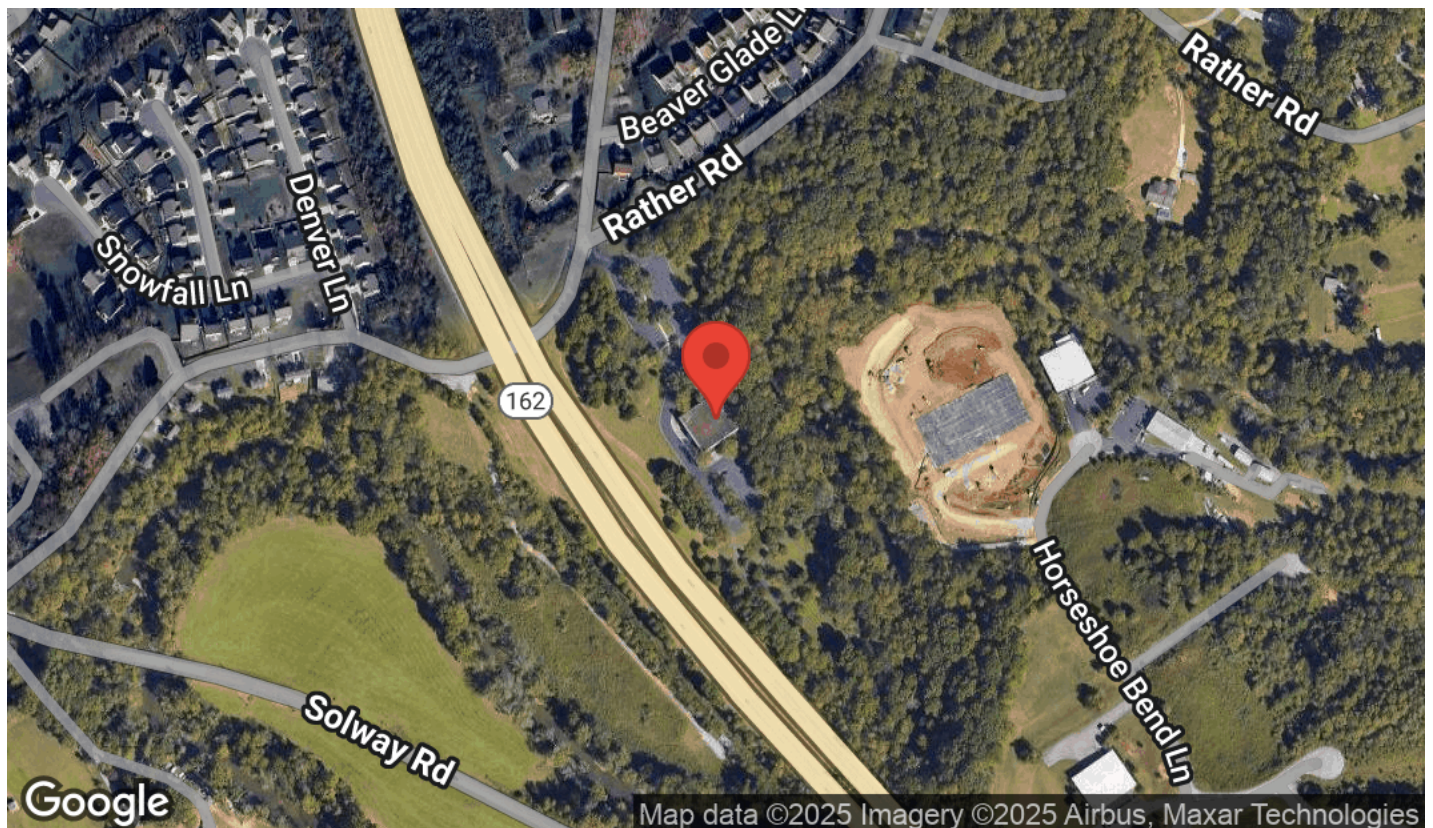
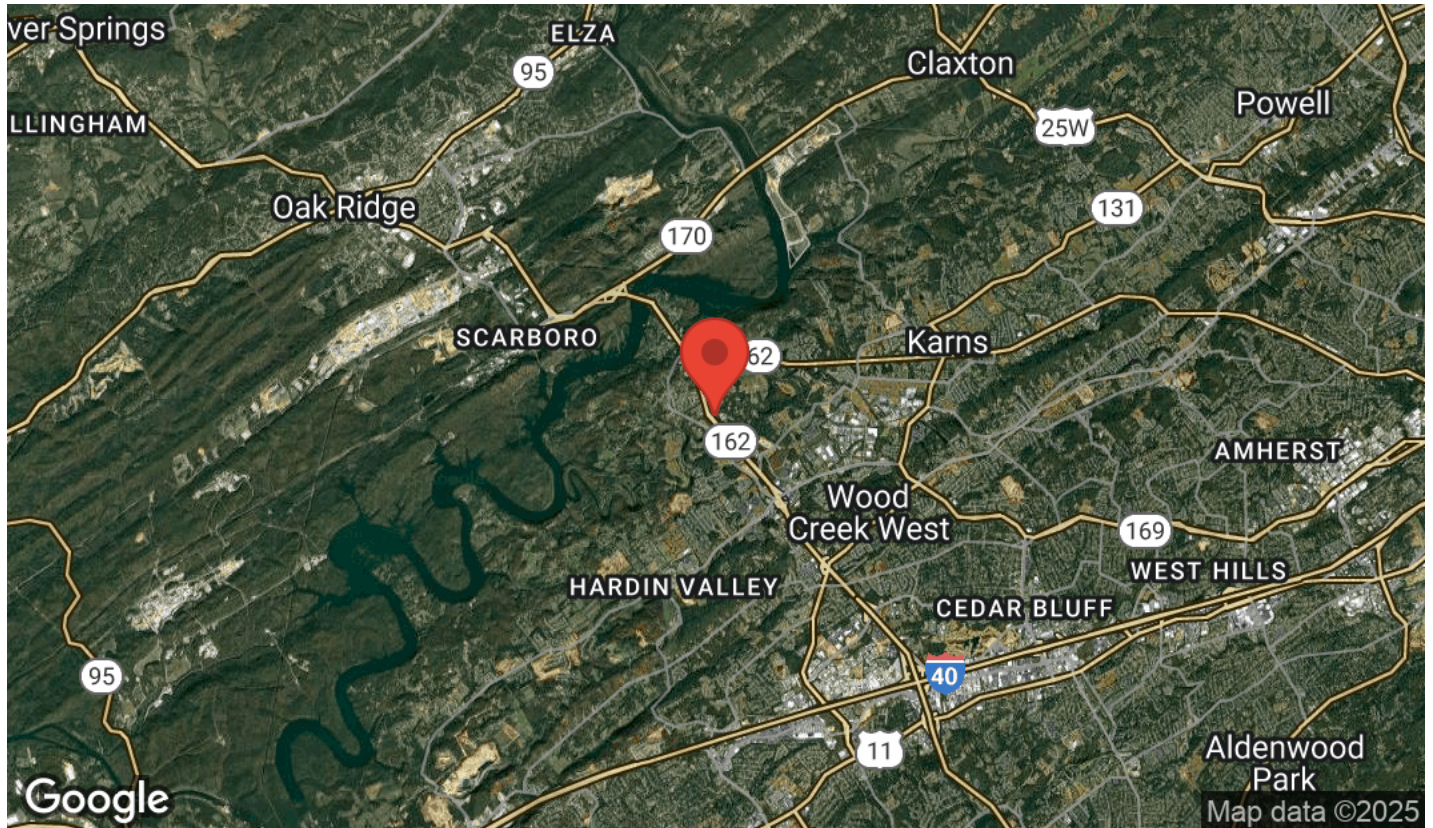
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# LOCATION MAPS

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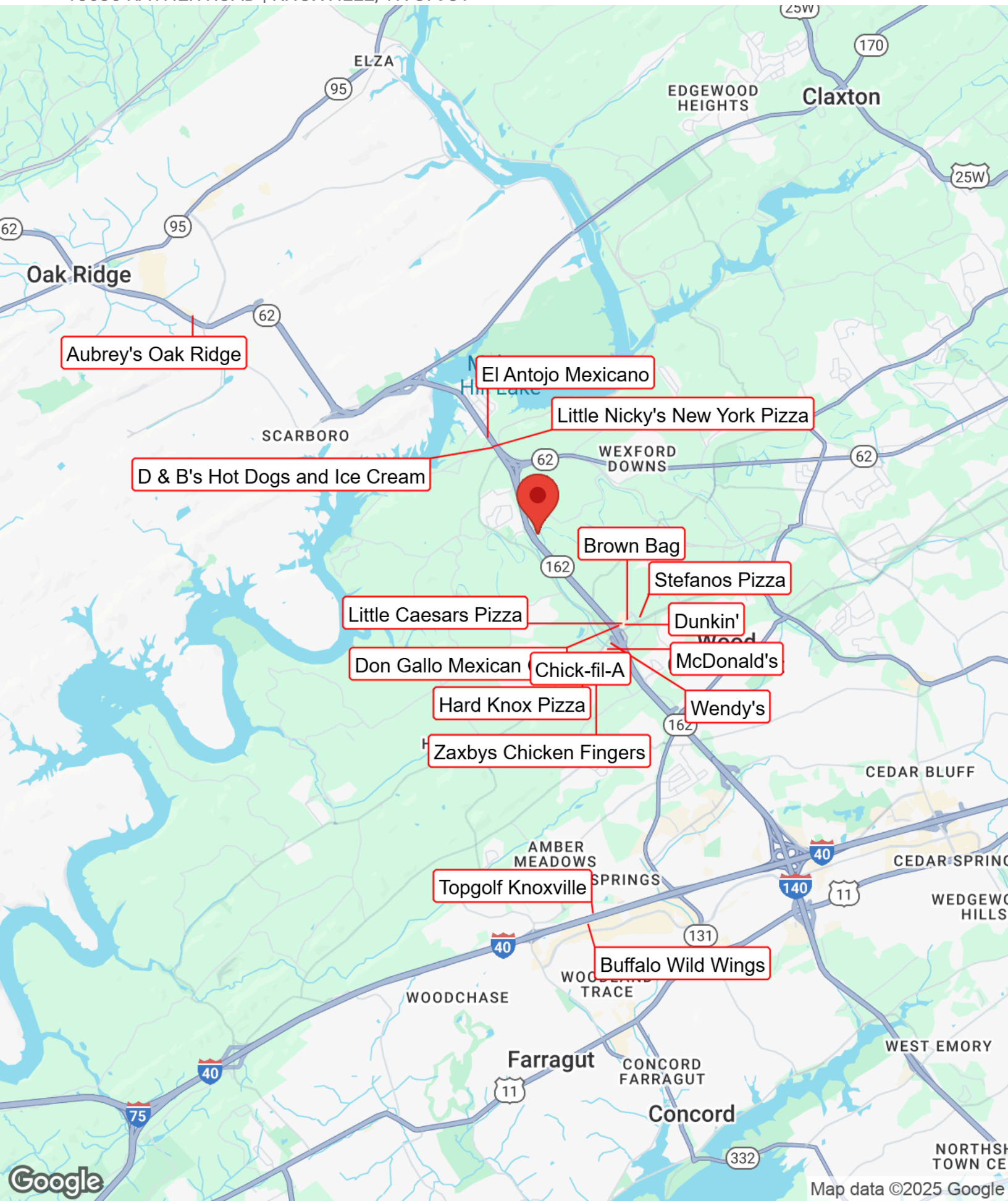


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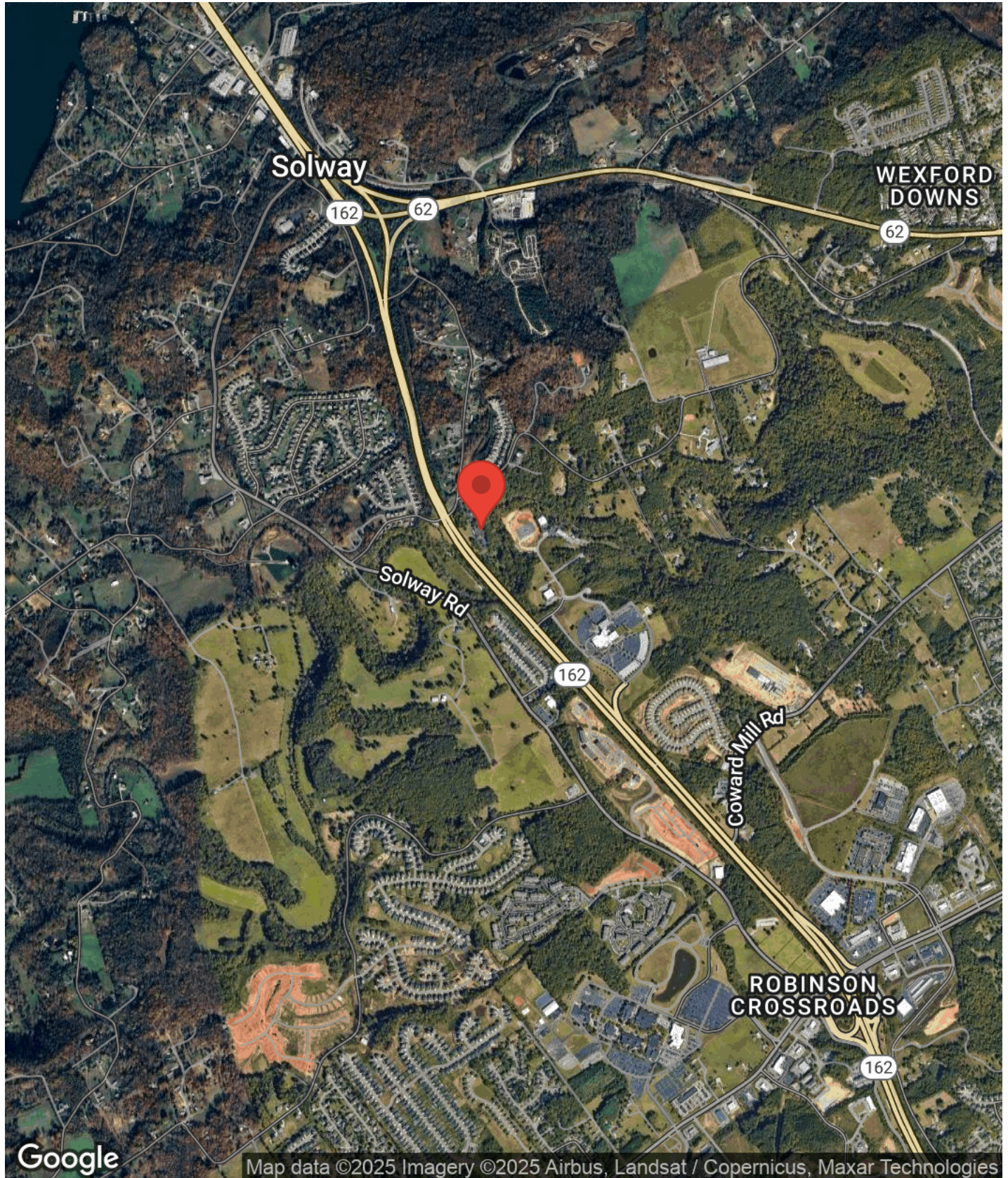
# BUSINESS MAP

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# AERIAL MAP

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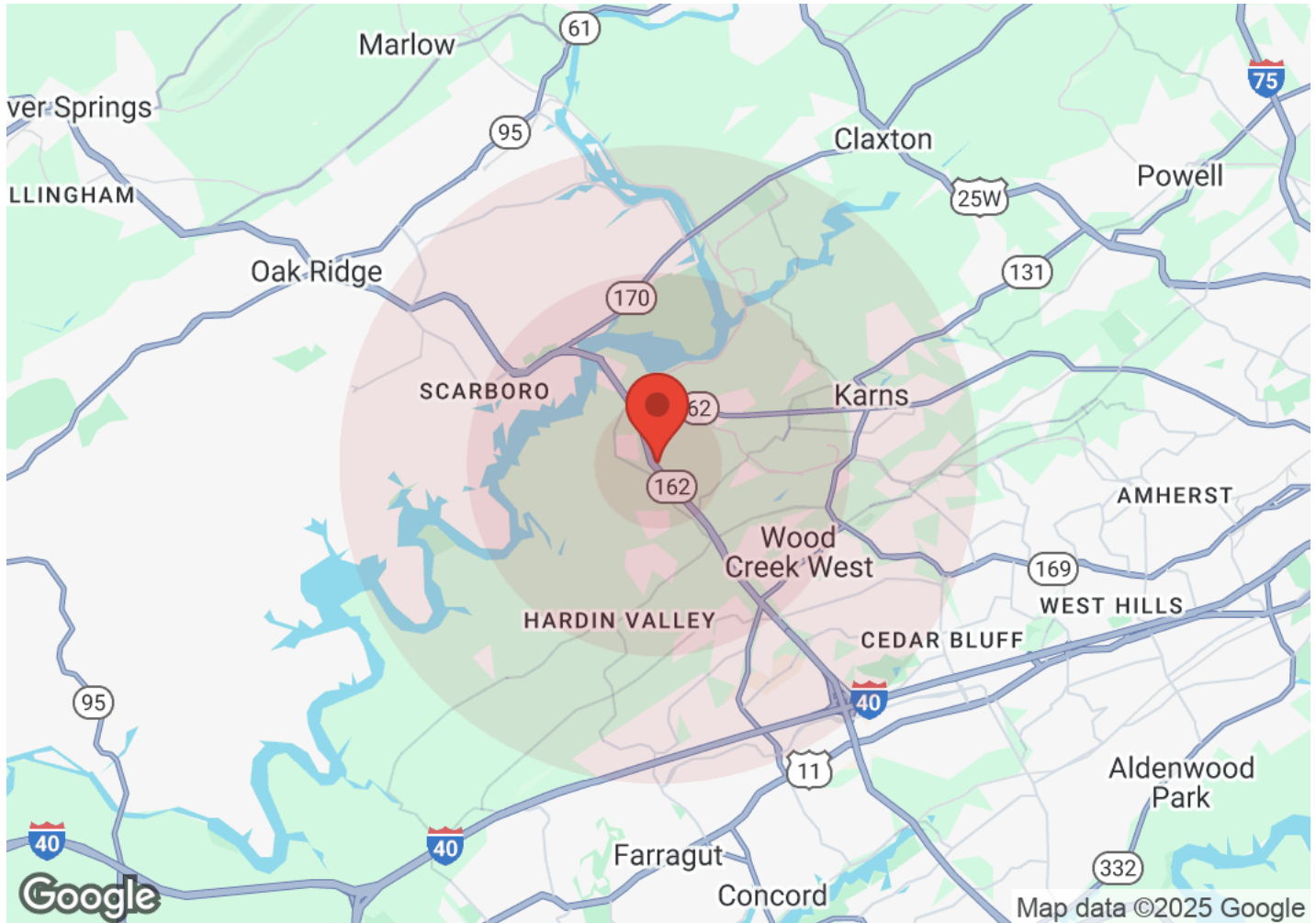


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# DEMOGRAPHICS

10636 RATHER ROAD | KNOXVILLE, TN 37931



| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------|--------|---------|---------|---------------------|-----------|-----------|-----------|
| Male             | 1,968  | 11,747  | 31,015  | Median              | \$116,024 | \$102,385 | \$103,196 |
| Female           | 1,920  | 11,919  | 31,781  | < \$15,000          | 19        | 437       | 1,370     |
| Total Population | 3,888  | 23,666  | 62,796  | \$15,000-\$24,999   | 64        | 351       | 971       |
|                  |        |         |         | \$25,000-\$34,999   | 31        | 344       | 969       |
|                  |        |         |         | \$35,000-\$49,999   | 89        | 882       | 1,934     |
|                  |        |         |         | \$50,000-\$74,999   | 240       | 1,396     | 3,652     |
|                  |        |         |         | \$75,000-\$99,999   | 166       | 1,156     | 3,110     |
|                  |        |         |         | \$100,000-\$149,999 | 352       | 2,137     | 5,858     |
|                  |        |         |         | \$150,000-\$199,999 | 158       | 792       | 2,608     |
|                  |        |         |         | > \$200,000         | 330       | 1,883     | 4,451     |
| Age              | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile    | 3 Miles   | 5 Miles   |
| Ages 0-14        | 842    | 4,639   | 11,752  | Total Units         | 1,538     | 9,967     | 26,480    |
| Ages 15-24       | 444    | 3,007   | 7,577   | Occupied            | 1,449     | 9,380     | 24,924    |
| Ages 25-54       | 1,586  | 9,859   | 25,453  | Owner Occupied      | 1,115     | 6,115     | 17,882    |
| Ages 55-64       | 446    | 2,745   | 7,711   | Renter Occupied     | 334       | 3,265     | 7,042     |
| Ages 65+         | 568    | 3,416   | 10,305  | Vacant              | 89        | 588       | 1,556     |
| Race             | 1 Mile | 3 Miles | 5 Miles |                     |           |           |           |
| White            | 3,255  | 19,536  | 51,913  |                     |           |           |           |
| Black            | 204    | 1,226   | 2,977   |                     |           |           |           |
| Am In/AK Nat     | 3      | 19      | 50      |                     |           |           |           |
| Hawaiian         | 1      | 7       | 25      |                     |           |           |           |
| Hispanic         | 163    | 1,328   | 3,799   |                     |           |           |           |
| Asian            | 171    | 958     | 2,462   |                     |           |           |           |
| Multi-Racial     | 91     | 589     | 1,545   |                     |           |           |           |
| Other            | N/A    | 2       | 25      |                     |           |           |           |

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10636 RATHER ROAD

# AGENT PROFILE

# 3

PROFESSIONAL BIO  
DISCLAIMER

# PROFESSIONAL BIO

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## JIM STALEY, CCIM

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Graduated from Furman University 1984

Designated as a CCIM 2004

Chairman Commercial MLS 2005

Vice President CCIM East Tennessee Chapter 2005

President CCIM East Tennessee Chapter 2006

2000 - Joined Coldwell Banker Commercial Wallace & Wallace, Realtors®

2003 - Top Sales Agent for Listings Sold in the Company

2006 - Sold and leased \$5,398,354

2007 - Sold and leased \$16,769,789

2008 - Sold and leased \$7,298,114

2009 - Sold and leased \$8,334,583 - Top CBC Agent in the State of Tennessee

2010 - Sold and leased \$3,445,426

2011 - Sold and leased \$7,330,631

2012 - Sold and leased \$5,549,883

2013 - Sold and Leased \$12,024,765 - Top CBC Agent in the State of Tennessee

2014 - Sold and Leased \$19,664,518

2015 - Sold and Leased \$8,862,060

2016 - Sold and Leased \$21,307,388

2017 - Sold and Leased \$10,182,544

2018 - Sold and Leased \$11,341,384

2019 - Sold and Leased \$5,716,757

2020 - Sold and Leased \$22,295,327

2021 - Sold and Leased \$16,682,334

2022 - Sold and Leased \$25,786,593

2023 - Sold and Leased \$14,097,200

2023 - March 31-Dropped Coldwell Banker Commercial

2024 - Sold and Leased \$17,986,576



### PROFESSIONAL BIO

ASHLEE ROSE

I got my start in Real Estate managing Multifamily Housing in San Diego for 6 years. During these years I developed a hard-nosed solution-based mindset that I bring to my commercial real estate business.

I moved to East Tennessee in 2022 and absolutely love it. I value family, honesty, and hard work. I focus on achieving the best possible results for my clients. Real Estate transactions happen when life is in flux; it can be stressful and time consuming. I want to be the professional you can trust to help you navigate these decisions resulting in the best possible outcome for you and your family.

I want to be on your team.

# DISCLAIMER

10636 RATHER ROAD



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