

Jackson Oaks West

OFFICE CONDOMINIUMS FOR LEASE OR SALE

AVAILABILITY AS OF 04/01/24



GREAT WEST KNOXVILLE LOCATION



AVAILABILITY & RATES

AS OF 04/01/24

				LEASE		SALE	
ADDRESS / SUITE	TENANT	SQ FT	PSF	MONTHLY PAYMENT	PSF	PRICE	
BUILDING A							
10408 Jackson Oaks Way	--- Fertility Center	3100	---	---	---	SOLD	
10410 Jackson Oaks Way	--- Padgett Business Services	3100	---	---	---	SOLD	
10407 Hickory Path Way	--- Dr. David Nguyen	896	---	---	---	SOLD	
10409 Hickory Path Way	--- Dr. David Nguyen	896	---	---	---	SOLD	
10411 Hickory Path Way	--- State Farm – Lauren Bright	896	---	---	---	SOLD	
10413 Hickory Path Way	--- Kindred Counseling	896	---	---	---	SOLD	
BUILDING B							
10414 Jackson Oaks Way	201 AVAILABLE – 02/01/24	1,400	\$18.00	\$2,100.00	---	SOLD	
10414 Jackson Oaks Way	202 April D. Taylor, CPA	1,400	---	---	---	SOLD	
10414 Jackson Oaks Way	101 Apella Capital	682	---	---	---	NOT AVAILABLE	
10414 Jackson Oaks Way	102 AVAILABLE - 04/01/24	984	\$19.00	\$1,558.00	---	SOLD	
10414 Jackson Oaks Way	103 Knoxville Counseling	1,634	---	---	---	NOT AVAILABLE	
10415 Hickory Path Way	101 Sarah Hamblen	745	---	---	---	SOLD	
10415 Hickory Path Way	102 Abilis Health	896	---	---	---	NOT AVAILABLE	
10415 Hickory Path Way	103 Tony Brown	896	---	---	---	SOLD	
10415 Hickory Path Way	104 Marsha Parsons, Phd.	745	---	---	---	SOLD	
BUILDING C							
10420 Jackson Oaks Way	201 AVAILABLE – 03/01/24	1,272	\$18.00	\$1,908.00	---	SO	
10420 Jackson Oaks Way	202 Pratt Computing	1,400	---	---	---	SOLD	
10420 Jackson Oaks Way	101 JD Powers Financial	682	---	---	---	NOT AVAILABLE	
10420 Jackson Oaks Way	102 Sage Consulting	981	---	---	---	SOLD	
10420 Jackson Oaks Way	103 Alternative Concepts	1,610	---	---	---	NOT AVAILABLE	
10421 Hickory Path Way	101 AVAILABLE - 04/01/24	742	\$19.00	\$1,174.83	\$300	\$222,600	
10421 Hickory Path Way	102 State Farm – Elliot Knoxville	876	---	---	---	SOLD	
10421 Hickory Path Way	103 National Marine Distributors	876	---	---	---	NOT AVAILABLE	
10421 Hickory Path Way	104 Hollow & Associates	742	---	---	---	NOT AVAILABLE	
BUILDING D							
10426 Jackson Oaks Way	201 Crossroads Mental Wellness	1,130	---	---	---	SOLD	
10426 Jackson Oaks Way	202 Classic Productions	1,112	---	---	---	SOLD	
10426 Jackson Oaks Way	101 Dr. Elise Brown	621	---	---	---	SOLD	
10426 Jackson Oaks Way	102 Knox Family Therapy	794	---	---	---	SOLD	
10426 Jackson Oaks Way	103 Restorative Functional Med	1,286	---	---	---	SOLD	
10427 Hickory Path Way	--- Ecology Services	1,596	---	---	---	SOLD	
10429 Hickory Path Way	--- Dr. John Dandelski	1,596	---	---	---	SOLD	
BUILDING E							
10432 Jackson Oaks Way	--- Lifestance	1,262	---	---	---	NOT AVAILABLE	
10434 Jackson Oaks Way	--- Lifestance	1,716	---	---	---	NOT AVAILABLE	
10433 Hickory Path Way	--- DEVELOPER OFFICE	1,519	---	---	---	NOT AVAILABLE	

= NOT AVAILABLE
 = FOR SALE - OCCUPIED
 = FOR LEASE
 = VACANT - FOR SALE / LEASE

BUILDING

A

B

C

D

E

JACKSON OAKS WAY

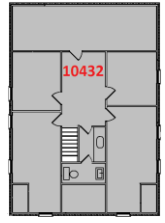
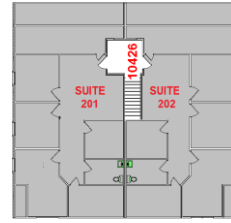
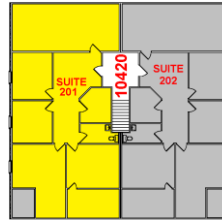
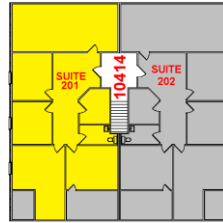
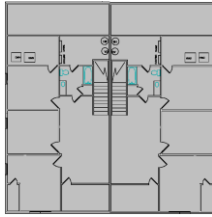
10414
Suite 201
Suite 202

10420
Suite 201
Suite 202

10426
Suite 201
Suite 202

10432

UPPER LEVEL



JACKSON OAKS WAY

10408
10410

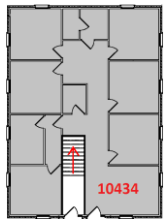
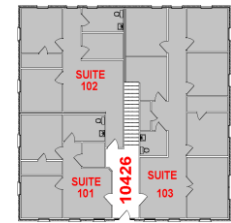
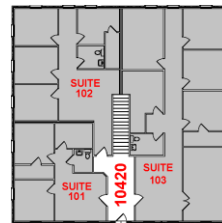
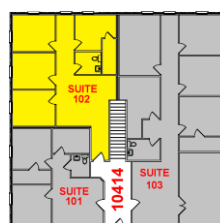
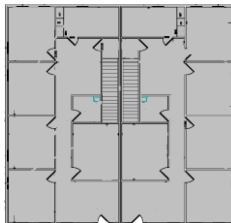
10414
Suite 101
Suite 102
Suite 103

10420
Suite 101
Suite 102
Suite 103

10426
Suite 101
Suite 102
Suite 103

10434

MAIN LEVEL



HICKORY PATH WAY

10407
10409
10411
10413

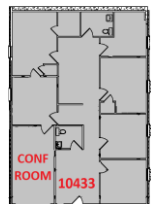
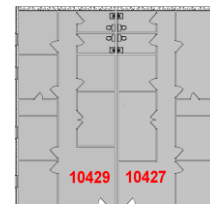
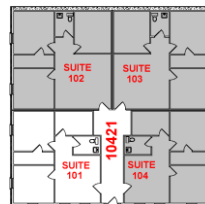
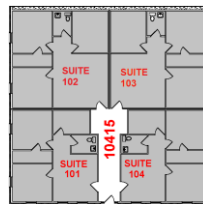
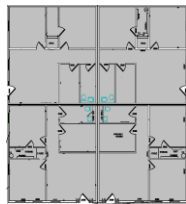
10415
Suite 101
Suite 102
Suite 103
Suite 104

10421
Suite 101
Suite 102
Suite 103
Suite 104

10427
10429

10433
MANAGEMENT
OFFICE &
CONFERENCE
ROOM

LOWER LEVEL



= NOT AVAILABLE

= FOR SALE - OCCUPIED

= FOR LEASE

= VACANT - FOR SALE / LEASE

EXPENSE SUMMARY

EXPENSES	UOA	PAID BY	
		OWNER	TENANT
➤ Door Locks – common lobbies & tenant suites	✓		
➤ Dues to Unit Owners Association		✓	
➤ Electric – Office Suite			✓
➤ Electric – Parking Lot, Porches, Common Lobbies	✓		
➤ Fire Protection Insurance (Rural Metro)	✓		
➤ HVAC - Filter replacement	✓		
➤ HVAC – Repairs & Replacement	✓		
➤ Insurance – Hazard and General Liability	✓		
➤ Insurance – Office Suite Contents (optional)			✓
➤ Internet			✓
➤ Janitorial – Common Lobbies	✓		
➤ Janitorial – Office Suite			✓
➤ Light bulb replacement – Office Suite	✓		
➤ Light bulb replacement – Parking Lot, Porches, Common Lobbies	✓		
➤ Management Fees	✓		
➤ Mortgage – if applicable		✓	
➤ Mowing	✓		
➤ Phone			✓
➤ Property Taxes		✓	
➤ Renovations to common area (paint, trim, security cameras)	✓		
➤ Renovations to office suites (paint, carpet, cabinets, etc)		✓	
➤ Signage	✓		
➤ Trash Service	✓		
➤ Water / Sewer	✓		

LEASING CONTACTS



255 N Peters Rd., Suite 101
 Knoxville, TN 37923
 (865)777-3030
www.koellamoore.com



Matt Fentress
 RPA, CPM, CCIM, SIOR
(865)603-0750
mfentress@koellamoore.com

Plaza Partners II, LLC.

10433 Hickory Path Way
 Knoxville, TN 37922
 (865-693-5066
www.sitesandspaces.com



Dale Akins
 Property Owner
(865)414-9811
dakins@themarketedge.com

LEASE RATE COMPARISION

If you **COMPARE** our rates, you will discover **OUR EFFECTIVE RATE IF OFTEN LESS** than what you will experience with other office spaces.

Why? Our lease RATE **INCLUDES COMMON EXPENSES** that are typically paid by the tenant.

EXAMPLE

	JACKSON OAKS WEST	COMPARABLE OFFICE
# OF TENANTS PER BUILDING	9	9
WATER METERS	1	9
PAID BY	UNIT OWNERS ASSOC	TENANT
ACTUAL / MINIMUM CHARGE PER MONTH	\$73 total	\$37 per tenant
COST PER TENANT	\$8.11	\$37
TOTAL PAID – 1 YEAR	INCLUDED IN LEASE	\$444
ADDITIONAL COST TO TENANT – 3 YEAR LEASE	N/A	\$1,332
VALUE PER SQ FT		55 CENTS PSF

These same efficiencies hold true for insurance, maintenance, HVAC replacement, lights bulbs, etc.

If you are considering an office where the tenant pays common area maintenance (either via a CAM charge or an inflation of the square footage calculation), **ADD A MINIMUM OF \$3 PER SQUARE FOOT to the RATE advertised** to have a fair comparison to Jackson Oaks West.

NOTE: Jackson Oaks West is a true office condominium managed by a Unit Owners Association. The UOA is onsite at 10433 Hickory Path Way which means all maintenance requests and other issues can be addressed immediately. The UOA is funded by dues paid by the owner (not the tenant). You are welcome to view or download the Recorded Covenants and Restrictions and all provisions of the Master Deed at www.sitesandspaces.com.

* In order to keep rental rates as low as possible AND simultaneously avoiding operating deficits (i.e. large rent increases passed on to tenants during lease renewals that can disrupt your business), the lease rate for each office in Jackson Oaks West increases by .25 per SQ FT on January 1st of each year.

INTERIOR PHOTOS

OFFICE



Private windows & "home run" electrical outlets in each office to handle any equipment need



Conference rooms in large suites

KITCHEN



Private Kitchen with dishwasher & refrigerator

MECHANICAL ROOM IN EACH OFFICE FEATURING



12 pair trunk line from AT&T and coaxial cable from Comcast can easily accommodate any bandwidth need



BEAM central vacuum with complete set of attachments



Individual HVAC Units so tenant controls thermostat