

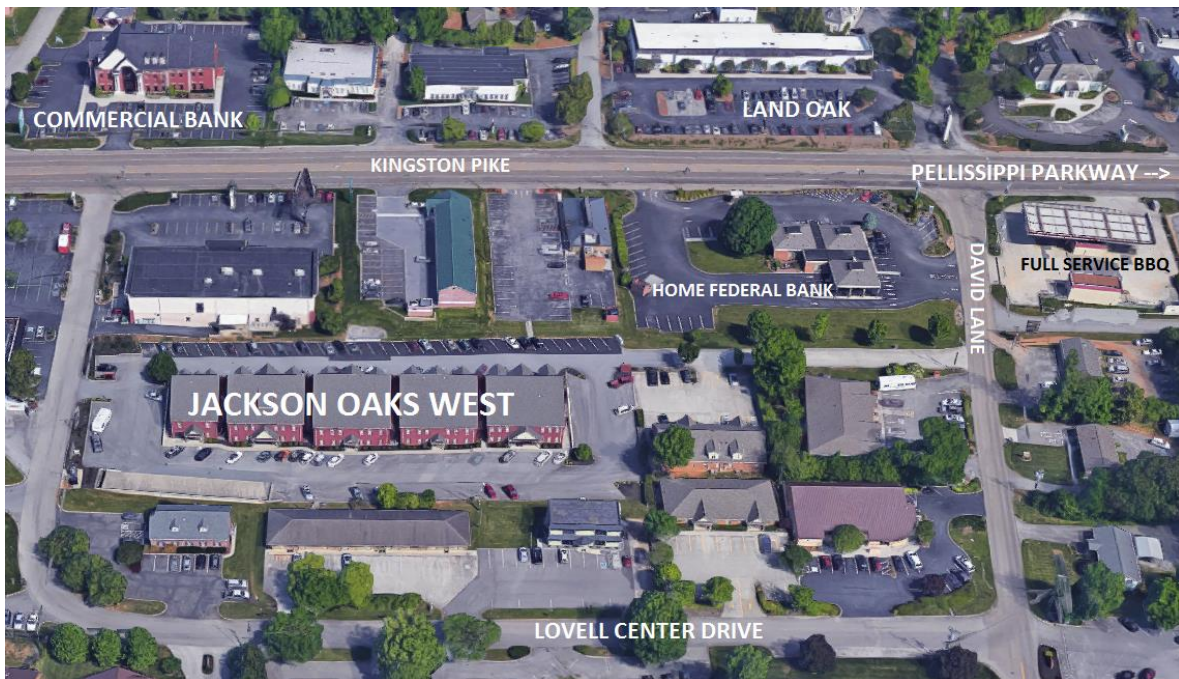
# Jackson Oaks West

OFFICE CONDOMINIUMS FOR LEASE OR SALE

AVAILABILITY AS OF 02/01/25



## GREAT WEST KNOXVILLE LOCATION



# AVAILABILITY & RATES

## AS OF 02/01/25

				LEASE		SALE	
ADDRESS / SUITE	TENANT	SQ FT	PSF	MONTHLY PAYMENT	PSF	PRICE	
<b>BUILDING A</b>							
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 – Bright	896	---	---	---	SOLD	
10413 Hickory Path Way	--- Kindred Counseling	896	---	---	---	SOLD	
<b>BUILDING B</b>							
10414 Jackson Oaks Way	201 April Taylor - LEASED	1,400	---	---	---	SOLD	
10414 Jackson Oaks Way	202 April Taylor, CPA	1,400	---	---	---	SOLD	
10414 Jackson Oaks Way	101 Apella Capital	682	---	---	---	---	
10414 Jackson Oaks Way	102 April Taylor - LEASED	984	---	---	---	SOLD	
10414 Jackson Oaks Way	103 Knoxville Counseling	1,634	---	---	---	---	
10415 Hickory Path Way	101 Sarah Hamblen	745	---	---	---	SOLD	
10415 Hickory Path Way	102 Abilis Health	896	---	---	---	---	
10415 Hickory Path Way	103 Tony Brown – LEASED	896	---	---	---	SOLD	
10415 Hickory Path Way	104 Tony Brown – LEASED	745	---	---	---	SOLD	
<b>BUILDING C</b>							
10420 Jackson Oaks Way	201 <b>AVAILABLE – 01/01/25</b>	1,272	\$18.00	\$1,908.00	---	SOLD	
10420 Jackson Oaks Way	202 <b>AVAILABLE – 01/01/25</b>	1,400	\$18.00	\$2,100.00	---	SOLD	
10420 Jackson Oaks Way	101 JD Powers Financial	682	---	---	\$310	\$211,420	
10420 Jackson Oaks Way	102 Stonebridge	981	---	---	---	SOLD	
10420 Jackson Oaks Way	103 Alternative Concepts	1,610	---	---	\$310	\$499,100	
10421 Hickory Path Way	101 Valley Creek Insurance	742	---	---	\$310	\$230,020	
10421 Hickory Path Way	102 State Farm – Ettenborough	876	---	---	---	SOLD	
10421 Hickory Path Way	103 National Marine Distributors	876	---	---	\$310	\$271,560	
10421 Hickory Path Way	104 Hollow & Associates	742	---	---	\$310	\$230,020	
<b>BUILDING D</b>							
10426 Jackson Oaks Way	201 Crossroads Mental Wellness	1,130	---	---	---	SOLD	
10426 Jackson Oaks Way	202 <b>AVAILABLE - 03/01/25</b>	1,112	\$18.00	\$1,668.00	---	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	
<b>BUILDING E</b>							
10432 Jackson Oaks Way	--- Lifestance	1,262	---	---	---	---	
10434 Jackson Oaks Way	--- Lifestance	1,716	---	---	---	---	
10433 Hickory Path Way	--- DEVELOPER OFFICE	1,519	---	---	---	---	

= NOT AVAILABLE     
  = FOR SALE - OCCUPIED     
  = FOR LEASE ONLY     
  = FOR SALE OR LEASE - VACANT

**BUILDING**

**A**

**B**

**C**

**D**

**E**

**JACKSON OAKS WAY**

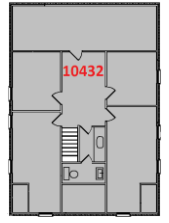
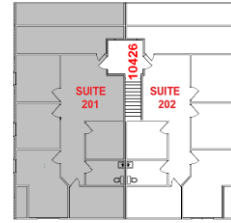
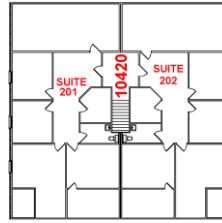
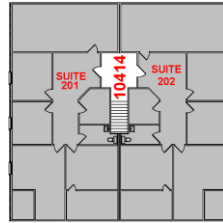
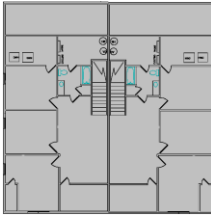
**UPPER LEVEL**

**10414**  
Suite 201  
Suite 202

**10420**  
Suite 201  
Suite 202

**10426**  
Suite 201  
Suite 202

**10432**



**JACKSON OAKS WAY**

**MAIN LEVEL**

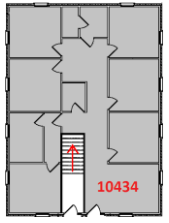
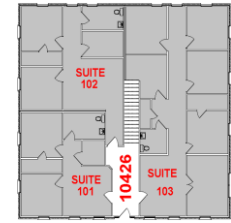
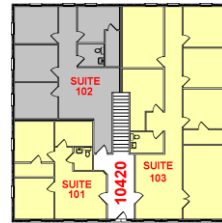
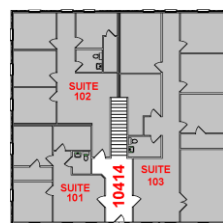
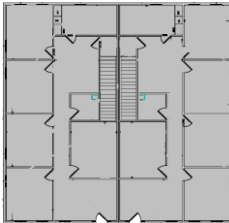
**10408**  
**10410**

**10414**  
Suite 101  
Suite 102  
Suite 103

**10420**  
Suite 101  
Suite 102  
Suite 103

**10426**  
Suite 101  
Suite 102  
Suite 103

**10434**



**HICKORY PATH WAY**

**LOWER LEVEL**

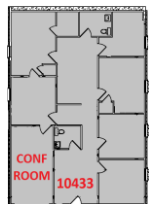
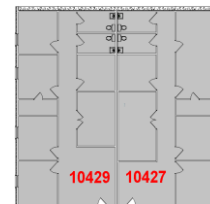
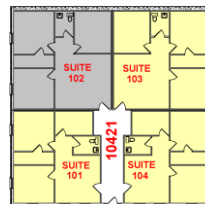
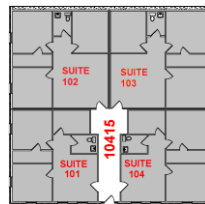
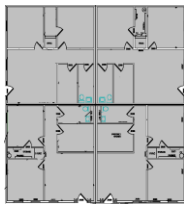
**10407**  
**10409**  
**10411**  
**10413**

**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**



 = NOT AVAILABLE

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# 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](http://www.koellamoore.com)



**JAME HOUGHTON**

Listing Agent

**(865)696-1911**

[jhoughton@koellamoore.com](mailto:jhoughton@koellamoore.com)

### Plaza Partners II, LLC.

10433 Hickory Path Way  
 Knoxville, TN 37922  
 (865)-693-5066  
[www.sitesandspaces.com](http://www.sitesandspaces.com)



**Dale Akins**

Property Owner

**(865)414-9811**

[dakins@themarketedge.com](mailto: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		<b>55 CENTS PSF</b>

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](http://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 1<sup>st</sup> 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