

**AVISON
YOUNG****OFFICE BUILDING FOR LEASE****229****EAST HOWE STREET**
ALCOA, TN**OFFERING SUMMARY****Available SF:** 6,000 - 8,222 SF**Lease Rate:** \$12.00 SF/yr**Lot Size:** 7.98 Acres**Building Size:** 42,939 SF**PROPERTY OVERVIEW**

Updated former school building located in the heart of Alcoa, close to airport, restaurants, and shops. Triple net lease with base rent \$12.00 SF and CAM \$2.10. Tenant is responsible for his own utilities. Gymnasium base rent \$6.00 SF.



Platinum member

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OFFICE BUILDING FOR LEASE

Executive Summary



OFFERING SUMMARY

Available SF: 6,000 - 8,222 SF

Lease Rate: \$12.00 SF/yr

Lot Size: 7.98 Acres

Building Size: 42,939

Zoning: E-General Business

PROPERTY OVERVIEW

Updated former school building located in the heart of Alcoa, close to airport, restaurants, and shops. Triple net lease with base rent \$12.00 SF and CAM \$2.10. Tenant is responsible for his own utilities. Gymnasium base rent \$6.00 SF.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unfinished office suite	\$12.00 SF/yr	6,000 SF
City Center Gym	\$6.00 SF/yr	8,222 SF



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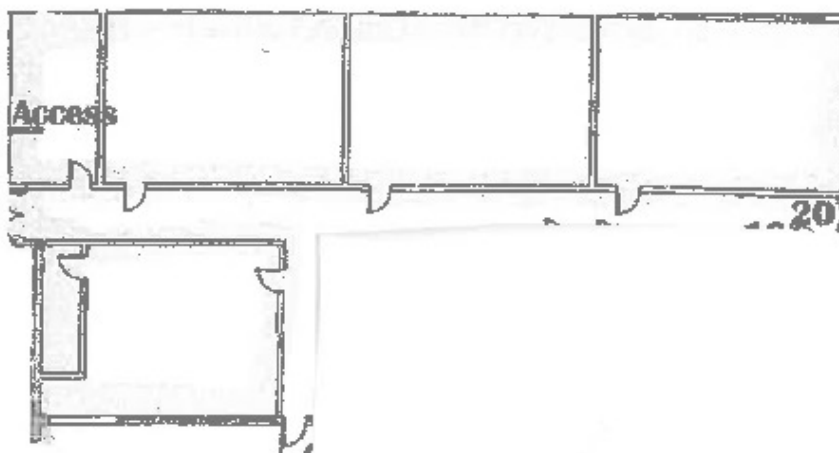
OFFICE BUILDING FOR LEASE

Floor Plan

Alcoa City Center Unfinished

6,000 SF

LL will provide \$30.00 SF TI



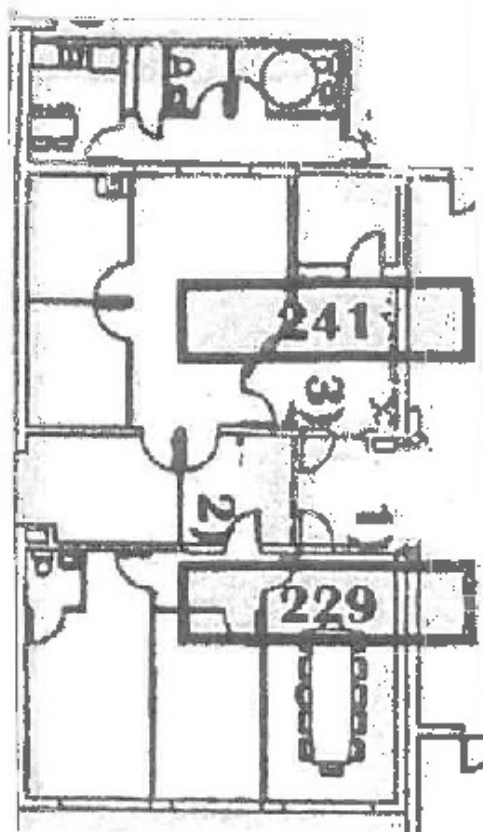
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Floor Plan



Alcoa City Center Suite 241
Former Medical
2,096 SF (can subdivide)



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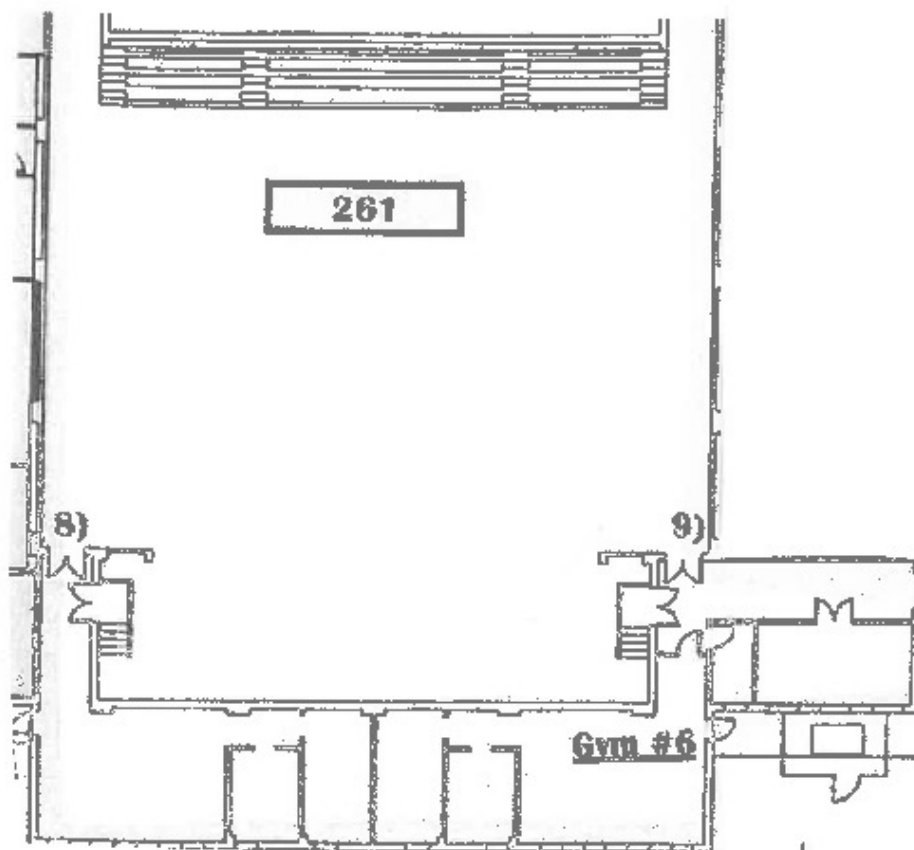
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Additional Photos

Alcoa City Center Gym

8,222 SF

Rate Negotiable

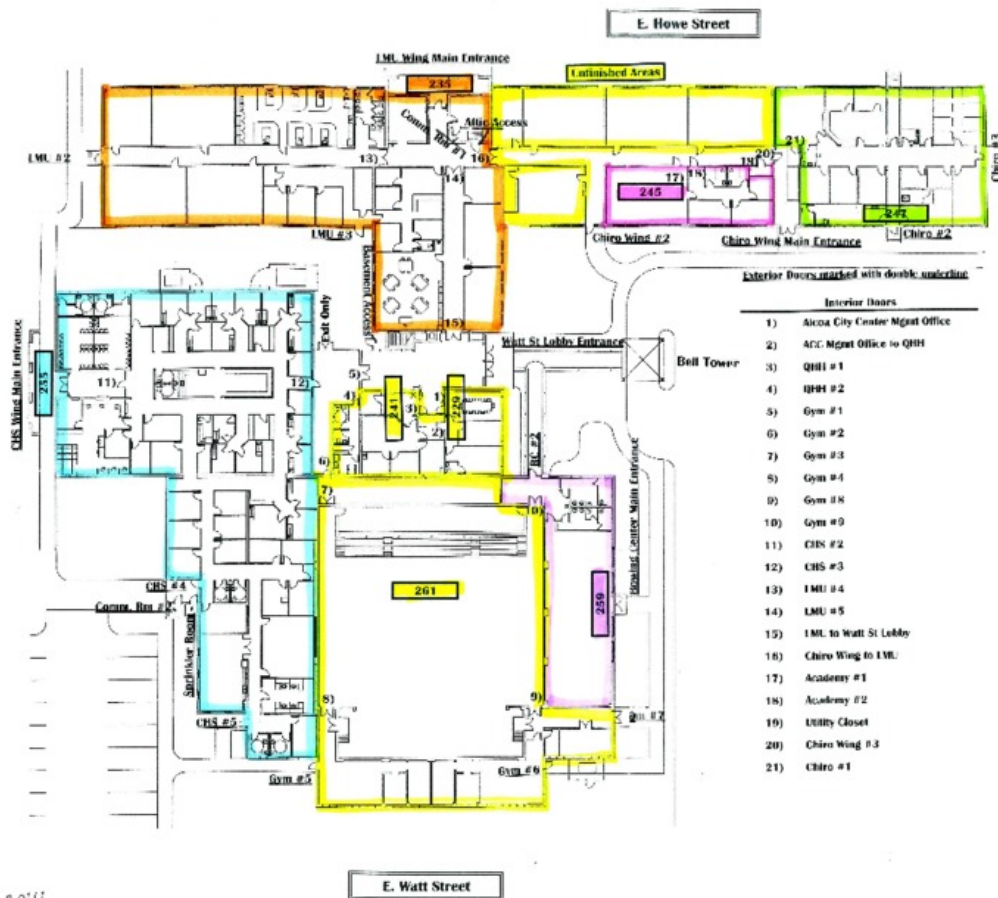


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Floor Plans



Nov. 21, 2014



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Location Maps



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Demographics Map



POPULATION

1 MILE

3 MILES

5 MILES

Total population	2,855	30,864	63,809
Median age	35.5	36.5	38.6
Median age (male)	34.1	34.8	37.1
Median age (Female)	37.7	38.5	40.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,089	12,466	25,752
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,197	\$49,660	\$57,172
Average house value	\$160,426	\$156,801	\$166,385

* Demographic data derived from 2010 US Census



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