

OFFERING MEMORANDUM

OFFICE SPACE - FOR SALE

4624 Chambliss Ave., Knoxville, TN 37919-5118

FOR SALE: \$1,925,000



10,002 SF | 0.42 AC LOT | BUILT IN 1995

CONTACTS

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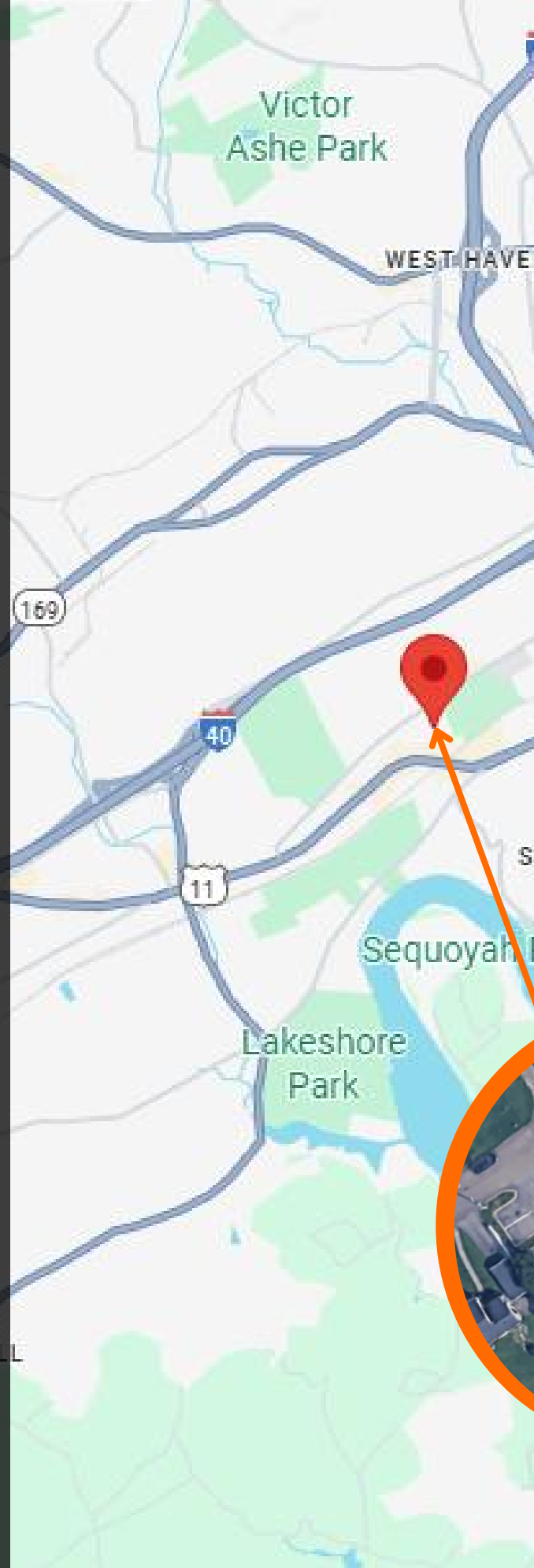
OFFERING MEMORANDUM

4624 CHAMBLISS AVE.
Knoxville, TN 37919

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



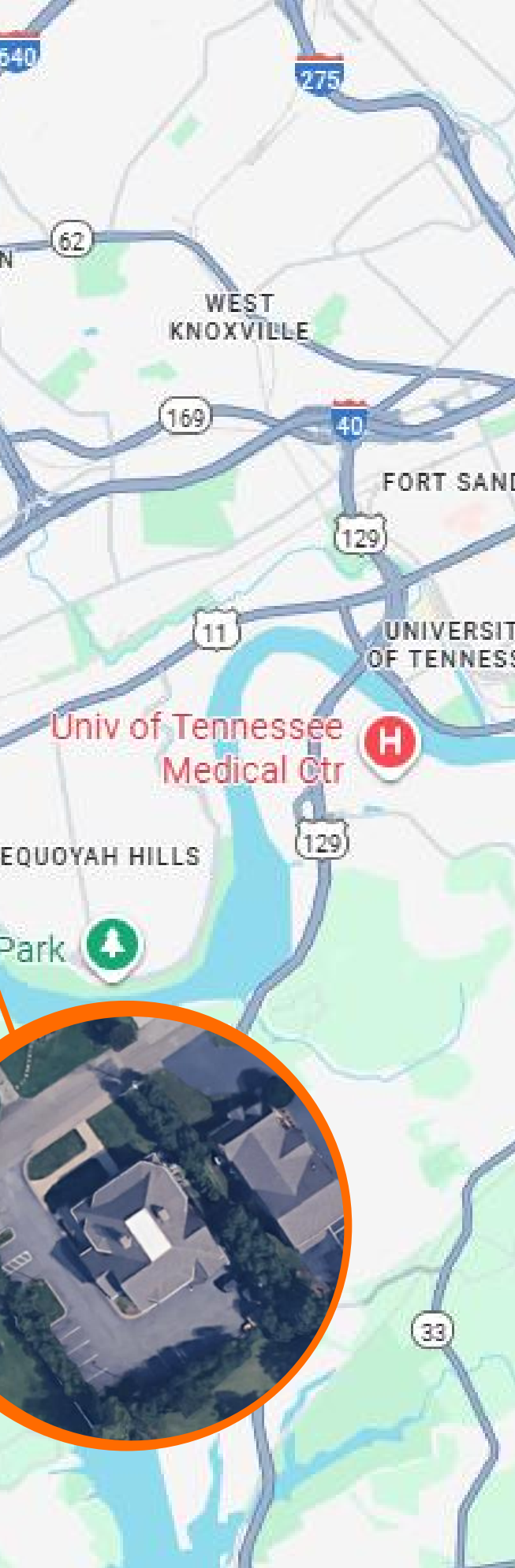


Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
FLOOR PLAN	9
PARCEL MAP	10
PICTURES	11

EXECUTIVE SUMMARY

4624 CHAMBLISS AVE.

Knoxville, TN 37919

BellCornerstone is pleased to present 4624 Chambliss Avenue, a well-maintained, 10,002 SF office building located in Knoxville, Tennessee. Built in 1995 with durable masonry construction, this two-story property with useable basement space offers exceptional flexibility for professional, medical, or institutional users. The property has been meticulously maintained and upgraded, featuring a new roof with warranty, HVAC system, water heater, and modern Cat6 wiring throughout, all completed in 2021. With proximity to the University of Tennessee, Downtown Knoxville, and major thoroughfares including I-40/I-75, this property provides the accessibility, infrastructure, and professional environment ideal for an owner-occupant seeking an office building or long-term investment.

This property represents a rare owner-occupant opportunity in a highly desirable Knoxville submarket. The efficient two-story configuration, combined with a functional basement warehouse, modern infrastructure, and ample on-site parking, makes 4624 Chambliss Avenue an excellent choice for businesses seeking to own their headquarters, establish a regional office, or operate a medical or professional services facility in a central, amenity-rich setting.



MARKET OVERVIEW

Knoxville, TN



Knoxville, located in East Tennessee, sits in a valley between the Cumberland Mountains and the Appalachian Ridge-and-Valley region. It is the third-largest city in the state and an anchor for the wider Knoxville metropolitan area. Economically, the region has a mix of sectors: manufacturing, health care, education (notably the University of Tennessee, Knoxville), retail, and logistics. The city also benefits from being a regional hub for surrounding rural and mountainous counties. Culturally, Knoxville blends the vibrancy of a university town with access to outdoor amenities (nearby Smoky Mountains, rivers, trails). The city has historical neighborhoods, a growing arts scene, and a cost-of-living advantage relative to many U.S. metros. Because of its geographic position, Knoxville serves as a gateway to both east–west (through the Appalachians) and north–south travel corridors in the region.



POPULATION

Knoxville
198,175

State: Tennessee 7.05 M

MEDIAN AGE

Knoxville
33.7 Years

State: Tennessee 39.1 Years

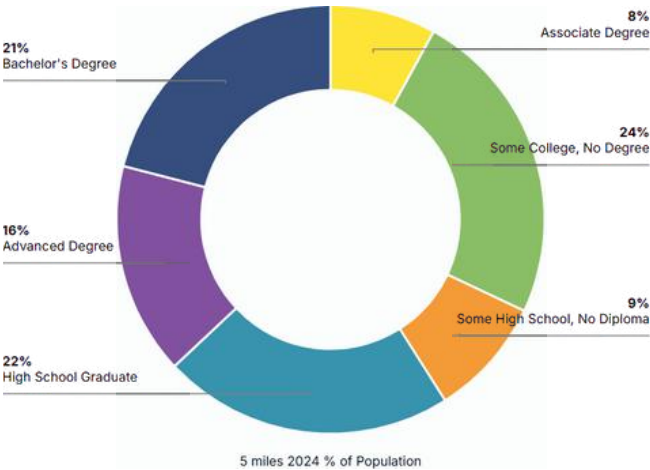
MEDIAN HOUSEHOLD INCOME

Knoxville
\$50,183

State: Tennessee \$67,631

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Tennessee at large.



2024 STATISTICS

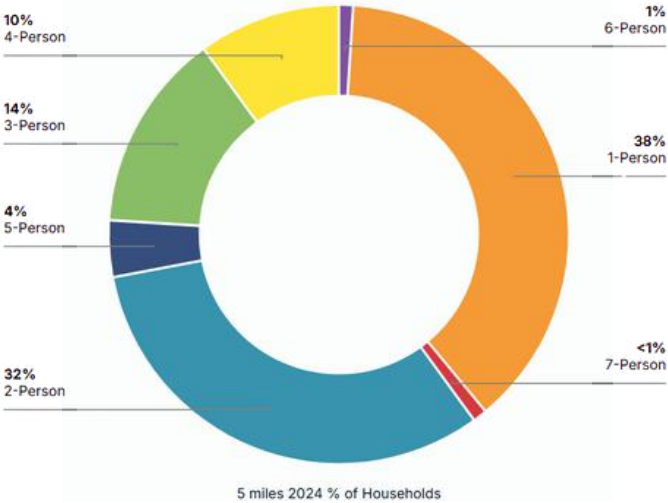
	2 Mile	5 Mile	10 Mile
Population 2024	19,506	162,540	406,167
Total Households	9,336	69,025	170,279
Avg Household Size	2	2.2	2.3
Avg Household Income	\$86,675	\$75,724	\$83,348

ECONOMIC INDICATORS

3.2% Knoxville Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Knoxville
87,036

State: Tennessee 2.89 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- I-40** – Major east–west interstate running directly through Knoxville. Connects west to Nashville and Memphis, and east to Asheville and Raleigh, serving as the city’s principal corridor for regional and cross-country travel.
- I-75** – North–south interstate intersecting I-40 in Knoxville. Runs north toward Lexington and Cincinnati and south toward Chattanooga and Atlanta, making Knoxville a key junction for freight and passenger movement.
- I-640** – Northern bypass loop linking I-40 and I-75 around downtown Knoxville. Provides relief from downtown congestion and a direct route for through-traffic.
- I-275** – Short connector route branching from I-40/I-75 into downtown Knoxville, easing access into the city center.
- I-140 (Pellissippi Parkway)** – Western bypass linking Knoxville to Oak Ridge and McGhee Tyson Airport. Connects with US-129 and serves as a regional connector to suburban communities.
- US-129 (Alcoa Highway)** – Four-lane corridor running south from downtown Knoxville to Alcoa and Maryville, providing the primary route to McGhee Tyson Airport.
- SR-168 (Governor John Sevier Highway)** – Semi-loop arterial encircling southern and eastern Knox County, linking major state routes and offering an alternative to the interstates for cross-county travel.



AIRPORT PROXIMITY

- McGhee Tyson Airport (TYS):** Located about 12 miles south of downtown Knoxville in Alcoa, this is the primary commercial airport for the region. It offers nonstop service to major hubs such as Atlanta, Charlotte, Dallas/Fort Worth, and Chicago, along with cargo and general aviation facilities.
- Knoxville Downtown Island Airport (DKX):** Situated just 1 mile east of downtown Knoxville on an island in the Tennessee River, this general aviation airport primarily supports private aircraft, business aviation, and flight training. While it does not provide commercial passenger service, it offers convenient in-city access for corporate and recreational flyers.
- Tri-Cities Regional Airport (TRI):** Located about 110 miles northeast of Knoxville near Blountville, Tennessee, this regional airport provides commercial service with daily flights to hubs such as Charlotte and Atlanta.
- Chattanooga Metropolitan Airport (CHA):** Approximately 115 miles southwest of Knoxville in Chattanooga, this airport offers nonstop service to multiple major U.S. hubs including Atlanta, Dallas/Fort Worth, Charlotte, and Washington D.C.
- Asheville Regional Airport (AVL):** About 115 miles east of Knoxville in Asheville, North Carolina, AVL provides flights to several major hubs across the eastern U.S., including Atlanta, Charlotte, Chicago, and Dallas/Fort Worth.

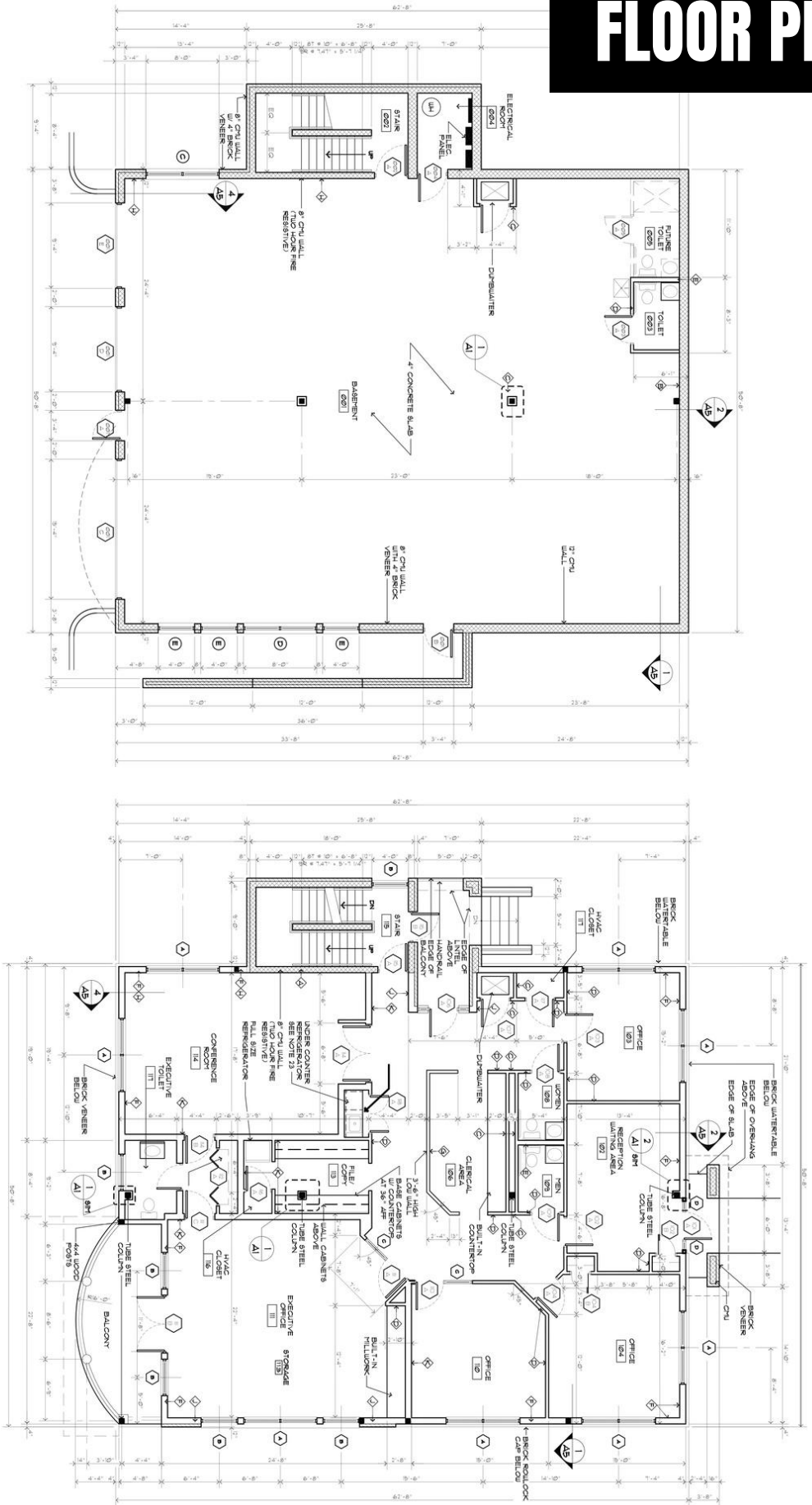
SITE OVERVIEW

SITE

Property Type:	Office
Parcel #:	107KE-008
Year Built:	1995
Total SF:	10,002
Acres:	0.42
Stories:	2
Parking:	13 Spaces
Overhead Doors:	(2) 9' wide x 8' tall (1) 15' wide x 8' tall
Man Doors:	2
Clear Height:	10' clear height on both floors 8'8" clear in the basement warehouse
Bathrooms:	(4) bathrooms total: Men's and women's bathrooms on each floor One full bathroom (with shower) in basement
Security:	Security cages in basement
Wiring:	Cat6 wiring throughout building
Sprinklers:	Basement is sprinklered
Recent Updates:	Building is well-maintained with recent updates in 2021. Updates include a new roof (with warranty), water heater, and HVAC replacement



FLOOR PLAN



1 BASEMENT FLOOR PLAN

2 FIRST FLOOR PLAN

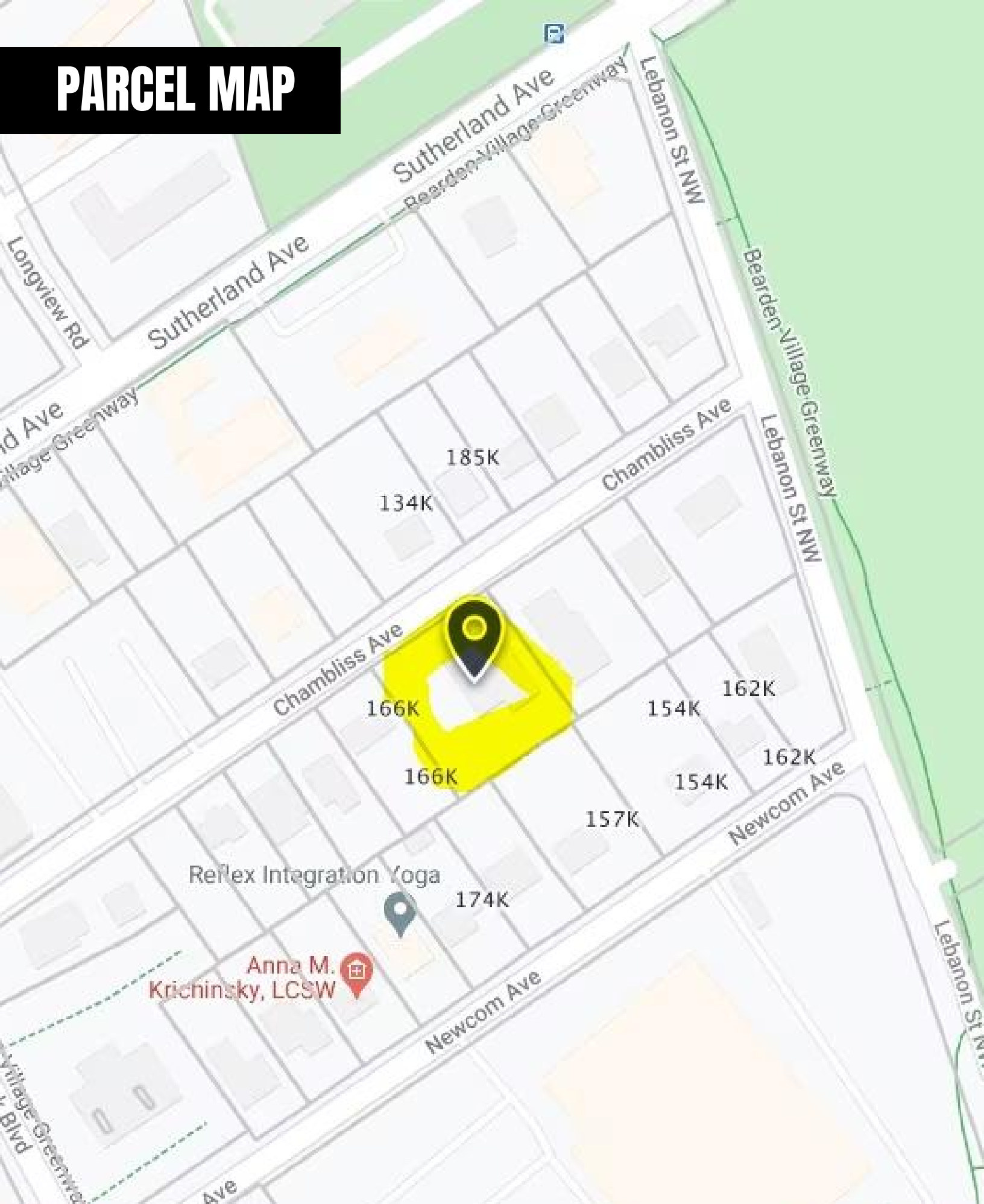
GENERAL NOTES

1. BUILDING DATA:
 - a. CONSTRUCTION - TYPE 1 (UNREINFORCED) 1 HOUR BUILDING DATA - 1000 PSF
 - b. BUILDING DATA - 1000 PSF
 - c. BUILDING DATA - 1000 PSF
 - d. BUILDING DATA - 1000 PSF
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2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC) 13TH EDITION.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.
4. PROVIDE FLOOR FILL INSULATION AT ALL EXTERIOR MASONRY WALL LOCATIONS CONFORMING TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC) 13TH EDITION.
5. THE DIMENSIONS SHALL BE THE APPROXIMATE DIMENSIONS OF THE BUILDING. THE DIMENSIONS SHALL BE THE APPROXIMATE DIMENSIONS OF THE BUILDING. THE DIMENSIONS SHALL BE THE APPROXIMATE DIMENSIONS OF THE BUILDING.

WALL TYPES KEY

- A. 1 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- B. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- C. 1 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- D. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
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- G. 1 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- H. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
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- J. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
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- U. 1 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- V. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- W. 1 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
- X. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
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- Z. 2 HOUR FIRE RESISTIVE CONSTRUCTION, 2" X 4" WOOD STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.

PARCEL MAP



Anna M.
Krichinsky, LCSW









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