

OLIVER SMITH REALTY & AUCTION CO., INC.

[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

# Office Space for Lease

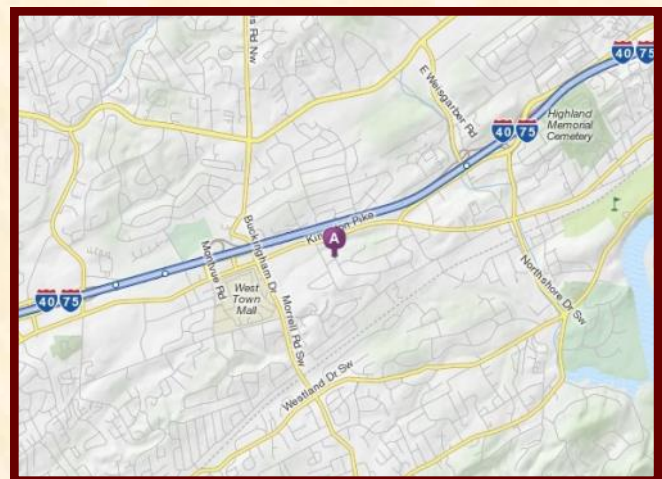
**New Pricing  
Available**



**7216 Wellington Drive Knoxville, TN**

## Property Information

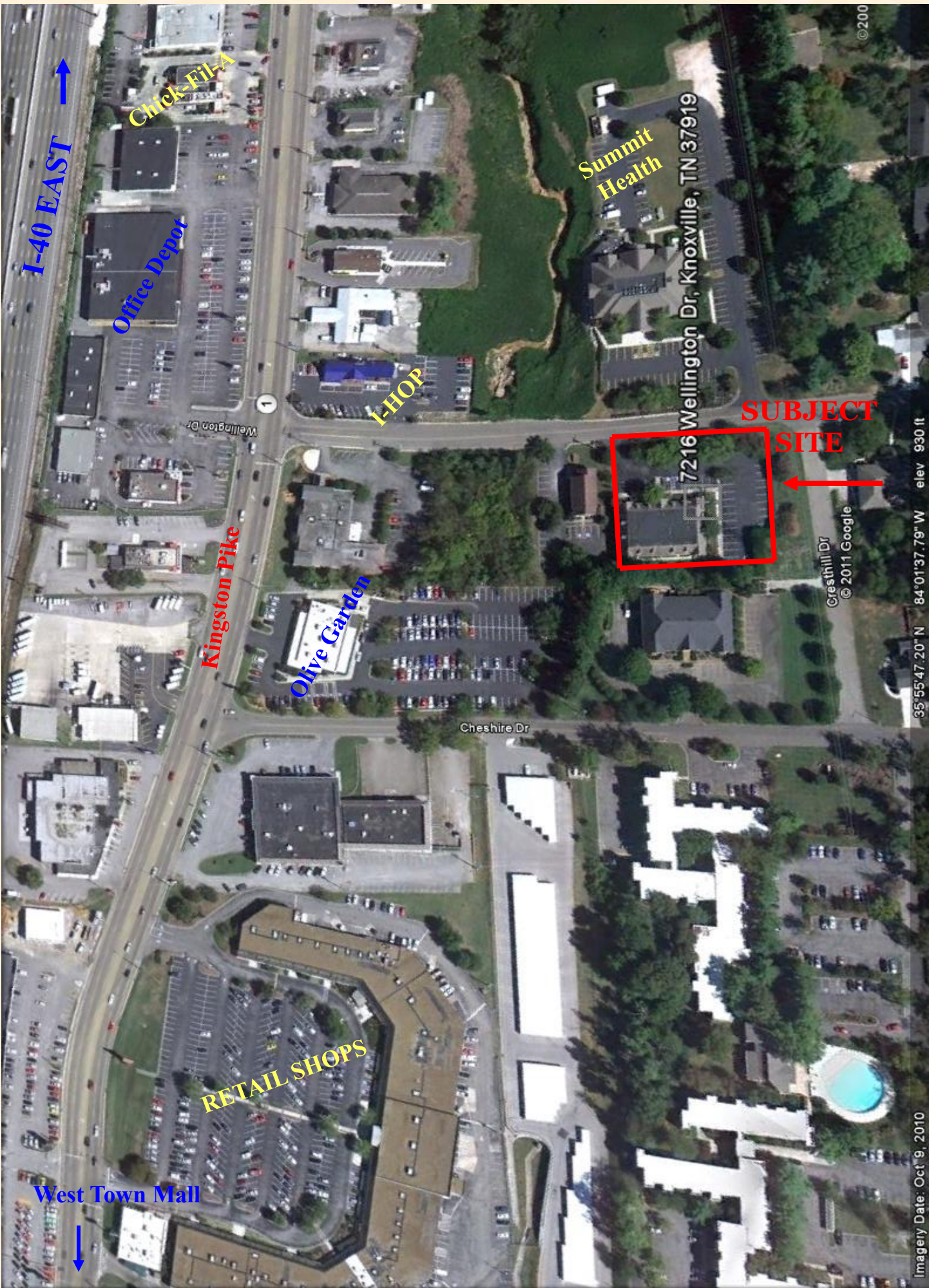
- ◆ Prime location east of West Town Mall
- ◆ Suite 3: 2,694 Sq. Ft.
- ◆ Tenant improvement allowance offered on 5 year lease
- ◆ Located in Deane Hill Community
- ◆ Within minutes of West Town Mall, retail, and restaurants
- ◆ Easy access to and from I-40/I-75



**Oliver A. Smith, IV**

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
(865) 584-2000





I-40 EAST



Chick-Fil-A

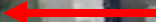
Office Depot

I-HOP

Summit Health

7216 Wellington Dr, Knoxville, TN 37919

SUBJECT SITE



Kingston Pike

Olive Garden

Cheshire Dr

Cresthill Dr

© 2011 Google

RETAIL SHOPS

West Town Mall



35°55'47.20" N 84°01'37.79" W elev 930 ft

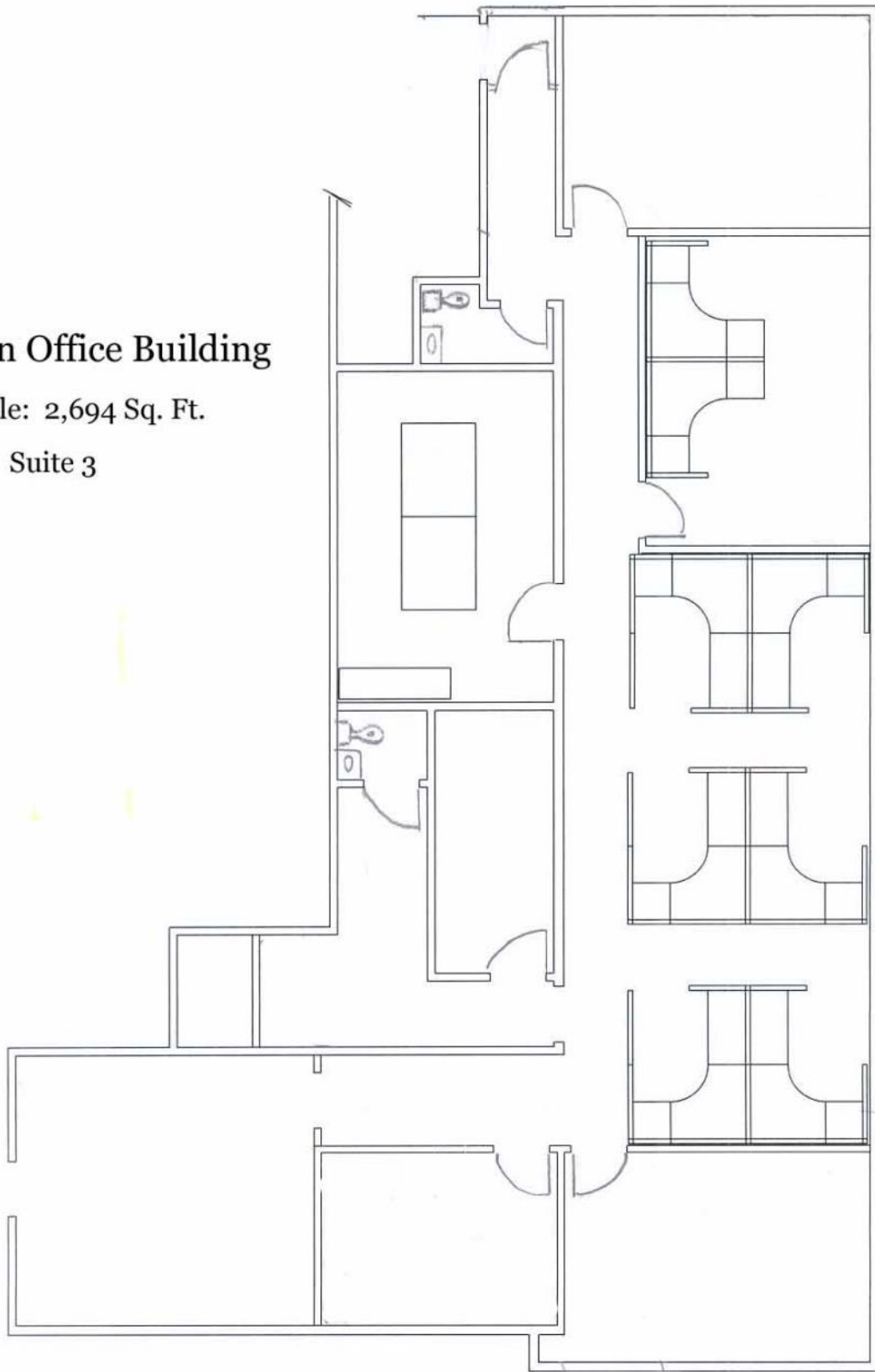
Imagery Date: Oct '9, 2010

©2010

# Wellington Office Building

Available: 2,694 Sq. Ft.

Suite 3











## ECONOMIC OUTLOOK

The Knoxville area/ East Tennessee watershed is home to the main campus of the University of Tennessee, as well as eight additional four-year colleges, four two-year community colleges and six technology training centers.

In addition, numerous national corporations and local companies have chosen to headquarter their operations in the Knoxville area, including those listed at right.

The availability of a skilled workforce and numerous employment opportunities have resulted in low unemployment throughout the area. Knoxville's rates of unemployment are much lower than the national average.

### Knoxville MSA Employment Summary

Unemployment Rate	5.4%
Total Labor Force	377,290
Available Labor	20,270

Source: Tennessee Dept of Labor and Workforce Development, Labor Market Report, 2012

Knoxville has been consistently praised for its affordable cost of living.

- Cost of living is 12% lower than the national average
- Housing is 20% lower than the national average
- Healthcare is 9.7% lower than the national average

A low cost of living and strong employment statistics indicate a strong economic outlook for the region.

## SCRIPPS TELEVISION NETWORK



## OTHER COMPANIES HEADQUARTERED IN KNOXVILLE



## HOSPITAL FACILITIES

- Baptist Primary and Senior Care
- East Tennessee Children's Hospital
- Fort Sanders Regional Medical Center
- Parkwest Medical Center
- Pre Admission Physicians Medical Center
- Select Specialty Hospital
- University of Tennessee Medical Center
- William C. Tallent VA Outpatient Clinic

## HEALTHCARE FACILITIES

- American Cancer Society
- Baptist Sleep Institute
- Fort Sanders Women's Specialists
- Gastrointestinal Associates
- Northhaven Healthcare Center
- Physician's Surgery Center of Knoxville
- St. Mary's Ambulatory Surgery Center
- Tennessee Cancer Specialists
- Tennessee Orthopedic Clinic



## LOCATION OVERVIEW

### KNOXVILLE

Nestled in the valley that spreads between the Cumberland Mountains and Great Smoky Mountains, Knox County comprises a unique natural setting in a location easily accessible via Interstates 40 & 75, railroads CSX and Norfolk Southern, and the Knoxville Metropolitan Airport. Three quarters of the United States population live within a one day drive of the property, and many of the 12 million visitors each year to the Great Smoky Mountains National Park and Gatlinburg pass through the Knoxville area.

Knoxville is a fast-growing and attractive place to live, work and/or grow a business. Numerous organizations have formally recognized the city's growth and affordability:

- Top 10 Metros for Business Centers, 2008, *Forbes Magazine*
- 6th Best City for Jobs, 2012, *Forbes Magazine*
- 5th Best Value City, 2011, *Kiplinger's Personal Finance*
- 8th Fastest Growing City, 2012, *CNN Money*
- #1 for Green Job Growth, 2011, *Brookings Institute*
- 8th among Best Places to Raise a Family, 2010, *Forbes Magazine*
- One of only 12 solar cities chosen for a grant by the U.S. Department of Energy in 2008 to integrate solar technology in public buildings



THE UNIVERSITY of  
**TENNESSEE** **UT**