

# HIGH PROFILE OFFICE FOR LEASE

1921 N Charles G Seivers Blvd, Clinton, TN 37716



Listing ID: 30209641  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Office Building  
 Contiguous Space: 2,065 - 3,275 SF  
 Total Available: 5,340 SF  
 Lease Rate: \$8 - 12 PSF (Annual)  
 Base Monthly Rent: \$1,376 - 3,275  
 Lease Type: Modified Gross



## Overview/Comments

Two suites available for lease in this high-profile office building. Suitable for medical but could also be used for general offices with an open floor plan. Suite A contains 18 office/exam rooms, and Suite C has 3 large office areas and one open area that could be built out as private offices or cubicles.

This is a great location near I-75 and downtown Clinton and has ample parking. Tenant Improvements are negotiable. CAM, taxes & Insurance - \$4.23/SF.

## More Information Online

<http://www.kaarcie.com//listing/30209641>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	055 063.03	Class of Space:	Class A
Office Type:	Office Building	Building/Unit Size (RSF):	26,673 SF
Zoning:	B-2	Land Area:	4.39 Acres

## Available Space

Suite/Unit Number:	A	Space Type:	Relet
Space Available:	2,065 SF	Date Available:	01/26/2018
Minimum Divisible:	2,065 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	2,065 SF	Lease Rate:	\$8 - 12 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	Modified Gross
Space Description:	Two suites available, one with exam/offices and one with open areas.	Parking Spaces:	0
		Real Estate Taxes:	\$0.94 PSF (Annual)

## Available Space

Suite/Unit Number:	C	Space Type:	Relet
Space Available:	3,275 SF	Date Available:	01/26/2018
Minimum Divisible:	3,275 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	3,275 SF	Lease Rate:	\$8 - 12 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	Modified Gross
Space Description:	Two suites available, one with exam/offices and one with open areas.	Real Estate Taxes:	\$0.94 PSF (Annual)

## Area & Location

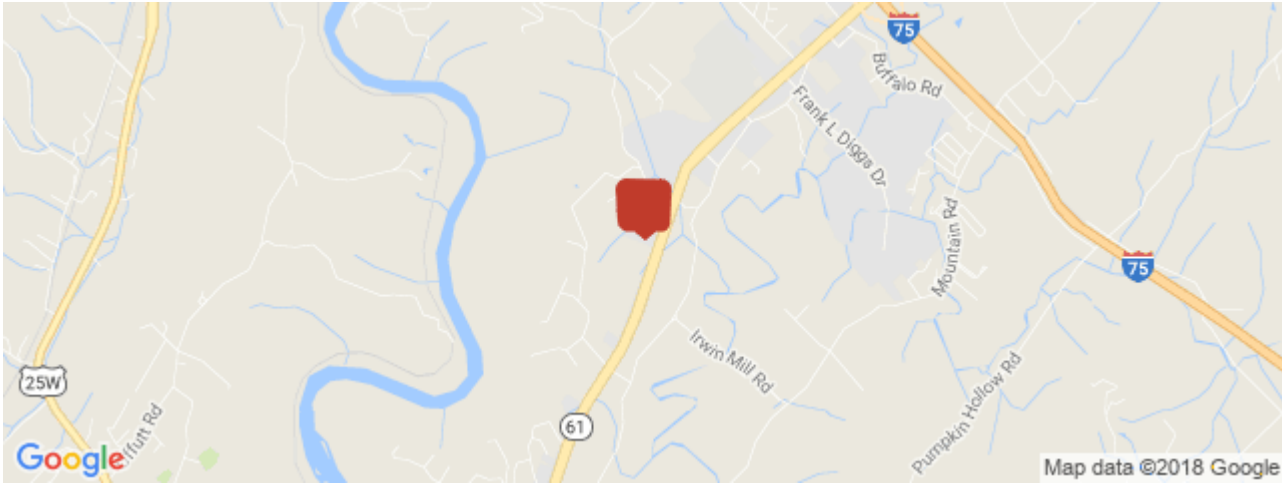
Area Description: I-75 North to Clinton Exit, turn west on Charles G Seivers Blvd to property on the right.

## Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Year Built:	1986	Freight Elevators:	0

## Location

Address: 1921 N Charles G Seivers Blvd, Clinton, TN 37716  
County: Anderson  
MSA: Knoxville



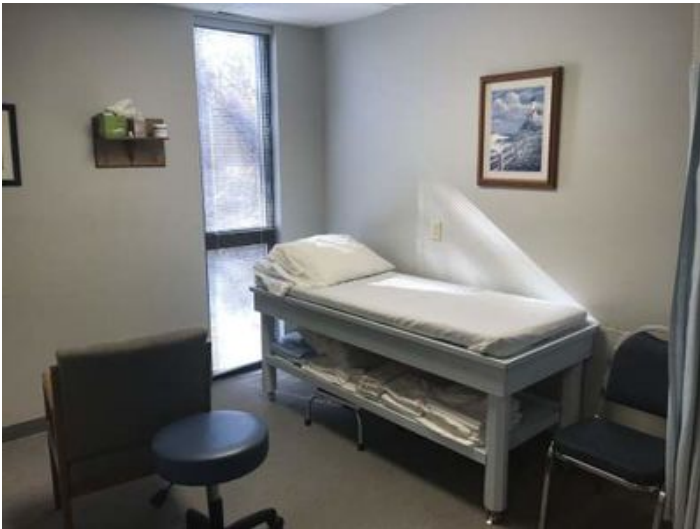
## Property Images



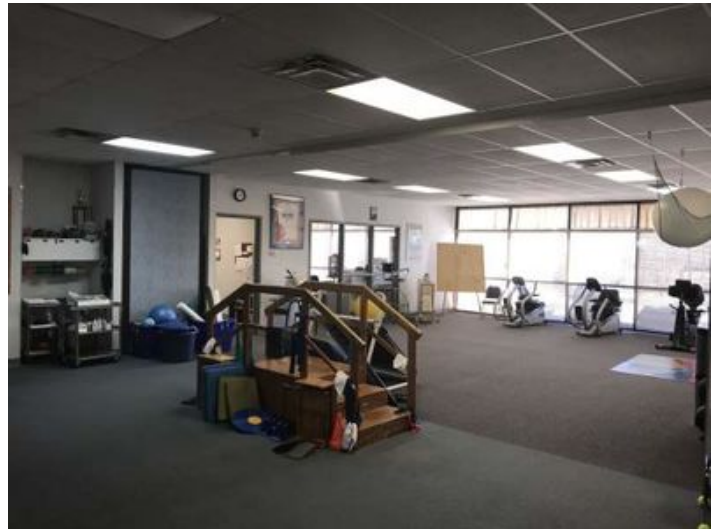
2. Suite A Entrance



3. Suite A



4. Suite A Exam Room



6. Suite C Open Area



5. Suite A Exam Room #2



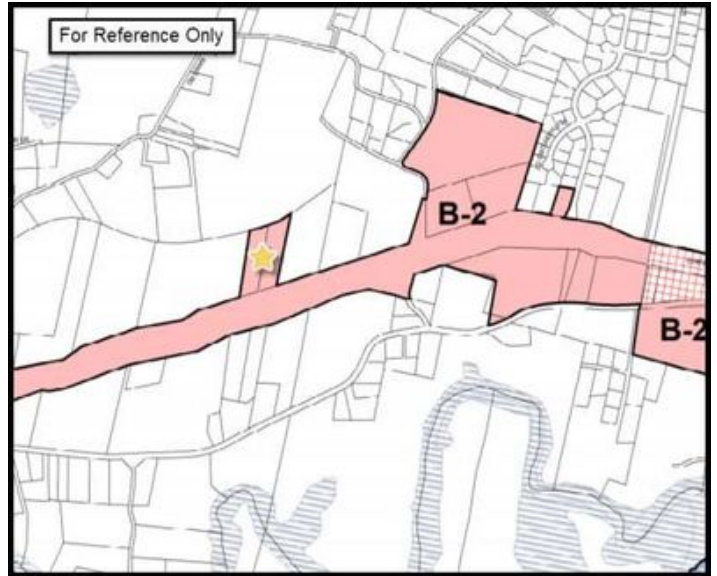
7. Suite C Office Area



8. Suite C Office Area #2



9. Suite C Therapy Area



12. Zoning Map



10. Floor Plan



13. Aerial



11. Tax Map

## Property Contacts

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