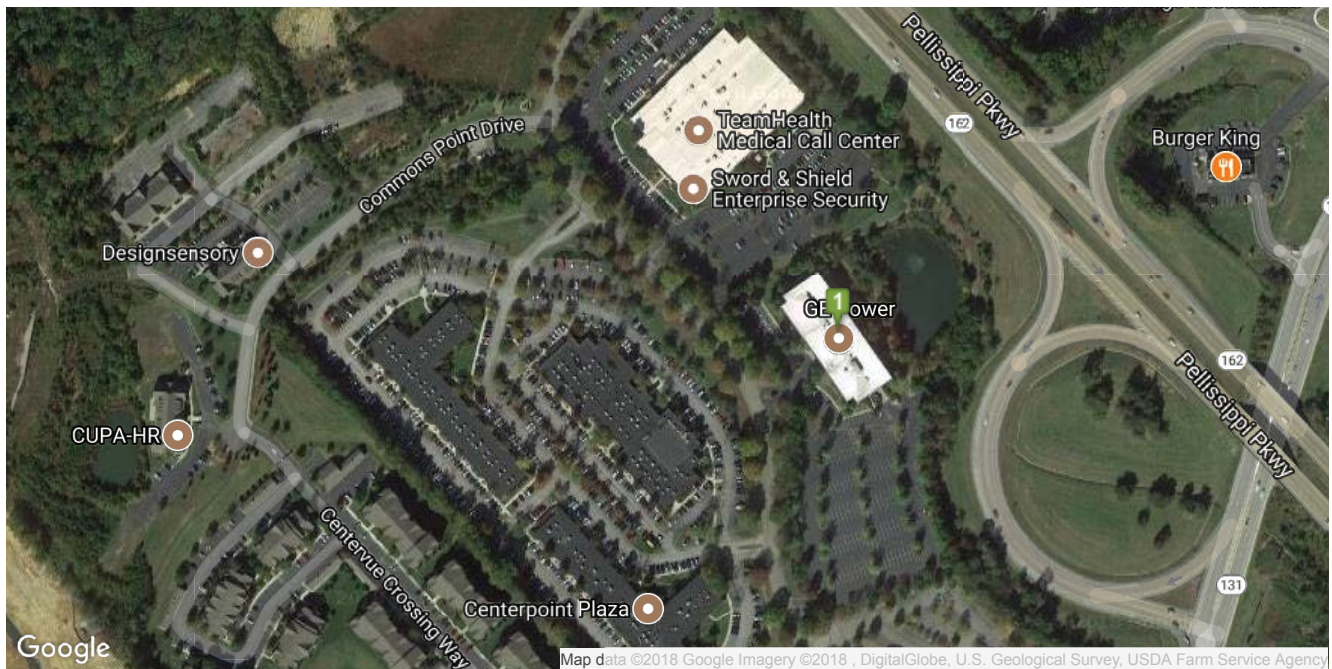


GE/Alstom Power Building
1409 Centerpoint Blvd.
Knoxville, TN 37932



<https://tvasites.com/InSite3-local/insite3-local-rida.aspx?details=74403&Local=ETEDA>



This building is a Class A, three-story, steel-framed structure, with brick and glass curtain-wall finished exterior walls. The building contains a total of approximately 84,404 rentable square feet. The building is available for sublease with spaces ranging from 28,135 - 84,404 square feet. Systems furniture and traditional office furniture available. The property is well positioned in Centerpoint Business Park on Pellissippi Parkway in west Knox County. Centerpoint is a 54 acre, campus-style office park development with access to an excellent transportation network. The park is less than five minutes from I-40 and has direct access to McGhee Tyson Airport via Pellissippi Parkway/ Interstate I-140. Centerpoint offers high visibility and has design standards in place to maintain a high quality business environment. The park includes a lake, jogging trail, high quality landscaping and signage, and underground utilities.

ED Contact

Jennifer Karp, Marketing Assistant
East Tennessee Economic Development Agency
10215 Technology Drive, Suite 202
Knoxville, TN 37932
Phone: 865-777-3833
Email: jkarp@eteda.org

Building Information		
Building Types:		Cranes: No
Status:	Available	Dock: No

Business/Industrial Park:	Centerpoint Business Park
Ceiling Height:	8-8
Building Size:	84,404
Total Available (sq ft):	84,404
Divisible (yes/no):	Yes
Minimum Subdivide:	28,135
Year Built:	1997
Site Size (acres):	5.62

Number of Truck Docks:	0
Drive In Doors:	No
Parking:	Yes
Parking Paved:	Yes
Parking Ratio:	3.5 per 1000
Number Of Parking Spaces:	263
Previous Tenant:	GE/Alstom Power
Number of Stories:	3

Pricing Terms			
For Sale:	Yes	Lease Type:	Full Service
For Lease:	Yes	Price Negotiable:	Yes
Lease Cost:	\$18.00		

Geographic/Transportation Information			
Latitude:	35.935397	Interstate Name:	I-40
Longitude:	-84.147926	Distance to Interstate:	2
County:	Knox	Interstate Name 2:	I-75
Rail Access:	No	Distance to Interstate 2:	2
Highway Name:	Pellissippi Pkwy/TN-162	Airport Name:	McGhee Tyson Airport
Distance to Highway:	0.3	Distance to Airport:	17

Utility Information			
Service to Property (Distribution):	Yes	Water On Site:	Yes
Electric Provider:	Lenoir City Utilities Board	Water Provider:	West Knox Utility District
Sewer On Site:	Yes	Telecom on Site:	Yes
Sewer Provider:	West Knox Utility District	Telecom Provider:	AT&T
Gas On Site:	Yes	Fiber Optics:	Yes
Gas Provider:	Knoxville Utilities Board		

Additional Information			
County Tax Rate:	\$2.32 per \$100	Sustainability:	Yes
Region:	NE Valley	Sustainability Level:	Platinum





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10215 Technology Drive, Suite 202, Knoxville, TN 37932 | 865-777-3833 | aclear@eteda.org

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