



## 412 N. Cedar Bluff Road

Knoxville, Tennessee 37923

### Property Features

- Convenient access to Cedar Bluff Road and I-40
- Ample Parking
- On-Site Management, Fitness Center, Vending Area
- Upgraded common areas, picnic area available
- Professional Office Building
- Located within minutes from downtown Knoxville, Maryville and Oak Ridge, TN



Lease Rate

**\$16.50 SF/Yr**

For more information:

**Michelle Gibbs**

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**Roger M. Moore, Jr, SIOR**

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For Lease

# The Pinnacle Building



## Property Summary

Available SF:	2,136 - 4,500 SF
Lease Rate:	\$16.50 SF/yr (Full Service)
Building Size:	68,395 SF
Building Class:	A
Year Built:	1982
Renovated:	2009
Market:	Cedar Bluff
Sub Market:	West

## Property Overview

The Building consists of approximately 68,000 square feet located in Cedar Bluff with close proximity to I-40. Building amenities include Fitness Center, large mail drop and vending area and conveniently located near restaurants and banking. Located within minutes from downtown Knoxville, Oak Ridge and Maryville, TN.

The following Suites are available:

Suite 416: 4,500 RSF  
Suite 402: 2,136 RSF

## Location Overview

The Building is centrally located in the Cedar Bluff Office Market with easy access to Cedar Bluff Road and I-40.

Convenient to restaurants, banking and shopping.

Located just minutes from Oak Ridge and downtown Knoxville.



For Lease

# The Pinnacle Building





For Lease

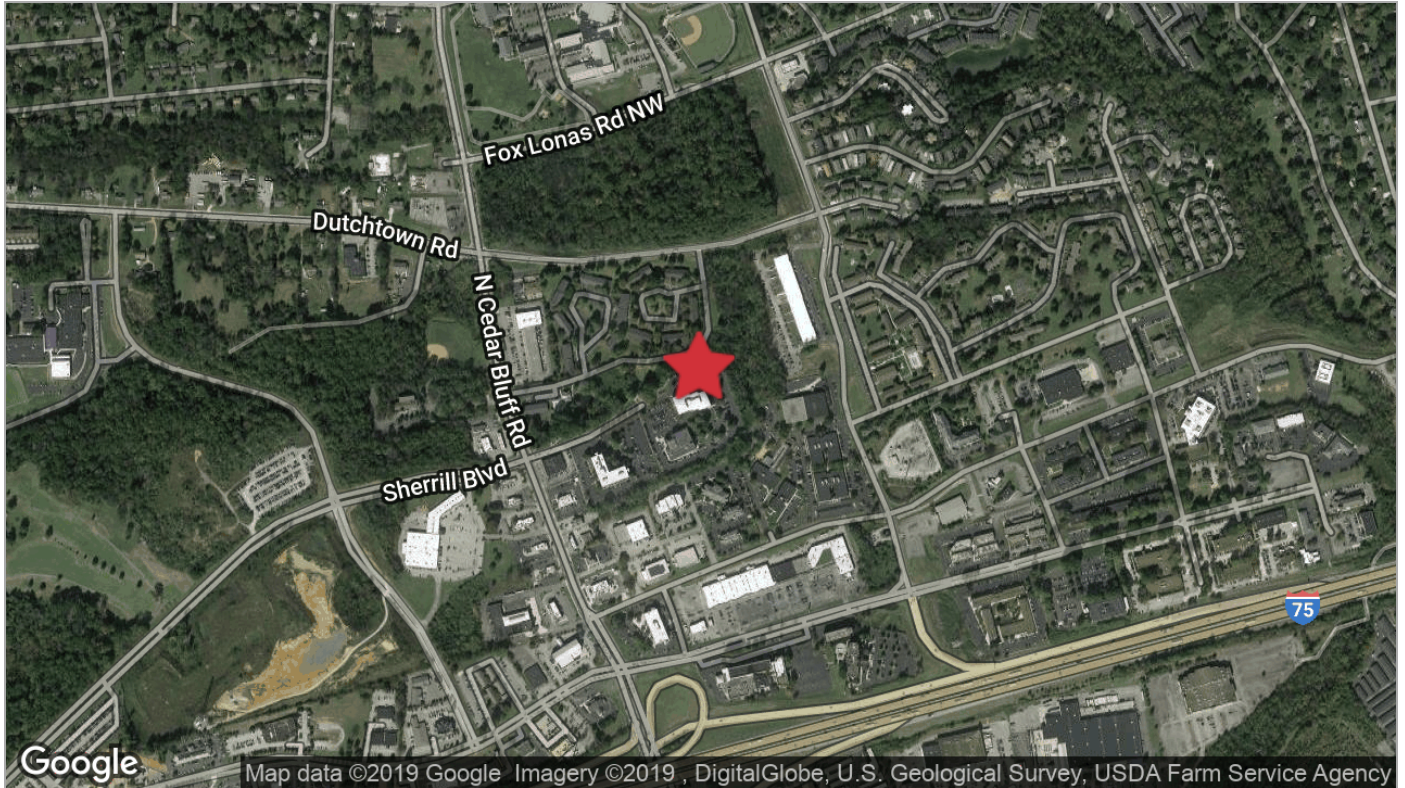
# The Pinnacle Building





For Lease

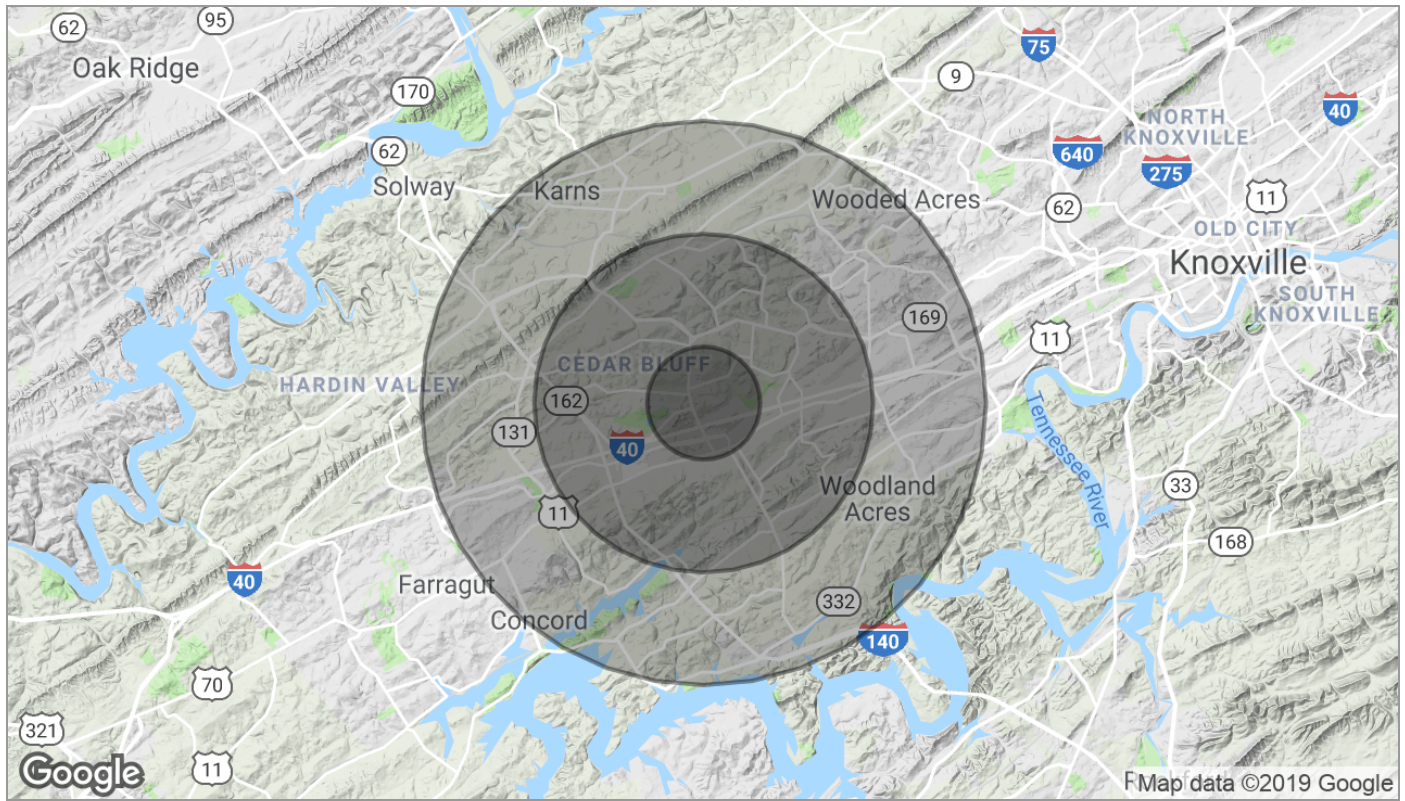
# The Pinnacle Building





For Lease

# The Pinnacle Building



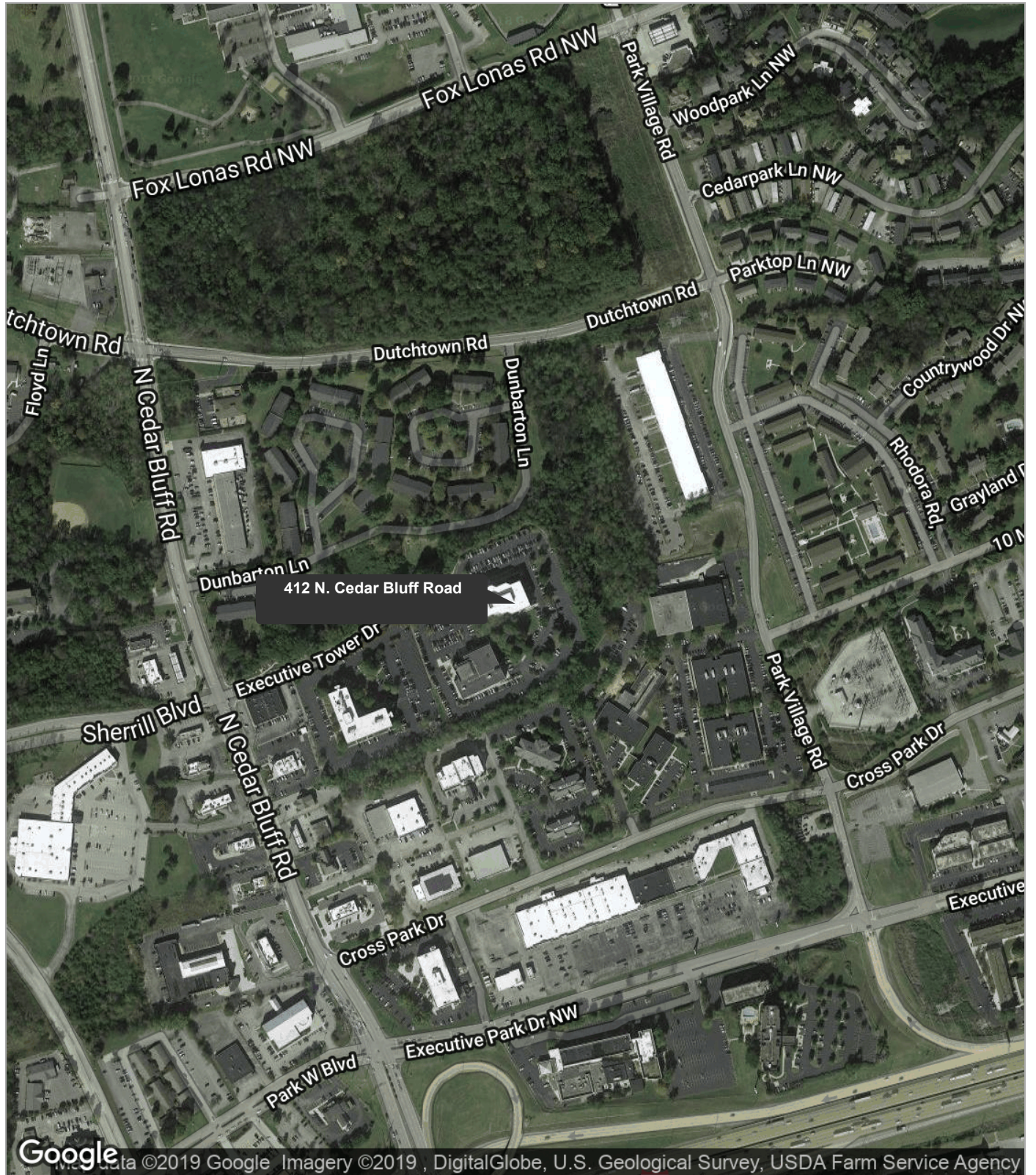
Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,508	52,701	128,739
MEDIAN AGE	33.9	36.1	36.4
MEDIAN AGE (MALE)	31.4	34.6	35.5
MEDIAN AGE (FEMALE)	35.6	37.6	37.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,410	22,729	53,585
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$63,015	\$76,902	\$82,861
AVERAGE HOUSE VALUE	\$190,132	\$212,343	\$218,737

\* Demographic data derived from 2010 US Census



For Lease

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## Agent Profile



### Michelle Gibbs

Senior Advisor  
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[mgibbs@koellamoore.com](mailto:mgibbs@koellamoore.com)

### Professional Background

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.



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## Agent Profile



### Roger M. Moore, Jr, SIOR

Principal Broker

NAI Koella | RM Moore

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[rogermoore@koellamoore.com](mailto:rogermoore@koellamoore.com)

### Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

### Memberships & Affiliations

Leadership Knoxville  
Farragut and West Knoxville Rotary  
Knoxville Chamber of Commerce - Board Member  
Harmony Adoptions - Board Member  
Concord Sertoma - Past President  
Society of Industrial and Office Realtor (SIOR)  
The Young Entrepreneurs Organization  
Boy Scouts of America  
American Red Cross - Board Member  
Foster Care - Board Member  
Previously Licensed Real Estate Broker in both Kentucky and North Carolina