

**Bold**  
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Chamber of  
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**OAK RIDGE CHAMBER OF COMMERCE  
OAK RIDGE ECONOMIC PARTNERSHIP  
COMMERCIAL SPACE AVAILABILITY LISTING  
Second Quarter 2008**

1400 Oak Ridge Turnpike  
Oak Ridge, TN 37830  
(865) 483-1321 phone  
(865) 483-1678 fax  
www.orcc.org

Index of Office/Retail Space  
100 to 5,999 Square Feet

<b>Square Feet</b>	<b>Cost/Sq. Foot</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
122	\$160/month	100 Tulsa Road Suite 4A	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
154	\$160/month	100 Tulsa Road Suite 2	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
178	\$160/month	100 Tulsa Road	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
235	Negotiable	100 Tulsa Road Suite 21	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
250	Negotiable	105 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Up to 9 individual offices that can be rented one at a time in very professional office building.
330	\$330/month	Jackson Station Office Building 12 Kentucky Avenue, Suite 202	Don Roe	865-483-8500	2nd floor corner office space with landlord on premises. Utilities not included, lease terms negotiable.
330	\$330/month	Jackson Station Office Building 12 Kentucky Avenue, Suite 203	Don Roe	865-483-8500	2nd floor office space fronting Kentucky Ave. with landlord on premises. Utilities not included, lease terms negotiable.
350	\$10.00/sf	136 S. Illinois Avenue	Garrett Asher Ridge Realty Commerical	865-483-4304 865-806-8301 (cell) asher@rrc.com www.ridgerealtycommercial.com	Office space located in central Oak Ridge.
400	Negotiable	21 East Tennessee Ave.	Don Roe	865-483-8500	2 rooms facing TN Ave.
415	Negotiable	100 Tulsa Road Suite 24	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
416	\$410/month	Jackson Station Office Building 12 Kentucky Avenue, Suite 200	Don Roe	865-483-8500	2nd floor office space fronting Kentucky Ave. with landlord on premises. Utilities not included, lease terms negotiable.
425	Negotiable	Jackson Station Office Building 21 E. Tennessee Avenue	Don Roe	865-483-8500	Ground floor corner two room office suite with bay windows. Utilities not included, lease terms negotiable.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
624	\$572/month	Jackson Station Office Building 12 Kentucky Avenue, Suite 204	Don Roe	865-483-8500	2nd floor office space (3 rooms, plus conference room) with landlord on premises. Utilities not included, lease terms negotiable.
700	\$800/month	Central Park Commerce Building 1143 Oak Ridge Turnpike, Suite 204	Coni Heidle	865-556-3617	Office space with common entrance with elevator or private back entrance with parking. Private restroom, shared kitchen negotiable.
750	Negotiable	901 Oak Ridge Turnpike Suite 31	W. Lawrence Tunnell or Brant Hill	865-482-2416	Central Oak Ridge location. Utilities included with rent. Clean carpeted office. Three-room suite.
841	Negotiable	100 Donner Drive Suite C	Sandra N. Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.com	Prime office space available in convenient location.
880	\$18.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring 2006.
900	\$925/month	Jackson Station Office Building 25 Tennessee Avenue	Don Roe	865-483-8500	Ground floor office space fronting Tennessee Ave. with bay window. Landlord on premises. Utilities not included, lease terms negotiable.
1,000	\$10.00/sf	706 S. Illinois Avenue Suite E-101 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Professional office space with convenient at-the-door parking. (Sub-lease)
1,000	\$10/sf	706 S. Illinois Ave. Suite F-101 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486	Office space located in Pine Ridge Office Park
1,000	\$10.00/sf	706 S. Illinois Avenue Suite D-101 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Professional office space with convenient at-the-door parking. (Sub-lease)
1,000	Negotiable	Grove Center Robertsville Rd	Steve Herron	865-385-1733	HUB Zone retail space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
1,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZone retail space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
1,000	Negotiable	100 Tulsa Road Suite 19	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
1,075	\$300-\$400/month	233 Jackson Square	Tony Cappiello Cappiello Realty & Development	865-482-1214	Basement storage space.
1,100	Negotiable	1936 Oak Ridge Turnpike	Advanced Management, Inc.	865-483-9500	4 offices in existing business, shared kitchen, wireless available, fully furnished, reception area, wired for network
1,100	\$765/month	136 Ridgeway Center	John Mullens Allied Realty & Management	865-481-0227	Nice retail -type space near medical center.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
1,160	Negotiable	140 East Division Road Bld. B - 2nd Floor	Sharon Bedwell	865-482-6600	Conveniently located office space in a professional bldg, well maintained, ample parking.
1,250	\$18.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area.
1,250	Negotiable	701 Scarboro	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Large conference room for 50+ across from Y-12
1,275	\$13.50/sf, plus utilities	140 W. Tennessee Avenue	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com	4 individual offices with lab, reception area, waiting room & two baths located across from Methodist Medical Center (Oak Ridge Hospital).
1,354	\$1200/month	37 E. Tennessee Ave.	Tony Cappiello Cappiello Realty & Development	865-482-1214	Price retail space on historic Jackson Square
1,400	\$8.00/sf	160 Ridgeway Center	John Mullens Allied Realty & Management	865-481-0227	Four offices, restroom, kitchen & open storeroom space.
1,440	Negotiable	140 East Division Road Bld. B - 1st Floor	Sharon Bedwell	865-482-6600	Conveniently located office space in a professional bldg, well maintained, ample parking.
1,480	Negotiable	Oak Ridge Turnpike 1100 Block Central Park	Terry Wheeler	865-482-3131	Retail/office space under construction. Brick with glass front and courtyard atmosphere. Second floor, can be combined for 2,960sf.
1,500	\$1,050/month	162 Ridgeway Center	John Mullens Allied Realty & Management	865-482-0227	Nice remodeled office space with ample parking.
1,500	\$16.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring
1,500	Negotiable	40 New York Avenue	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Great suite for medical or professional. Reception area with 4 exam rooms and large office. Also x-ray equipment in place.
1,666	Negotiable	681 Emory Valley Road Suite A	Sandra N. Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.com	5 offices, conference room, reception area in a professional office park with onsite management.
1,675	\$1,400/month	39 E. Tennessee Ave.	Tony Cappiello Cappiello Realty & Development	865-482-1214	Historic Jackson Square location. Former hair salon.
1,846	Negotiable	1100 Oak Ridge Turnpike Central Park	Terry Wheeler	865-482-3131	Retail/office space under construction. Brick with glass front and courtyard atmosphere. First floor. Can be combined with 3,226sf for 5,072sf.
1,875	\$10.00/sf	706 S. Illinois Avenue Suite C-103 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Professional office space with convenient at-the-door parking. (Sub-lease)

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
1,875	Negotiable	702 S. Illinois Avenue Suite B104	John H. Mundy Dummer Surveying & Engineering	270-444-0220 270-444-9493 jmundy@dsande.com	Professional office space with convenient at-the-door parking. Available furnished or unfurnished.
1,946	Negotiable	683 Emory Valley Road Suite B	Sandra N. Mitchell Emory Valley Corporation	865-483-2630 www.emoryvalleycorp.com	Offices, reception area in a professional office park with onsite management.
2,200	Negotiable	130 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Attractive building with great telecom. Convenient to central Oak Ridge and Government facilities.
2,300	\$2,000/month	140 East Division Road Suite C-1	Sharon Bedwell	865-482-6600	Ground floor office with reception area, offices, exam rooms and small laboratory. Convenient parking.
2,400	\$2,000/month	140 East Division Road Building B	Sharon Bedwell	865-482-6600	Two-story office with reception area, offices, exam rooms, kitchen and small laboratory. Convenient parking.
2,500	\$1,650/month	272 Warehouse Road	Buddy Hammonds	220-8005	Small frnt office w/ an open bay. 600 amp 3 phase electric. Set up to be a fabrication/welding facility.
2,500	\$10.00/sf	706 S. Illinois Avenue Suite B-203 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Professional office space with convenient at-the-door parking. (Sub-lease)
2,500	Negotiable	78A Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Brick building in professional office park with 11 offices, large conference room, reception area & kitchenette.
2,500	Negotiable	161 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Beautiful secure building w/ great telecom and curb appeal. Mix of open areas and individual offices. Could be sub-divided.
2,500	Negotiable	140 East Division Road Bld. C-2nd floor	Sharon Bedwell	865-482-6600	Conveniently located office space in a professional bldg, well maintained, ample parking, elevator access.
2,500	\$2200 upstairs \$400 downstairs \$2500 both	231 Jackson Square	Tony Cappiello Cappiello Realty & Development	865-482-1214	Two floors of office space available; can be leased as one unit or subdivided by upstairs & downstairs.
2,860	Negotiable	106 Administration Road	Gale Thomas	865-457-7418 Galestan@comcast.net	Main level office avail 12/01/07; surface parking, offices, exam rooms, and conference room.
2,960	Negotiable	Oak Ridge Turnpike 1100 Block Central Park	Terry Wheeler	865-482-3131	Retail/office space under construction. Brick with glass front and courtyard atmosphere. Second floor, can be subdivided.
3,000	\$16.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring
3,100	\$10.68/sf	103 B Broadway	Bill Witt Witt Properties	865-599-3223 865-483-8545	Office space with passcard parking. Janitorial services and utilities included.
3,125	\$16.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring 2006.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
3,226	Negotiable	Oak Ridge Turnpike 1100 Block Central Park	Terry Wheeler	865-482-3131	Retail/office space under construction. Brick with glass front and courtyard atmosphere. First floor. Can be combined with 1,846sf for 5,072sf.
3,500	\$11.00/sf	170 W. Tennessee Avenue	Dr. Francis Goswitz	865-483-7411 (days) 865-482-1372 (nights)	Upper suite available in professional office building. 16 rooms with 16'x32' waiting room and 12'x16' office. Across from hospital with ample parking.
3,500	Negotiable	475 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Great visibility from Turnpike for retail or office. Could be split into two suites of 1,000 sq. ft. and 2,500 sq. ft.
3,672	\$16.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring 2006.
3,720	Negotiable	327 Oak Ridge Turnpike	James Roberson NAI Knoxville	865-777-3030	Free standing office building on 2 parcels
3,750	\$10.00/sf	706 S. Illinois Avenue Suite B-101 Pine Ridge Office Park	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Professional office space with convenient at-the-door parking. (Sub-lease)
3,954	\$3,800/month	663 Emory Valley Road	Sandra N. Mitchell Emory Valley Corporation	865-483-2630 www.emoryvalleycorp.com	Professional office, convenient location, on site management.
4,000	Negotiable	800 Oak Ridge Turnpike Jackson Plaza	Meredith Hunter Jackson Plaza	865-482-6774	"Class A" office space, build to suit in professionally managed building
4,000	Negotiable	Grove Center, Robertsville Road @Randolph Road	Steve Herron	865-385-1733	HUB Zone retail space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
4,200	\$14.00/sf	1030 Oak Ridge Turnpike	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Prime office space on Turnpike convenient to Methodist Medical Center. Ideal for medical office.
4,500	\$16.00/sf NNN	Briarcliff Avenue & Laboratory Road	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No other shops in immediate area. Available Spring 2006.
4,949	\$13.50/sf	111 Union Valley Road Suite D	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Mix of open and hard wall office space with ample parking. Landlord will do reasonable upfit.
5,000	Negotiable	45 New York Avenue	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Former bank building with drive thru on very busy intersection near hospital and other retail.
5,500	\$10/sf	1001 Larson Drive	Warren Oliver	865-405-4185 waroliver@comcast.net	Single level metal structure w/ painted brick front. Approx 35% finished office and 65% insulated, air-conditioned warehouse/lab space. Loading dock.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
5,540	Negotiable	1093 Commerce Park Drive	Mitzi Hairston The Cowperwood Company	865-483-6977	"Class A" office space, with possible furniture to purchase
5,016 + 2,752	\$5000/month both buildings	101 Bus Terminal Road	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Office building with attached metal building on 1.1 acre lot.

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Index of Office/Retail Space  
6,000 to 14,000 Square Feet

<b>Square Feet</b>	<b>Cost/Sq. Foot</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
6,000	\$3.50/sf	102 Jefferson Court	John Mullens Allied Realty & Management	865-481-0227	Former studio with open retail area and ample parking. HUBZone space.
<b>6,000</b>	<b>\$16.00/sf NNN</b>	<b>Briarcliff Avenue &amp; Laboratory Road</b>	<b>Kent Dyer Oliver Smith Realty</b>	<b>865-584-2000 865-455-7275 cell</b>	<b>19,500sf of retail shops available next to Home Depot, in front of new family fitness center. No</b>
6,400	App. \$7.25/sf	275 Midway Rd.	JAB Development Jim Barker	693-5507 office	Metal building newly renovated. 10ft ceilings, two 10x10 drive in doors, office, lab & warehouse space.
8,000	Negotiable	1000 Clearview Court	Terry Mullins	865-482-1061	Newly renovated office space with incredible views, excellent telecom and convenient location.
9,400	Negotiable	304 S. Illinois Avenue	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Prime Illinois Ave. retail location in popular center. Leased "as is."
9,600	\$8.75/sf	765 Emory Valley Road	Mary Hildreth Howard Hildreth Realty & Ins.	865-803-3379 maryhildreth@bellsouth.net	Offices and full lab. Dock door in back. Air conditioned throughout. Sprinkler system. On 2.42 acres; zoned industrial
9,800	\$8.00/sf	Lane Center S. Illinois Avenue and Oak Ridge Turnpike	John Rebori RM Moore Real Estate Company	865-531-6400 865-604-9012 (cell)	Retail, "big box" space in centrally located shopping center.
9,856	\$5.50/sf	105 Meco Lane	NAI Knoxville Brian Tapp	865-777-3039	Industrial bldg; 2 dock doors/ 2 drive in doors/ full HVAC through warehouse & 500 sf office. 15' clear height.
10,000	Negotiable	701 Scarboro Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	"Class A" office. Great location across from Y-12 with excellent telecom. Avail late summer 07.
10,000	Negotiable	Grove Center, Robertsville Road @Randolph Road	Steve Herron Realty Executives	865-482-3232	HUBZone office/retail in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
10,400	Negotiable	599 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Office building with road frontage on 3 sides. Numerous partitioned hard wall offices w/open-type space.
12,000	Negotiable	Grove Center, Robertsville Road @Randolph Road	Steve Herron Realty Executives	865-482-3232	HUBZone office/retail in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
13,000	Negotiable	575 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3062 rick@rrproperties.com www.rrproperties.com	Part of "Class A" office park with all amenities including 100 KW generator, & state of art wiring. Excellent for medical use.

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Index of Office/Retail Space  
15,000 to 175,000 Square Feet

<b>Square Feet</b>	<b>Cost/Sq. Foot</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
15,244	\$13.50/sf	111 Union Valley Road, Suite B	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Mix of open and hard wall office space with ample parking. Landlord will do reasonable upfit.
18,000	\$13.50/sf	1000 Clearview Court	Garrett Asher Ridge Realty Commerical	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	"Class A" office space, great views, open and glass hardwall.
18,593	\$13.50/sf	111 Union Valley Road Suite C	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Mix of open and hard wall office space with ample parking. Landlord will do reasonable upfit.
18,600	Negotiable	216 S. Illinois Avenue	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Conveniently located retail space. Can be subdivided.
19,000	Negotiable	575 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Part of "Class A" Office Park w/ all amenities including 100KW generator and state of art wiring. Excellent for medical use.
23,488	Negotiable	151 Lafayette	Mitzi Hairston Cowperwood Company	865-483-6977	"Class A" office space in Corporate Center. Second floor, build to suit.
30,500	Negotiable	105 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Brick office bldg. with great curb appeal. Can be broken up to multiple tenants. Cat5 voice and data w/ key card entry.

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Index of Warehouse/Manufacturing Space

<b>Square Feet</b>	<b>Cost/Sq. Foot</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
50-300	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	Climate controlled storage space.
2,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZOne warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.
2,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZOne warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.
3,000	\$900/month	142 Midway Road	John Mullens Allied Realty & Management	865-481-0227	Fully heated and cooled manufacturing space with heavy power and drive-in door.
4,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZOne warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.
4,400	\$5.25/sf	525-C Warehouse Road	John Mullens Allied Realty & Management	865-481-0227	Manufacturing space with three-phase power, drive-in door and offices.
5,000	Negotiable	1008 Alvin Weinberg Drive	John Walter	865-483-1859	Front half of building. Open space that can be configured to tenant's specs.
6,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZOne warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.
8,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZOne warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.
9,980	Negotiable	105 Meco Lane	NAI Knoxville Brian Tapp	865-777-3039	Warehouse space with office that can be finished to suit tenant's needs. Dock and drive-in doors. Fully heated and cooled. Alarm system.
50,000	Negotiable	Horizon Center	Kim K. Denton Oak Ridge Economic Partnership	865-483-1321 denton@orcc.org	New spec building expandable up to 100,000sf in premier technology park. Build-to-suit. Available Fall 2008.

<b>Square Feet</b>	<b>Cost/Sq. Foot</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
75,200	Negotiable	777 Emory Valley Road	Garrett Asher Ridge Realty Commercial	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Two buildings with office area & manufacturing area separated. Includes two cranes, rail right-of-way on site and clean room. Will divide.

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Index of Commercial Property for Sale

<b>Square Feet</b>	<b>Asking Price</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
1,632	\$189,000	253 Laboratory Rd.	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Conveniently located close to DOE and Roane State Community College in central Oak Ridge. 6 offices, one conference room and a reception area in one free standing building.
1,666	\$210,000	214 S. Illinois Ave.	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located on corner of Illinois Ave. & Tuskegee Dr. Major retail directly adjacent to property.
3,720	\$410,000	327 Oak Ridge Turnpike	James Roberson NAI Knoxville	865-777-3030 www.naiknoxville.com	Free standing office building located on two parcels with approximately 150' of frontage on Oak Ridge Turnpike.
3,954	\$390,000	663 Emory Valley Road	Sandra N. Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.com	Traditional full brick one story office building located in Emory Park. Association takes care of grounds.
4,200	\$697,000	1030 Oak Ridge Turnpike	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Office building on desirable Turnpike-convenient to Methodist Medical Center. Ideal for medical offices.
9,980	\$647,400	105 Meco Lane	NAI Knoxville Brian Tapp	865-777-3039	Warehouse space with office. Dock and drive-in doors. Fully heated and cooled. Alarm system.
10,200	\$950,000	1650 Oak Ridge Turnpike	Steve Herron Realty Executives	865-482-3232	Former Eagles Lodge. Office/retail space with kitchen, 4,500sf meeting/open area, 3,000sf open storage area, 900sf office. 2.94 acre lot with pavilion.
11,000	\$790,000	106 Administration Road	Gale Thomas Thomas Realty Management Company	865-457-7418 or 865-742-8602	MAI appraised at \$850,000; prime location at spotlight #3 and Turnpike. Brick & stucco office building; excellent investment opportunity. Currently partially leased.
14,200	Negotiable	599 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Two level office buildings fronting Oak Ridge Turnpike. Only 8 years old. Partially leased with space available for owner's use.
18,000	Negotiable	481 Tulsa Road	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	bix box retail enclosed with HVAC on 2.97 acre lot. Additional 8,000 sq. ft open; 3,000 sq. ft. w/ overhang

Square Feet	Asking Price	Location	Contact	Phone	Description
22,000	\$850,000	161 Robertsville Road	David Wilson Realty Executive Associates	865-482-3232	Office/Retail/Warehouse possibilities with 2 acres of land, new parking lot and other recent upgrades. Mostly rented, investor property.
67,400	\$5,100,000	103 Palladium Way Horizon Center	Bart Hardison Hart Corporation	770-874-7980 www.hartcorp.com	Two-story mixed use building with office, lab, utility and manufacturing space. High bay area with crane. Located in premier technology park.
111,080	Negotiable	115 Franklin Road	Baker Realty Company	865-450-2999	Main building has 10,400sf of office space with 67,880sf of mfg space. Four separate buildings on property for total of 110,080sf, 12 bridge cranes, 11 drive-in doors.

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**OAK RIDGE CHAMBER OF COMMERCE  
OAK RIDGE ECONOMIC PARTNERSHIP  
COMMERCIAL SPACE AVAILABILITY LISTING**

1400 Oak Ridge Turnpike  
Oak Ridge, TN 37830  
(865) 483-1321 phone  
(865) 483-1678 fax  
www.orcc.org

Second Quarter 2008

Index of Land for Sale or Lease

<b>Location</b>	<b>Zoning</b>	<b>Acreage</b>	<b>Asking Price</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
515 Illinois Ave.	R1-C	0.6	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Corner of Illinois & LaFayette Ave. Highest visibility in town. Road access granted off Illinois.
327 Oak Ridge Turnpike		0.65	\$410,000	James Roberson, NAI Knoxville	865-777-3030	Freestanding building on 2 parcels
0 Fairbanks Road	UB	0.67	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Flat cleared lot with good visibility from Turnpike. Good for retail or office.
Corner of Briarcliff and Emory Valley Road	O-1	0.839	Negotiable	Sandra Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.net	Vacant parcel next to Emory Park Offices
Lot 17 Oak Ridge Turnpike	B-2	0.89	\$395,000	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	194 ft of frontage on Oak Ridge Turnpike at the Home Depot Center entrance.
Tulsa Road		1	Negotiable	Melvin Sturm	865-671-7757	Improved former garden & greenhouse with small retail space.
92 Union Valley Road	Ind-2	1	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Building lot across from Y-12 National Security Complex located in professional office development.
S. Illinois Avenue	R1-C	1.03	Negotiable	Melvin Sturm	865-671-7757	Across from Dean Stallings Ford. Rezoning required.
Lot 14 Laboratory Road	B-2	1.11	\$425,000	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Great lot at Laboratory Road entrance to Home Depot Center. 215 feet of frontage.
West Madison	R-3	1.2	\$600,000	Steve Herron Realty Executives	865-482-3232	Can be combined with 4.27 acres across from Methodist Medical Center. Extra 0.5 acre possibly available. Perfect for medical office.
690 Emory Valley Road	B-2	1.2	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Triangle shaped flat lot with road access from all three sides.
Lot 12 Laboratory Road	B-2	1.37	\$425,000	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Lot in Home Depot Development at the corner of main parking lot and entrance from Laboratory Road.
Lot 11 Laboratory Road	B-2	1.37	\$450,000	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Great lot in the Home Depot development on the right corner of the entrance from Laboratory Road.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
Alvin Weinberg Drive Bethel Valley Industrial Park	Ind-2	1.5	Negotiable	Larry Chambers	865-806-2640	Build-to-suit for lease up to 15,000sf in Bethel Valley Industrial Park.
Off Laboratory Road	B-2	1.52	\$350,000	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Great lot in the Home Depot development. Lot is adjacent to Home Depot Building on the right side.
Corner of Oak Ridge Turnpike and S. Illinois Avenue	UB-2	1.9	Negotiable	Tony Cappiello Cappiello Realty and Development	865-482-1214	High traffic count, very visible. Good location for retail, office or restaurant.
Tuskegee Drive behind former Peebles dept. store	B-2	2.5	\$250,000/acre	Tony Cappiello Cappiello Realty and Development	865-482-1214	Build-to-suit, potentially sale or ground lease.
100 South Florida Ave.	UB-2	3	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Red light across from Turnpike. Adjacent to Home Depot. Flat lot.
Union Valley Road	Ind-1	3.25	Negotiable	Tony Cappiello Partner, JT Investments	865-482-1214	Small industrial sites, 0.75-3 acres.
Florida Avenue and Oak Ridge Turnpike	UB-2	3.55	\$300,000/acre	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located directly on Oak Ridge Turnpike at the intersection of Florida Avenue. Across from the entrance for Home Depot and next to Sonic. High traffic count, excellent location.
Oak Ridge Turnpike West End	UB-2	4.2	Negotiable	Melvin Sturm	865-671-7757	Located on Oak Ridge Turnpike. Suitable for most retail or office space. Owner will build-to-suit.
West Madison	R-3	4.27	\$600,000	Steve Herron Realty Executives	865-482-3232	Can be combined with 1.2 acres across from Methodist Medical Center. Extra 0.5 acre possibly available. Perfect for medical office.
Bethel Valley Industrial Park	Ind-2	4.55	Negotiable	Kim K. Denton Oak Ridge Economic Partnership	865-483-1321 denton@orcc.org	Mixed-use industrial park with convenient access to Pellissippi Parkway.
Briarcliff Avenue	R-4-C	4.98	Negotiable	Sandra Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.net	Located near Food Lion shopping center, Emory Park office park. Vacant parcel.
Bethel Valley Industrial Park	Ind-2	5.85	Negotiable	Kim K. Denton Oak Ridge Economic Partnership	865-483-1321 denton@orcc.org	Mixed-use industrial park with convenient access to Pellissippi Parkway.
0 Oak Ridge Turnpike	R1-C	4.75	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	First lot on right coming into town from Clinton on Hwy 95. 27,000 cars per day.
Commerce Park	Ind-2	6.2	\$75,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
Commerce Park	Ind-2	7.23	\$75,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.
Commerce Park	Ind-2	7.5	Contact agent	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.
Dak Ridge Turnpike/ Laboratory Rd		10.68	Negotiable	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	Adjacent to Home Depot, prime retail location
Belgrade Road	Ind-1	13	Negotiable	John Mullens Allied Realty & Management	865-481-0227	Industrial acreage with utilities onsite. Long street frontage. May be subdivided.
503 Oak Ridge Turnpike	B-3/Ind-1	13	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	11.5 acres of undeveloped flat land on Hwy 95. Approval from City and State for traffic signal at Calif. Ave. with appropriate development. Also 10,000 sq. ft. building on 1.5 acres.
Commerce Park	Ind-2	15	\$50,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.
Land Parcel ED-5 Heritage Center East Tennessee Technology Park	Ind-2	20	Negotiable	Jeff Deardorff Heritage Development Corporation	865-482-9890 www.ettpreuse.com	Ready-to-build cleared site, on-parcel rail, existing road system. Great site for light to heavy industrial, R&D.
Jackson Crossing	G-1	20.31	\$1,500,000	Nancy Stanley Realty Executive Associates	865-482-3232	Perfect for shopping center. One area committed for development. Surrounded by 150 residential lots.
Commerce Park	Ind-2	34	\$60,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.
West Reservoir Rd.	R1-C	45.5	\$500,000	Garrett Asher Ridge Realty Commercial	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Development potential! This land boasts panoramic view of the Cumberland Mtns. Owner/Agent
Oak Ridge Summit	Ind-2/ O-2	84	Negotiable	Mitch Taylor or Sam Tate NAI Knoxville	865-777-3033 or 865-777-3035 www.naiknoxville.com	New business park suited for office, R&D and light industrial. High visibility with access to Pellissippi Parkway. Property has detention, utilities, infrastructure and elevated views of Oak Ridge.

<b>Location</b>	<b>Zoning</b>	<b>Acreage</b>	<b>Asking Price</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
Horizon Center	Ind-2	1,000 total 384 available	Negotiable	Lawrence Young Horizon Development Corporation	865-482-9890 www.communityreuseorganization.com	A premier business park designed for office, R&D, capital-intensive operations and manufacturing with high-speed telecom and rail & highway access. Sites from 5 to 148 acres.
Oak Ridge Turnpike West End	G-1	10+	Negotiable	Melvin Sturm	865-671-7757	Suitable for healthcare facility, office or commercial. Will need to be rezoned. Adjacent to west fire hall.
West Madison	R-3	5.8+/-	\$600,000	Steve Herron Realty Executives	865-482-3232	Can be subdivided, across from Methodist Medical Center. Extra 0.5 acre possibly available. Perfect for medical office.
Center of Oak Ridge	G-1	8+	Negotiable	Melvin Sturm	865-671-7757	Large site in center of Oak Ridge. Bordered by East Tulsa Rd. & Wilberforce Avenue. Suitable for hotel, healthcare, retail or office.
Parcel 563 West End		9+	Negotiable	Melvin Sturm	865-671-7757	Remote mountaintop. Outstanding views, possible tower space.

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Index of HUBZone Property

<b>Square Feet</b>	<b>Asking Price</b>	<b>Location</b>	<b>Contact</b>	<b>Phone</b>	<b>Description</b>
22,000	\$850,000	161 Robertsville Road	David Wilson Realty Executive Associates	865-482-3232	Office/Retail/Warehouse possibilities with 2 acres of land, new parking lot and other recent upgrades. Mostly rented, investor property.
1,000	\$700/month	1960 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Partitioned office space with front door parking.
6,000	\$3.50/sf	102 Jefferson Court	John Mullens Allied Realty & Management	865-481-0227	Former studio with open retail area and ample parking. HUBZone space.
50-300	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	Climate controlled storage space.
1,000 2,000 4,000 6,000 10,000 12,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZone <u>retail/office</u> space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
2,000 2,500 4,000 6,500 8,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUBZone <u>warehouse</u> space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.

