



# JOHNSON CITY, TENNESSEE

28,884 SF Available  
49,000 SF Multi-Tenant Building

**\$9.00/SF  
NNN**



## FACILITY OVERVIEW

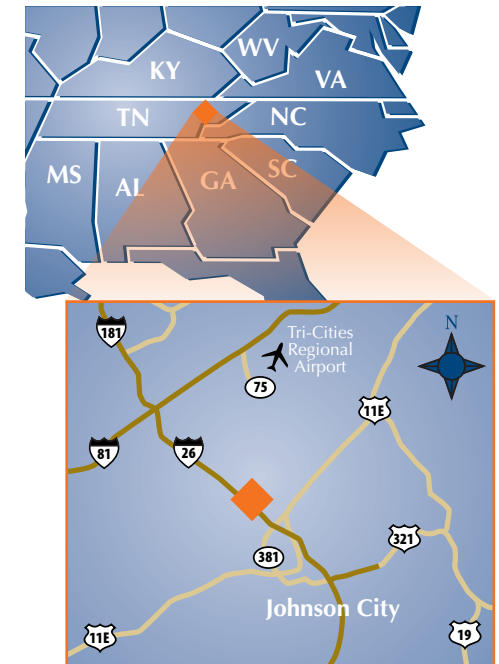
- ◆ \$9.00/SF NNN
- ◆ Completely refurbished property
- ◆ 90-day turn-key build-out
- ◆ New HVAC system
- ◆ Computer room installed
- ◆ Expandable building up to 80,000 SF
- ◆ Can be subdivided

## PROPERTY OVERVIEW

- ◆ 28,884 SF available immediately for call center or office space and can be subdivided
- ◆ Interstate signage available
- ◆ ITT Technical Institute occupies 20,000 SF
- ◆ 600 paved and well-lit parking spaces
- ◆ Situated on a 10-acre site in professional business park
- ◆ Located on Lake Park Drive at Boones Creek Road, Exit 17 off I-26
- ◆ Easily accessible by I-26 and I-81
- ◆ Served by Tri-Cities Regional Airport
- ◆ Close proximity to East Tennessee State University

## JOHNSON CITY OVERVIEW

- ◆ Nearly 500,000 people reside in the Tri-Cities region.
- ◆ Available workforce of over 280,000 and unemployment rate of 11% within a five-county area.
- ◆ Three colleges and universities with a combined population of 18,000 students within the immediate area.
- ◆ Recognized as two of "America's Top 100 Places to Live" by Relocate-America.com.
- ◆ Ranked #7 in the "Top 50 Cities for Doing Business" in Tennessee by *Business TN Magazine*.
- ◆ Ranked #10 "Best Smaller Metro Area for Business and Career" by *Forbes Magazine*.



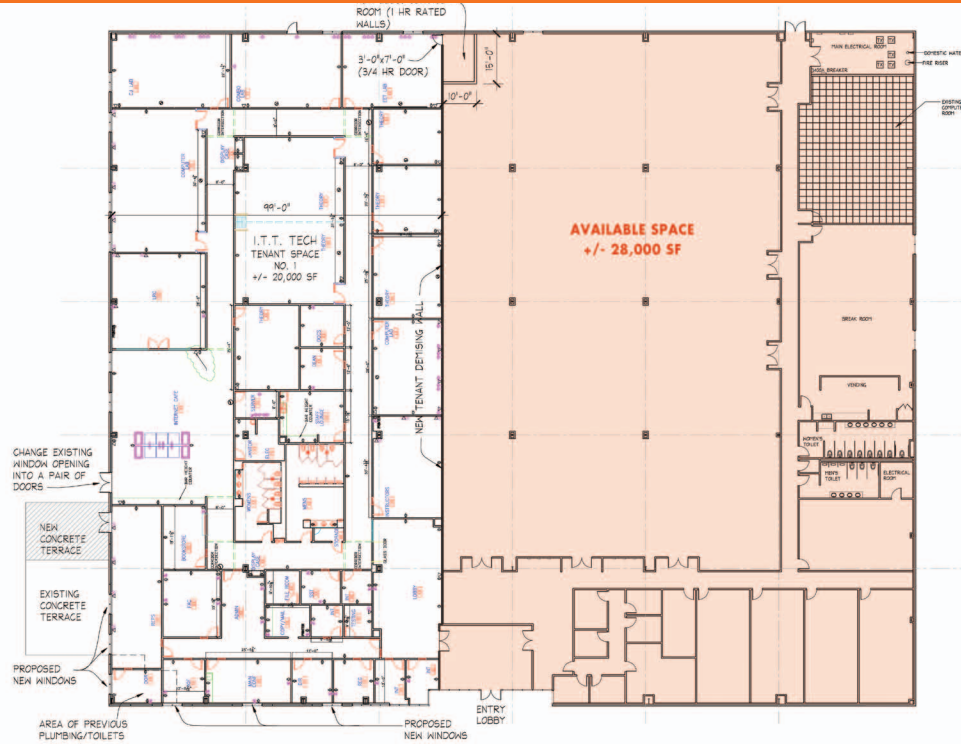


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## MARKET OVERVIEW

- Centrally located within the Tri-Cities MSA
- Situated in Washington County, Johnson City is in close proximity to Green County, Southwest Virginia and Western North Carolina
- Expansive labor force within a 50-mile radius
- Tri-Cities workforce recognized nationally for its work ethic and integrity
- Johnson City is home to a variety of shopping, dining, banking and entertainment establishments



## DEMOGRAPHICS 2010

MSA: Johnson City, TN  
Kingsport, TN  
Bristol, TN & VA

Households: 215,000  
Population: 510,000  
Median Income: \$40,000  
Per Capita Income: \$21,400  
Labor Force: \*280,115  
Unemployment: \*11%

\* Includes Washington, Sullivan, Carter, Hawkins and Unicoi Counties only



## EMPLOYMENT DRIVERS

- East Tennessee State University Public, 16,000 enrollment
- Northeast State Community College Public, 6,200 enrollment
- Milligan College Private, 1,200 enrollment
- Appalachian State University Public, 12,245 enrollment

## CALL CENTER SATURATION ANALYSIS

Est. Labor Force: 280,000  
Est. Call Center Jobs: 5,367  
Saturation Rate (Total Sat.): 1.9%  
Saturation Rate (Inbound Sat.):  
Est. IB Positions 1,746  
IB Saturation 0.6%  
Saturation Rate (Outbound Sat.):  
Est. OB Positions 3,621  
OB Saturation 1.3%