

*Acquisition/Leaseback*



## Excellent Opportunity to Invest in the Growing Southeast

When opportunity knocked, we answered. This multi-tenant office building located in Oak Ridge, Tennessee's technology corridor opened the door of opportunity for Agracel into the growing Southeast. Oak Ridge, known as the "Energy City" near Knoxville, is home to more than 500 high tech companies and 45,000 high tech professionals. Current lessees have contracts with Oak Ridge National Laboratory (ORNL), one of nine major national labs operated by the U.S. Dept. of Energy. ORNL recently was awarded the \$1.3 billion Spallation Neutron Source (SNS) project, which is a premier materials testing facility. Oak Ridge Technology Centre was purchased with leases in place.

### General Building Features

**Size:** 54,021 sf, 52,051 sf office, 1,970 sf lab

**Other:** Asphalt paved parking, quality perimeter landscaping

