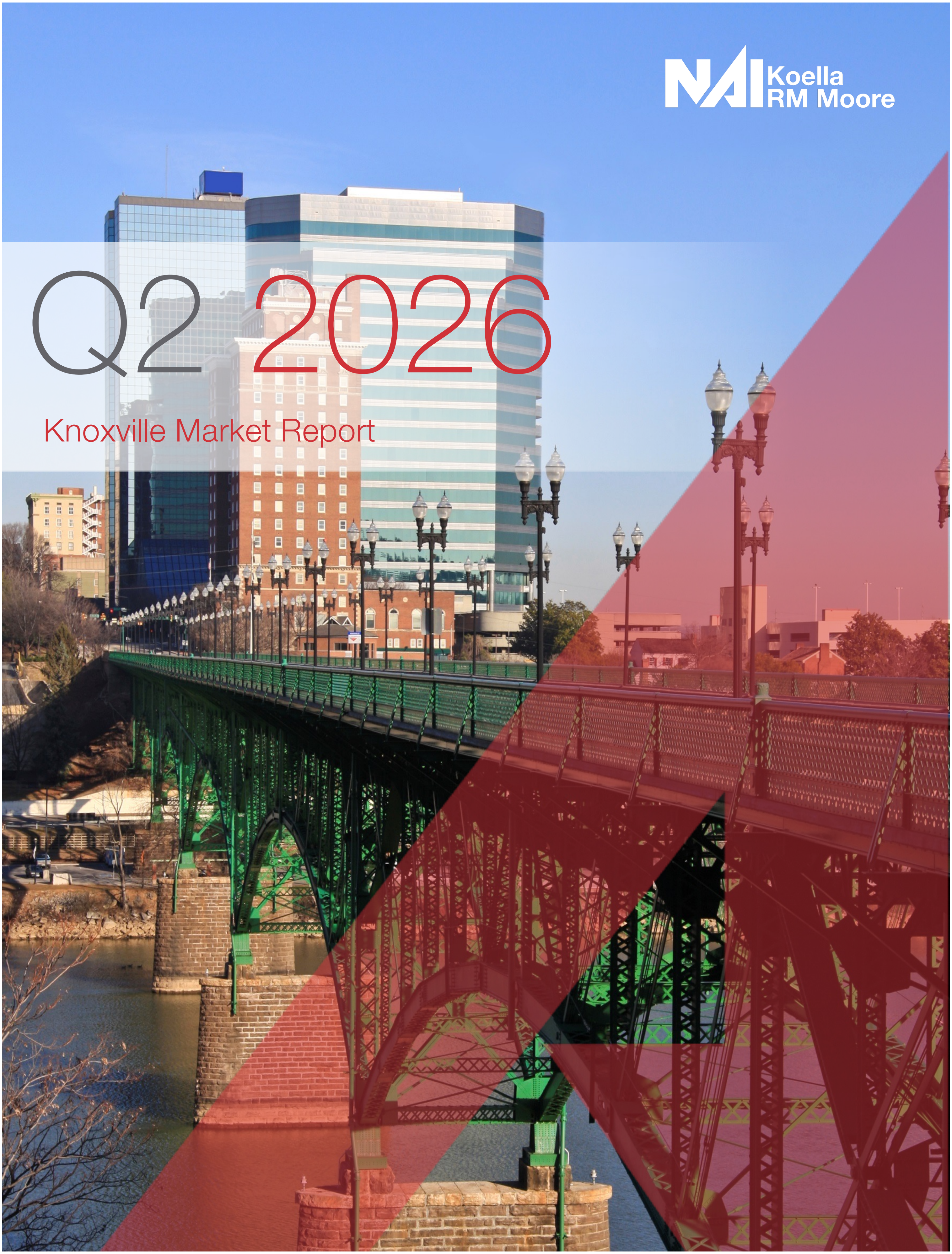
Q2 2026

Knoxville Market Report



NAI Koella RM Moore

INDUSTRIAL MARKET REPORT

Knoxville – Q2 2026

94.4 M	48.3 K	2.2%	$9.24
Inventory SF	12 Mo Net Absorption SF	Vacancy Rate	Market Rent/SF

ROBUST INDUSTRIAL BASE

Knoxville has a robust industrial base, with manufacturing sectors producing automotive parts, metals, and machinery. Location also plays a big role in its industrial market as it is at the center of the eastern half of the U.S. and within one day's drive of three-fourths of the U.S. population. Low business costs and a strategic location at the intersection of I-75, I-40, and I-81 have attracted numerous national companies to Knoxville, including 3M and Newell.

Knoxville's industrial market remains one of the tightest in the nation. At 2.2%, the metro's vacancy rate is significantly lower than the national average of approximately 7.5%. The market has an impressive long-term average vacancy rate of 1.9%. Anchoring the metro's historically strong performance has been steady demand.

However, the first half of 2025 saw significant negative absorption, particularly in 25Q2, which recorded the lowest quarterly absorption in over 10 years. Over the past year, absorption has totaled 48,000 SF. Since the first half of 2025, the market's quarterly absorption has rebounded with positive demand, with most leasing activity coming from logistics properties.

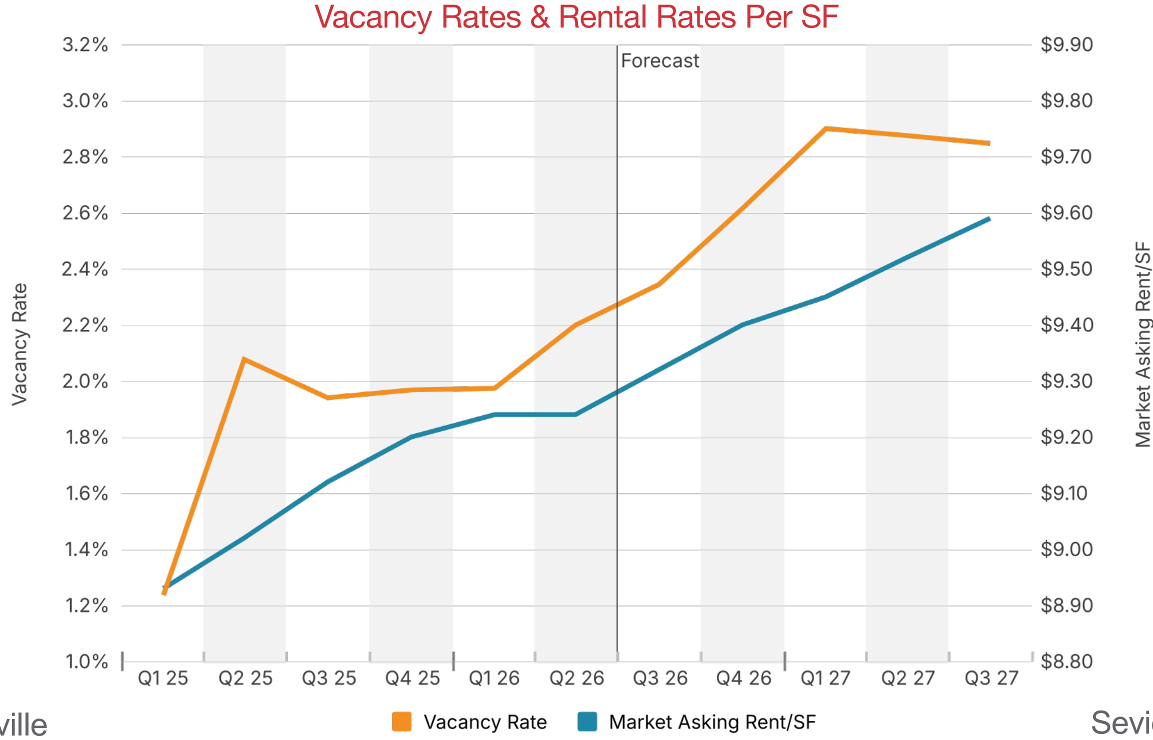
Despite tight availability, leasing activity has remained below the robust demand that reached record highs in 2021, 2022, and the early part of 2023. Some of the larger leases executed over the past year include MVP signing a new 3-year lease during 26Q1. The 57,000 SF lease reportedly has a starting rent of $6.95 per SF. The United States Postal Service which subleased 127,000 SF in Andersonville. The lease has two years remaining at $7.00 per SF. Tjoapack, a supplier of pharmaceutical packaging, signed a 15-year lease for 165,000 square feet of industrial space along JD Yarnell Industrial Parkway.

With limited industrial availability in Knoxville, pricing power has declined primarily due to the limited available inventory. Over the past year, asking rents increased by 2.3%, which is less than the pre-2020 annual average growth rate of approximately 5% and down from the 10% increase just a few years ago.

Construction activity has been steadily declining since it peaked in early 2023; however, it has increased after a large amount of new development has broken ground since the start of 2025. This includes the 280,000 SF distribution center which broke ground during 25Q2 in Mascot. It is estimated to be completed in 2027.

Source: CoStar Group

Vacancy Rates & Rental Rates Per SF



INDUSTRIAL MARKET REPORT

Knoxville – Q2 2026

Submarket Overview

Anderson County | $792M Asset Value
Knoxville - TN USA

Inventory SF	9.8M	Market Asking Rent/SF	$8.07
Under Constr SF	0	Market Asking Rent Growth	2.2%
12 Mo Net Absorp SF	580K	Market Sale Price/SF	$81
Vacancy Rate	0.8%	12 Mo Sales Vol	$4.5M

Bearden/Papermill/W Town | $536M Asset Value
Knoxville - TN USA

Inventory SF	5.6M	Market Asking Rent/SF	$10.08
Under Constr SF	0	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	(113K)	Market Sale Price/SF	$96
Vacancy Rate	3.9%	12 Mo Sales Vol	$14.8M

Blount County | $1.3B Asset Value
Knoxville - TN USA

Inventory SF	15.6M	Market Asking Rent/SF	$9.37
Under Constr SF	38K	Market Asking Rent Growth	1.8%
12 Mo Net Absorp SF	34.9K	Market Sale Price/SF	$85
Vacancy Rate	0%	12 Mo Sales Vol	$11.4M

Campbell County | $104M Asset Value
Knoxville - TN USA

Inventory SF	2M	Market Asking Rent/SF	$8.31
Under Constr SF	0	Market Asking Rent Growth	2.6%
12 Mo Net Absorp SF	0	Market Sale Price/SF	$53
Vacancy Rate	1.0%	12 Mo Sales Vol	$1.2M

Cedar Bluff/Walker Spgs | $44.7M Asset Value
Knoxville - TN USA

Inventory SF	426K	Market Asking Rent/SF	$11.06
Under Constr SF	0	Market Asking Rent Growth	1.3%
12 Mo Net Absorp SF	(14.9K)	Market Sale Price/SF	$105
Vacancy Rate	4.9%	12 Mo Sales Vol	$0

Downtown | $158M Asset Value
Knoxville - TN USA

Inventory SF	2.4M	Market Asking Rent/SF	$7.03
Under Constr SF	0	Market Asking Rent Growth	1.8%
12 Mo Net Absorp SF	(3.9K)	Market Sale Price/SF	$67
Vacancy Rate	0.2%	12 Mo Sales Vol	$0

East | $307M Asset Value
Knoxville - TN USA

Inventory SF	2.7M	Market Asking Rent/SF	$8.37
Under Constr SF	471K	Market Asking Rent Growth	2.7%
12 Mo Net Absorp SF	9.4K	Market Sale Price/SF	$95
Vacancy Rate	16.3%	12 Mo Sales Vol	$6M

Loudon County | $559M Asset Value
Knoxville - TN USA

Inventory SF	7.6M	Market Asking Rent/SF	$8.66
Under Constr SF	0	Market Asking Rent Growth	2.6%
12 Mo Net Absorp SF	(364K)	Market Sale Price/SF	$73
Vacancy Rate	5.3%	12 Mo Sales Vol	$2.1M

North/Broadway | $1.7B Asset Value
Knoxville - TN USA

Inventory SF	19.6M	Market Asking Rent/SF	$9.39
Under Constr SF	0	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	(148K)	Market Sale Price/SF	$85
Vacancy Rate	2.4%	12 Mo Sales Vol	$36.7M

North/Emory Road | $206M Asset Value
Knoxville - TN USA

Inventory SF	2.2M	Market Asking Rent/SF	$10.71
Under Constr SF	0	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	(8.6K)	Market Sale Price/SF	$95
Vacancy Rate	0.6%	12 Mo Sales Vol	$12.9M

Pellissippi/Lovell | $1.1B Asset Value
Knoxville - TN USA

Inventory SF	10M	Market Asking Rent/SF	$11.87
Under Constr SF	60K	Market Asking Rent Growth	2.3%
12 Mo Net Absorp SF	92.1K	Market Sale Price/SF	$109
Vacancy Rate	0.6%	12 Mo Sales Vol	$35.9M

South | $843M Asset Value
Knoxville - TN USA

Inventory SF	9.8M	Market Asking Rent/SF	$8.30
Under Constr SF	54K	Market Asking Rent Growth	3.3%
12 Mo Net Absorp SF	67	Market Sale Price/SF	$86
Vacancy Rate	0.4%	12 Mo Sales Vol	$2M

Union County | $34M Asset Value
Knoxville - TN USA

Inventory SF	490K	Market Asking Rent/SF	$10.50
Under Constr SF	0	Market Asking Rent Growth	1.1%
12 Mo Net Absorp SF	0	Market Sale Price/SF	$69
Vacancy Rate	0%	12 Mo Sales Vol	$0

Source: CoStar Group

OFFICE MARKET REPORT

Knoxville – Q2 2026

DEMAND DRIVEN BY ECONOMIC ACTIVITY AND LARGE POPULATION IN-MIGRATION + GROWTH

Several key market drivers are driving office demand in Knoxville. The University of Tennessee generates billions in annual economic impact and anchors a wide range of professional services, research, and administrative office demand. This institutional presence is complemented by Oak Ridge National Laboratory and the broader Oak Ridge corridor, which together support thousands of high-skilled jobs in energy, engineering, and federal research.

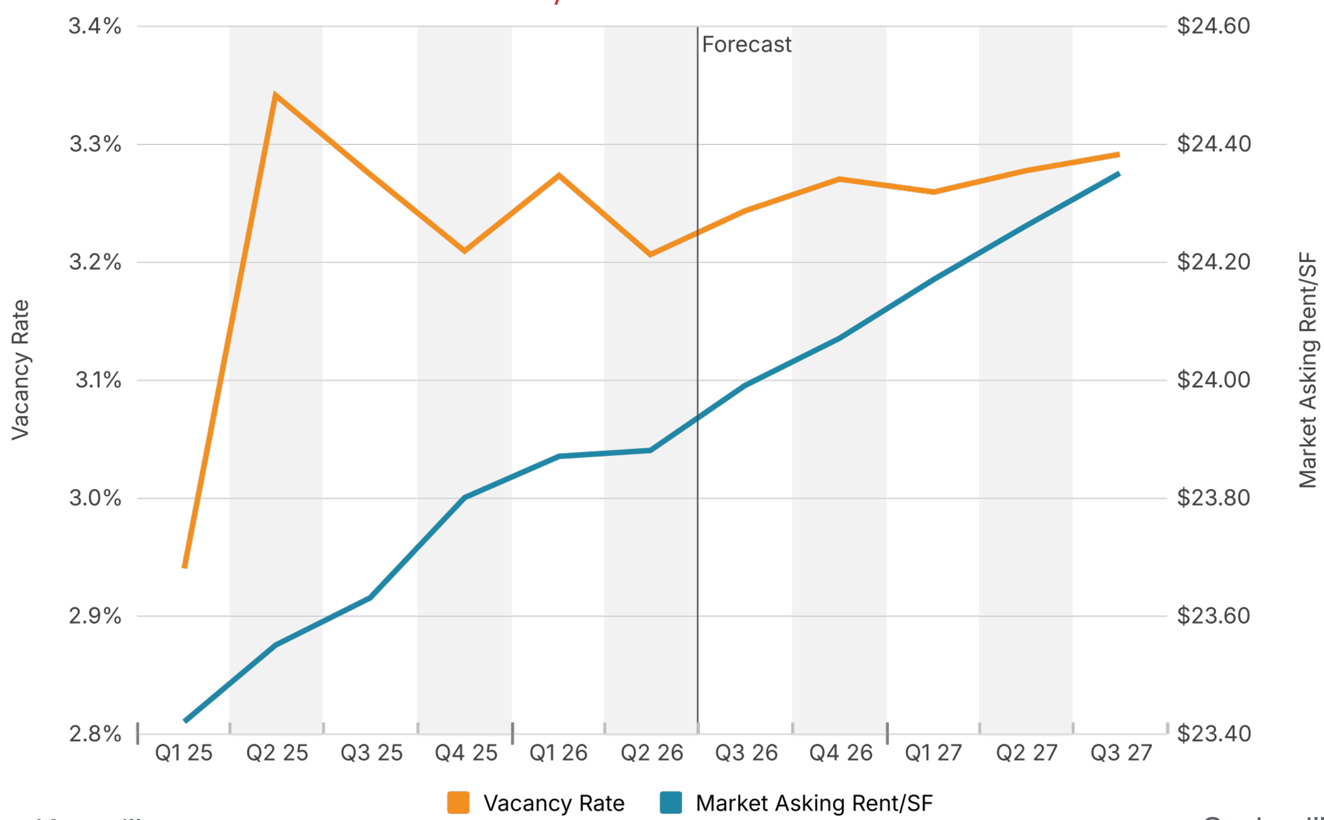
Additionally, population in-migration and business-friendly cost structures also play a central role. The market has grown by 15% over the past decade and is now close to having a million residents. Relatively low operating costs compared to those in larger Southeast markets have made the region attractive to small and mid-sized firms seeking expansion or relocation opportunities.

The Knoxville office market has a vacancy rate of 3.2% as of the third quarter of 2026. Over the past year, the market's vacancy rate has changed by -0.1%, a result of no net delivered space and 26,000 SF of net absorption. Knoxville's vacancy rate of 3.2% compares to the market's five-year average of 3.6% and the 10-year average of 3.9%. Overall market vacancy is forecast to end 2026 at 3.3%. Knoxville has roughly 1.4 million SF of space listed as available, for an availability rate of 3.5%. As of the third quarter of 2026, there is no office space under construction in Knoxville. In comparison, the market has averaged 120,000 SF of under construction inventory over the past 10 years.

Rents have changed by 1.7% year over year in Knoxville, compared to a change of 1.5% nationally. Market rents have changed by 2.1% in 4 & 5 Star buildings year over year, 0.1% in 3 Star buildings, and 3.5% in 1 & 2 Star buildings. In Knoxville, five-year average annual rent growth is 5.2% and 10-year average annual rent growth is 3.8%. Overall annual rent growth in the Knoxville office market is forecast to end 2026 at 1.2% compared to the National average of 1.4%.

Source: CoStar Group

Vacancy Rates & Rental Rates Per SF



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OFFICE MARKET REPORT

Knoxville – Q2 2026

Submarket Overview

Anderson County | $361M Asset Value
Knoxville - TN USA

Inventory SF	3.4M	Market Asking Rent/SF	$22.57
Under Constr SF	0	Market Asking Rent Growth	2.4%
12 Mo Net Absorp SF	(24.1K)	Market Sale Price/SF	$105
Vacancy Rate	3.2%	12 Mo Sales Vol	$6.9M

Bearden/Papermill/W Town | $905M Asset Value
Knoxville - TN USA

Inventory SF	5.9M	Market Asking Rent/SF	$25.81
Under Constr SF	0	Market Asking Rent Growth	1.3%
12 Mo Net Absorp SF	10.4K	Market Sale Price/SF	$152
Vacancy Rate	3.5%	12 Mo Sales Vol	$17.8M

Blount County | $560M Asset Value
Knoxville - TN USA

Inventory SF	4M	Market Asking Rent/SF	$23.89
Under Constr SF	19.4K	Market Asking Rent Growth	0.4%
12 Mo Net Absorp SF	(111K)	Market Sale Price/SF	$141
Vacancy Rate	4.1%	12 Mo Sales Vol	$5.6M

Campbell Station/Farragut | $174M Asset Value
Knoxville - TN USA

Inventory SF	1M	Market Asking Rent/SF	$27.80
Under Constr SF	0	Market Asking Rent Growth	1.4%
12 Mo Net Absorp SF	44.9K	Market Sale Price/SF	$167
Vacancy Rate	2.5%	12 Mo Sales Vol	$5.3M

Cedar Bluff/Walker Spgs | $394M Asset Value
Knoxville - TN USA

Inventory SF	3.1M	Market Asking Rent/SF	$22.58
Under Constr SF	0	Market Asking Rent Growth	2.0%
12 Mo Net Absorp SF	90.9K	Market Sale Price/SF	$129
Vacancy Rate	7.7%	12 Mo Sales Vol	$4.7M

Downtown | $763M Asset Value
Knoxville - TN USA

Inventory SF	5.2M	Market Asking Rent/SF	$23.31
Under Constr SF	0	Market Asking Rent Growth	1.1%
12 Mo Net Absorp SF	(51.3K)	Market Sale Price/SF	$146
Vacancy Rate	2.5%	12 Mo Sales Vol	$59.1M

East | $37.8M Asset Value
Knoxville - TN USA

Inventory SF	292K	Market Asking Rent/SF	$20.76
Under Constr SF	0	Market Asking Rent Growth	3.2%
12 Mo Net Absorp SF	(6.4K)	Market Sale Price/SF	$129
Vacancy Rate	2.9%	12 Mo Sales Vol	$375K

Loudon County | $135M Asset Value
Knoxville - TN USA

Inventory SF	1M	Market Asking Rent/SF	$23.91
Under Constr SF	0	Market Asking Rent Growth	1.9%
12 Mo Net Absorp SF	(18.7K)	Market Sale Price/SF	$134
Vacancy Rate	4.7%	12 Mo Sales Vol	$6.8M

North/Broadway | $589M Asset Value
Knoxville - TN USA

Inventory SF	4.6M	Market Asking Rent/SF	$22.28
Under Constr SF	0	Market Asking Rent Growth	1.7%
12 Mo Net Absorp SF	(63.8K)	Market Sale Price/SF	$129
Vacancy Rate	3.0%	12 Mo Sales Vol	$17.9M

North/Emory Road | $98.8M Asset Value
Knoxville - TN USA

Inventory SF	634K	Market Asking Rent/SF	$28.48
Under Constr SF	0	Market Asking Rent Growth	1.7%
12 Mo Net Absorp SF	(7.3K)	Market Sale Price/SF	$156
Vacancy Rate	1.2%	12 Mo Sales Vol	$13.8M

Pellissippi/Lovell | $822M Asset Value
Knoxville - TN USA

Inventory SF	5.6M	Market Asking Rent/SF	$24.80
Under Constr SF	9.3K	Market Asking Rent Growth	1.3%
12 Mo Net Absorp SF	154K	Market Sale Price/SF	$146
Vacancy Rate	2.0%	12 Mo Sales Vol	$29.5M

South | $240M Asset Value
Knoxville - TN USA

Inventory SF	1.9M	Market Asking Rent/SF	$23.95
Under Constr SF	0	Market Asking Rent Growth	6.5%
12 Mo Net Absorp SF	19.3K	Market Sale Price/SF	$129
Vacancy Rate	0.2%	12 Mo Sales Vol	$1.6M

Union County | $18.3M Asset Value
Knoxville - TN USA

Inventory SF	167K	Market Asking Rent/SF	$23.07
Under Constr SF	6.7K	Market Asking Rent Growth	3.1%
12 Mo Net Absorp SF	0	Market Sale Price/SF	$105
Vacancy Rate	0%	12 Mo Sales Vol	$0

Source: CoStar Group

RETAIL MARKET REPORT

Knoxville – Q2 2026

CONTINUED LOW VACANCY RATES

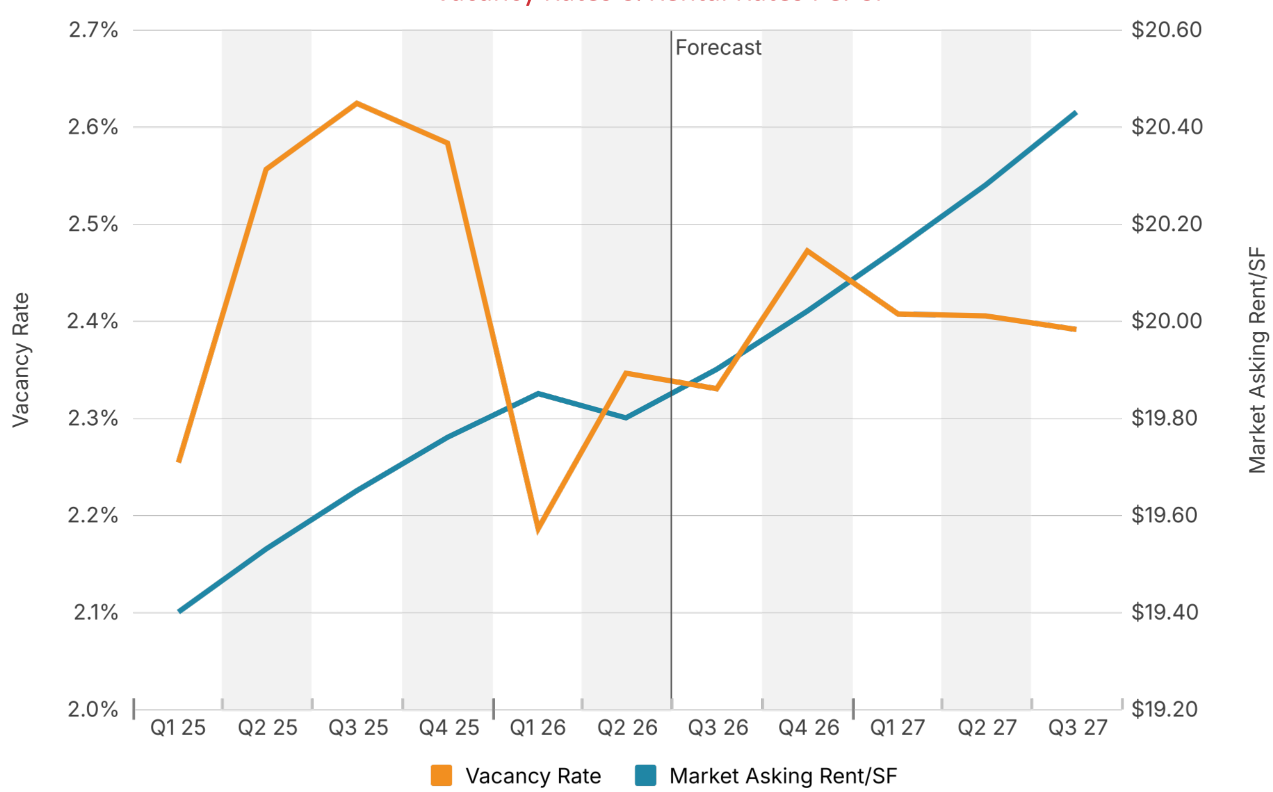
The Knoxville retail market has a vacancy rate of 2.4% as of the third quarter of 2026. Over the past year, the market's vacancy rate has changed by -0.2%, a result of 210,000 SF of net delivered space and 330,000 SF of net absorption. Knoxville's vacancy rate of 2.4% compares to the market's five-year average of 2.5% and the 10-year average of 2.9%. Overall market vacancy is forecast to end 2026 at 2.5%. Among the retail subtypes, neighborhood center vacancy stands at 5.2%, power center vacancy is 0.5%, strip center vacancy is 2.3%, mall vacancy is 3.0%, and general retail vacancy is 1.2%. The Knoxville retail market has roughly 1.7 million SF of space listed as available, for an availability rate of 2.7%.

As of the third quarter of 2026, there is 320,000 SF of retail space under construction in Knoxville. In comparison, the market has averaged 260,000 SF of under construction inventory over the past 10 years. The Knoxville retail market contains roughly 61.4 million SF of inventory. The market has approximately 16.6 million SF of neighborhood center inventory, 3.4 million SF of power center inventory, 2.6 million SF of strip center inventory, 2.6 million SF of mall inventory, and 36.1 million SF of general retail.

Market rents in Knoxville are $19.80/SF. Rents have changed by 1.3% year over year in Knoxville, compared to a change of 1.7% nationally. Market rents have changed by 2.0% in neighborhood center properties year over year, 2.0% in power center properties, 1.4% in strip center properties, 1.1% in mall properties, and 1.0% in general retail properties. In Knoxville, five-year average annual rent growth is 4.1% and 10-year average annual rent growth is 3.4%. Overall annual rent growth in the Knoxville retail market is forecast to end 2026 at 1.3% compared to the national average of 1.7%.

Source: CoStar Group

Vacancy Rates & Rental Rates Per SF



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Submarket Overview

Anderson County | $1.1B Asset Value
Knoxville - TN USA

Inventory SF	6.1M	Market Asking Rent/SF	$18.88
Under Constr SF	0	Market Asking Rent Growth	2.3%
12 Mo Net Absorp SF	(40.1K)	Market Sale Price/SF	$182
Vacancy Rate	1.7%	12 Mo Sales Vol	$9.7M

Bearden/Papermill/W Town | $1.2B Asset Value
Knoxville - TN USA

Inventory SF	6.5M	Market Asking Rent/SF	$26.44
Under Constr SF	0	Market Asking Rent Growth	1.6%
12 Mo Net Absorp SF	67.2K	Market Sale Price/SF	$188
Vacancy Rate	1.7%	12 Mo Sales Vol	$28M

Blount County | $1.3B Asset Value
Knoxville - TN USA

Inventory SF	7.8M	Market Asking Rent/SF	$18.89
Under Constr SF	132K	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	44.7K	Market Sale Price/SF	$165
Vacancy Rate	2.5%	12 Mo Sales Vol	$29.2M

Campbell Station/Farragut | $857M Asset Value
Knoxville - TN USA

Inventory SF	4M	Market Asking Rent/SF	$27.14
Under Constr SF	57K	Market Asking Rent Growth	1.2%
12 Mo Net Absorp SF	(31.9K)	Market Sale Price/SF	$210
Vacancy Rate	3.7%	12 Mo Sales Vol	$7.5M

Cedar Bluff/Walker Spgs | $455M Asset Value
Knoxville - TN USA

Inventory SF	2.5M	Market Asking Rent/SF	$21.75
Under Constr SF	0	Market Asking Rent Growth	1.3%
12 Mo Net Absorp SF	59K	Market Sale Price/SF	$180
Vacancy Rate	0.1%	12 Mo Sales Vol	$2.1M

Downtown | $435M Asset Value
Knoxville - TN USA

Inventory SF	1.7M	Market Asking Rent/SF	$24.06
Under Constr SF	0	Market Asking Rent Growth	1.8%
12 Mo Net Absorp SF	102K	Market Sale Price/SF	$250
Vacancy Rate	1.1%	12 Mo Sales Vol	$43.7M

East | $257M Asset Value
Knoxville - TN USA

Inventory SF	1.7M	Market Asking Rent/SF	$15.08
Under Constr SF	0	Market Asking Rent Growth	2.2%
12 Mo Net Absorp SF	2.6K	Market Sale Price/SF	$153
Vacancy Rate	1.1%	12 Mo Sales Vol	$9.4M

Loudon County | $495M Asset Value
Knoxville - TN USA

Inventory SF	2.7M	Market Asking Rent/SF	$18.95
Under Constr SF	0	Market Asking Rent Growth	2.0%
12 Mo Net Absorp SF	11.4K	Market Sale Price/SF	$183
Vacancy Rate	1.4%	12 Mo Sales Vol	$14.7M

North/Broadway | $1.9B Asset Value
Knoxville - TN USA

Inventory SF	10.8M	Market Asking Rent/SF	$19.23
Under Constr SF	0	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	20.6K	Market Sale Price/SF	$172
Vacancy Rate	2.9%	12 Mo Sales Vol	$59.5M

North/Emory Road | $323M Asset Value
Knoxville - TN USA

Inventory SF	1.5M	Market Asking Rent/SF	$21.38
Under Constr SF	5.2K	Market Asking Rent Growth	2.1%
12 Mo Net Absorp SF	(965)	Market Sale Price/SF	$213
Vacancy Rate	0.9%	12 Mo Sales Vol	$7M

Pellissippi/Lovell | $1B Asset Value
Knoxville - TN USA

Inventory SF	5M	Market Asking Rent/SF	$22.89
Under Constr SF	18.1K	Market Asking Rent Growth	1.4%
12 Mo Net Absorp SF	33.6K	Market Sale Price/SF	$202
Vacancy Rate	1.0%	12 Mo Sales Vol	$6.2M

South | $584M Asset Value
Knoxville - TN USA

Inventory SF	4.4M	Market Asking Rent/SF	$14.40
Under Constr SF	0	Market Asking Rent Growth	2.4%
12 Mo Net Absorp SF	(1.4K)	Market Sale Price/SF	$133
Vacancy Rate	4.9%	12 Mo Sales Vol	$5.6M

Union County | $95.5M Asset Value
Knoxville - TN USA

Inventory SF	561K	Market Asking Rent/SF	$16.60
Under Constr SF	0	Market Asking Rent Growth	1.4%
12 Mo Net Absorp SF	5.1K	Market Sale Price/SF	$170
Vacancy Rate	0.7%	12 Mo Sales Vol	$4.3M

Source: CoStar Group

MULTIFAMILY MARKET REPORT

Knoxville – Q2 2026

SLIGHTLY ELEVATED VACANCY, ROBUST SALES VOLUMES YEAR-OVER-YEAR

Several recent quarters of robust construction completions have driven Knoxville's multifamily vacancy rate to its highest level in over a decade. About 1,600 units were delivered over the past year, outpacing the market's strong demand. Thus, overall vacancy jumped from 8.4% a year ago to 8.5% today.

Developers are often driven by the presence of a younger renter cohort, particularly in places like Downtown Knoxville. The area is home to the University of Tennessee, which enrolls 32,000 students. Furthermore, Knoxville's population has grown by nearly 13,000 individuals on average over the past three years, a growth rate that has almost doubled pre-pandemic norms.

After robust apartment demand approached 2021's record highs, quarterly absorption cooled through much of 2025. The year ended with 25Q4 having the lowest quarterly absorption since the end of 2023. Over the past 12 months, net absorption totaled 1,400 units, in line with the market's historical average.

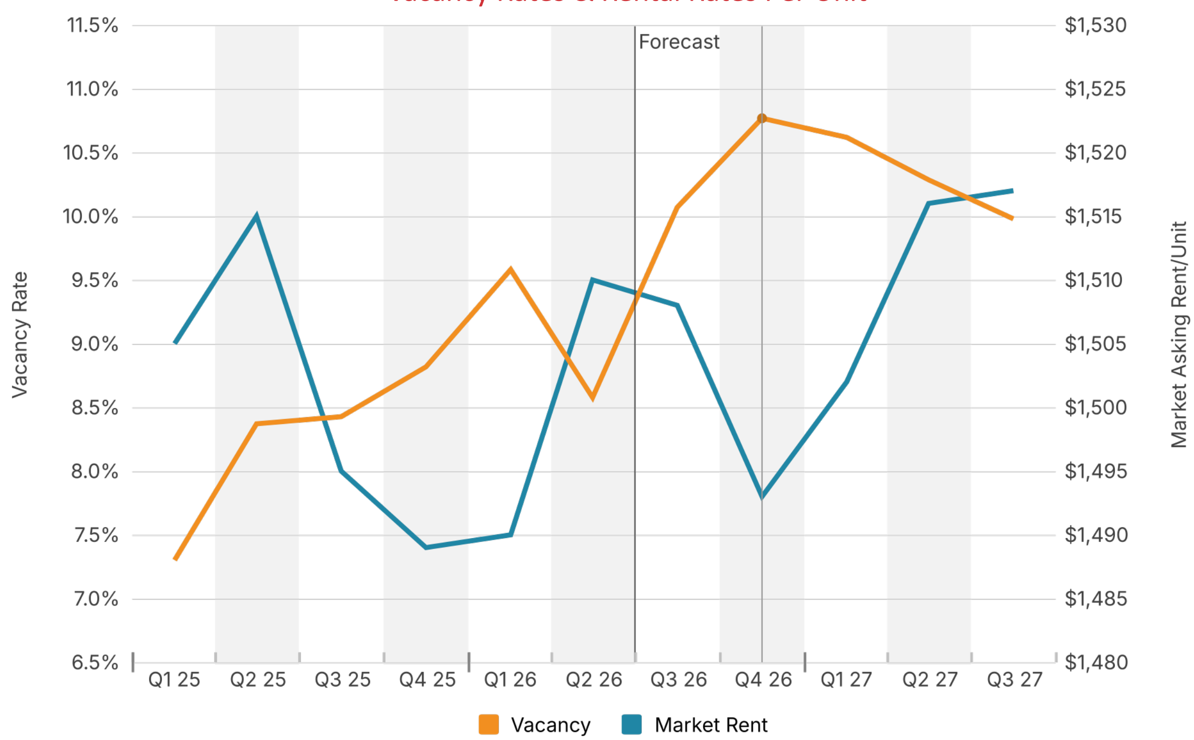
Recent deliveries, along with the 2,800 units currently under construction, indicate that supply-side pressures will likely persist through 2026. That has already removed some pricing power, as asking rents have steadily declined over the last several years. Annual rent growth changed by about 0.0% over the past year. This is down from the mid-2022 peak of almost 13% and is about 400 basis points below the market's average over the past five years.

Despite a decline in rent growth and elevated vacancy rates, sales volume over the previous 12 months was higher than the decade-long annual average. Annual sales volume has increased quarterly throughout much of the past year, with the four-quarter trailing investment activity totaling $253 million.

Looking ahead, after a record-setting wave of new apartment supply in Knoxville, construction activity has started to decrease, albeit slowly. Due to elevated construction costs, including borrowing costs, and an already saturated market, fewer projects have been breaking ground. In turn, construction starts have been at the lowest levels since early 2021. This will help to ease future supply and tighten vacant supply.

Source: CoStar Group

Vacancy Rates & Rental Rates Per Unit



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Submarket Overview

Outlying Anderson County | $115M Asset Value
Knoxville - TN USA

Inventory Units	857	Market Asking Rent/Unit	$1,005
Under Constr Units	0	Annual Rent Growth	4.7%
12 Mo Absorp Units	2	Market Sale Price/Unit	$135K
Vacancy Rate	0.3%	12 Mo Sales Vol	$0

Downtown Knoxville | $774M Asset Value
Knoxville - TN USA

Inventory Units	3,140	Market Asking Rent/Unit	$1,895
Under Constr Units	0	Annual Rent Growth	0.3%
12 Mo Absorp Units	222	Market Sale Price/Unit	$246K
Vacancy Rate	9.0%	12 Mo Sales Vol	$46M

Eastern Knox County | $97.1M Asset Value
Knoxville - TN USA

Inventory Units	139	Market Asking Rent/Unit	$1,442
Under Constr Units	427	Annual Rent Growth	0.3%
12 Mo Absorp Units	(1)	Market Sale Price/Unit	$172K
Vacancy Rate	5.1%	12 Mo Sales Vol	$0

Loudon County | $239M Asset Value
Knoxville - TN USA

Inventory Units	1,318	Market Asking Rent/Unit	$1,599
Under Constr Units	0	Annual Rent Growth	-1.2%
12 Mo Absorp Units	237	Market Sale Price/Unit	$182K
Vacancy Rate	14.3%	12 Mo Sales Vol	$955K

Maryville/Alcoa | $804M Asset Value
Knoxville - TN USA

Inventory Units	4,519	Market Asking Rent/Unit	$1,394
Under Constr Units	288	Annual Rent Growth	2.8%
12 Mo Absorp Units	90	Market Sale Price/Unit	$167K
Vacancy Rate	3.6%	12 Mo Sales Vol	$24.6M

North Knoxville | $1.8B Asset Value
Knoxville - TN USA

Inventory Units	10,193	Market Asking Rent/Unit	$1,378
Under Constr Units	667	Annual Rent Growth	0.2%
12 Mo Absorp Units	282	Market Sale Price/Unit	$162K
Vacancy Rate	9.8%	12 Mo Sales Vol	$51.8M

Oak Ridge | $448M Asset Value
Knoxville - TN USA

Inventory Units	2,578	Market Asking Rent/Unit	$1,305
Under Constr Units	0	Annual Rent Growth	0.2%
12 Mo Absorp Units	(9)	Market Sale Price/Unit	$174K
Vacancy Rate	8.7%	12 Mo Sales Vol	$14M

South Knoxville | $338M Asset Value
Knoxville - TN USA

Inventory Units	2,100	Market Asking Rent/Unit	$1,256
Under Constr Units	250	Annual Rent Growth	-0.1%
12 Mo Absorp Units	(56)	Market Sale Price/Unit	$144K
Vacancy Rate	7.7%	12 Mo Sales Vol	$540K

West Knoxville | $2.6B Asset Value
Knoxville - TN USA

Inventory Units	15,346	Market Asking Rent/Unit	$1,485
Under Constr Units	160	Annual Rent Growth	-0.6%
12 Mo Absorp Units	301	Market Sale Price/Unit	$169K
Vacancy Rate	7.8%	12 Mo Sales Vol	$55.7M

Western Knox County | $2.1B Asset Value
Knoxville - TN USA

Inventory Units	6,979	Market Asking Rent/Unit	$1,889
Under Constr Units	1,035	Annual Rent Growth	-0.6%
12 Mo Absorp Units	318	Market Sale Price/Unit	$263K
Vacancy Rate	11.3%	12 Mo Sales Vol	$58.5M

Union County | $1.8M Asset Value
Knoxville - TN USA

Inventory Units	42	Market Asking Rent/Unit	$495
Under Constr Units	0	Annual Rent Growth	1.4%
12 Mo Absorp Units	0	Market Sale Price/Unit	$43.6K
Vacancy Rate	5.3%	12 Mo Sales Vol	$0

Source: CoStar Group

NAI Koella | RM Moore

NAI Koella | RM Moore has been shaping the East Tennessee commercial real estate landscape for **over 40 years** by providing expert, innovative business solutions to the community.

- NAI Koella | RM Moore is a full-service commercial real estate firm offering brokerage, development, advisory, and property management services.
- Our breadth of offerings and solid foundation in the community allows us to better understand and assist our clients in realizing their business objectives.
- At NAI Koella | RM Moore we are driven to create superior relationships and deliver exceptional results, and it is our people and their experience that make this possible.
- Each assignment and collaboration is different, but the keys to success are always the same - commitment and loyalty to our clients, solution-oriented thinking, and integrity in everything we do.

$275+
Million in Total Volume (2025)

#1
East Tennessee's Largest Commercial Real Estate Firm

21
Brokers

4.75 M+
Square Feet of Property Managed

Build Your Business Here!

Knoxville Market
Facts & Figures

Population

907,968 **Live** in Knox Metro
3.7 Million
(Live w/in 100-mile radius)

9
Counties in Knox MSA

Cost of Living

US Average… 100
Knox Metropolitan Area… 85.5

Labor Force & Employment

Knox County 2253,636
2.8% Unemployment Rate
Knox Metro 434,722
3.0% Metro Unemployment Rate

Post-Secondary Education

10 # of 4-Year Institutions
(Including TN's LARGEST & OLDEST)

The University of Tennessee
36,304 - Fall 2020 Enrollment
9,813 - # of Faculty & Staff

Transportation

125 Truck Lines
5 Airlines
3 Interstates (40, 75, & 81)
3 Local River Terminals
2 Railroads

Directly LINKED to Great Lakes & Gulf of Mexico!

Reach 2/3 of US Population within a day's drive

Knoxville MSA Businesses: 34,795

INCLUDING:

Producers of:

Source: KNOX COUNTY METROPOLITAN PLANNING COMMISSION Facts & Figures 2023

Market Report Terminology

Absorption (Net)
The change in occupied space in a given time period.

Available Square Footage
Net rentable area considered available for lease; excludes sublease space.

Average Asking Rental Rate
Rental rate as quoted from each building's owner/management company. For office space, a full service rate was requested; for retail, a triple net rate requested; for industrial, a NN basis.

Building Class
Class A product is office space of steel and concrete construction, built after 1980, quality tenants, excellent amenities & premium rates. Class B product is office space built after 1980, fair to good finishes & wide range of tenants.

Direct Vacancy
Space currently available for lease directly with the landlord or building owner.

Market Size
Includes all existing and under construction office buildings (office, office condo, office loft, office medical, all classes and all sizes, both multi-tenant and single-tenant, including owner-occupied buildings) within each market.

Overall Vacancy
All unoccupied lease space, either direct or sublease.

RBA
Rentable building area.

SF/PSF
Square foot/per square foot, used as a unit of measurement.

Sublease
Arrangement in which a tenant leases rental property to another, and the tenant becomes the landlord to the subtenant.

Sublease Space
Total square footage being marketed for lease by the tenant. Sublease space is not considered in the overall occupancy or absorption numbers - only direct leases are included.

Sublease Vacancy
Space currently available in the market for sublease with an existing tenant within a building acting as the landlord.

Q2'26

Knoxville Market Report

The world's largest commercial real estate network.

Over 6,000+ professionals in more than 375+ offices worldwide.
All actively managed to work wherever you do.

The market leader, by every measure that matters.™

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