

## Centrally Located

MyNextSuite is ideally located off Pellissippi Parkway, Interstate 40 and Kingston Pike on Center Park Drive, on the city's west side. The building is situated to have easy access to downtown Knoxville, Oak Ridge, I-40, I-75 and McGhee-Tyson airport.

Each office solution provides the perfect variety of accommodations and amenities. The contiguous spaces offer flexible lease agreements tailored to your needs, with offices ranging from 108sf to 4,300sf.



## Contact

**MyNextSuite**<sup>®</sup>  
where companies come to grow<sup>®</sup>

For leasing information or to schedule a building tour, contact:

**Leasing Manager**  
123 Center Park Drive, Suite 302  
Knoxville, TN 37922  
865.392.9040  
Info@MyNextSuite.com

For more information, please visit our Web site at [www.MyNextSuite.com](http://www.MyNextSuite.com)



## Directions

In Knoxville, take I-40 to I-40E toward Maryville 0.4 miles. Take the Kingston Pike exit 1B after going 0.2 miles. Turn slightly right onto Center Park Drive, 0.1 mile. The building is located at 123 Center Park Drive.

**Full service**  
business incubation  
office solutions

~ 123 Center Park Drive



Managed by **TheGingrichTeam**<sup>™</sup>  
Business Management

## Office Solutions Overview

MyNextSuite provides a unique business incubation concept. The concept is a perfectly designed solution for small to medium businesses that require consistent and predictable overhead costs without sacrificing amenities or services most businesses need to operate efficiently. All MyNextSuite tenants enjoy the following benefits:

- On-site facility maintenance and IT support
- Free and ample parking for employees and guests
- High-speed Internet access throughout the facility
- Daily janitorial services
- Highly secured building



## Traditional Office Solutions

Discover our traditional offices for growing, established companies looking for 1,700, 2,700 or 4,300sf of space. MyNextSuite has the added flexibility of short- and long-term leases and includes the following:



- Water, security and fire protection
- Private office and secure building access
- State-of-the-art telecom system and more...

## Single Office Solutions

Are you in need of a small office space and not ready to commit to a large space you will eventually need? Single office solutions are ideally suited for small businesses looking to avoid high lease costs. Some amenities include:



- Phone service plus handset with advanced features
- Furnished break room and kitchen
- Fully-equipped conference room including speaker phones and projector
- All utilities, security, fire protection and more...

## Virtual Office Solutions

Have you determined that you only need an office certain days of the month, for special meetings or simply on a part-time basis? MyNextSuite virtual office solutions provide full business services for our tenants who need that flexibility. These arrangements include:



- Fully-furnished office; bring your computer and begin working immediately
- Fully-equipped conference room including speaker phones and projector
- Professional business image
- All utilities included and more...

## Additional Services

MyNextSuite is more than just office space. We strive to provide superior service and support for your continued professional growth and success. Unique in the market, all tenants can access business support services on-site. Some of these additional services include:

- Information Systems and Technology (IS & IT)
- Desktop, server, network and security support
- Custom software, Web site development and hosting
- Human resources and recruiting
- Marketing and communications services and more...

