3545 West Market Street, Johnson City, TN 37604

$2,000,000 · MLS #10001959 · www.brphomes.com/mls/10001959



13,030	1997
SQ FT	YEAR BUILT

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1997

City Taxes: $3,152.34
County Taxes: $3,980.88

Description

Government-Anchored Office Investment | 14,139 SF | Value-Add Opportunity

Excellent investment and owner-user opportunity located at 3543 & 3545 W Market Street in Johnson City, Tennessee, offering approximately 14,139 square feet of combined commercial space with established government rental income and significant additional leasing potential.

The property consists of approximately 13,030 square feet of primary building space, along with an additional 1,109-square-foot space ideally suited for professional office use.

Approximately 6,177 square feet is currently leased to the State of Tennessee - District Public Defenders Conference, generating $111,186 in annual contractual rental income. The existing lease commenced June 1, 2026, and expires May 31, 2031, with one additional five-year renewal option, subject to the lease's terms and termination provisions.

The remaining 7,962 square feet is currently vacant, presenting an opportunity for investors to increase rental income through lease-up or for owner-users to occupy a portion of the property while benefiting from an established government tenant.

The state-occupied space includes 17 private offices, two storage rooms, a conference room, a training area, a kitchen/break area, and five bathrooms.

Strategically positioned along West Market Street in Johnson City, the property offers flexibility for professional offices, medical or administrative users, legal services, government contractors, and other commercial operations, subject to applicable zoning and approvals.

With existing contractual rental income, substantial vacant space, and multiple potential occupancy configurations, this property presents an opportunity for investors seeking additional income potential or owner-users looking to offset occupancy costs through rental revenue.

Features & Amenities

EXTERIOR

Highway • Metal Roof

OTHER

Above Average Condition • Fee Simple • Floor Plan • Industrial • Office/Showroom • Public Water • Showroom • Wholesale

Listing courtesy of CENTURY 21 Legacy

SCAN TO VIEW ONLINE
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