



**WHITNEY
COMMERCIAL**
REAL ESTATE SERVICES

Brokerage • Management • Construction



PROFESSIONAL CLASS-A OFFICE SPACE

FOR LEASE

1075 HENDERSONVILLE ROAD
Asheville, NC 28801



OFFERING SUMMARY

Lease Rate	\$21.95 SF/yr (NNN)
Number of Units	1
Available SF	2,941 SF
Lot Size	0.46 Acres
Building Size	6,468 SF

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PROPERTY SUMMARY

1075 Hendersonville Road, Asheville, NC 28801



PROPERTY DESCRIPTION

Gorgeous Class-A professional office space on high-traffic Hendersonville Road. Enjoy all of the amenities, massive visibility, and plentiful parking without any of the hassles of downtown. Located less than 2 miles from Interstate 40 Exit 50B, this property offers instant access to Asheville's primary interstate thoroughfare and the Biltmore Village/Downtown Asheville area and is close to numerous restaurants, grocery stores, and the Blue Ridge Parkway. The space includes 7 private rooms suitable for offices, 2 restrooms, kitchenette, reception, storage, and a large open workspace that is perfect for cubicles or a collaborative work environment. Windows in every office allow abundant natural light throughout. Previously home to a real estate company as well as a therapy office, this space would make a perfect host for any professional office user. CAM estimated \$3/SF.

PROPERTY HIGHLIGHTS

- Class A environment
- Ground floor space (ADA accessible on side)
- 7 private offices
- Abundant light throughout, windows in every office
- Welcoming reception area, kitchenette
- Plentiful parking - 18 spaces in shared lot
- Visible signage at front (31,500 vehicles per day)
- Less than 2 miles from I-40

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	162	818	2,130
Total Population	389	2,004	5,125
Average HH Income	\$119,345	\$108,657	\$119,173



GALLERY

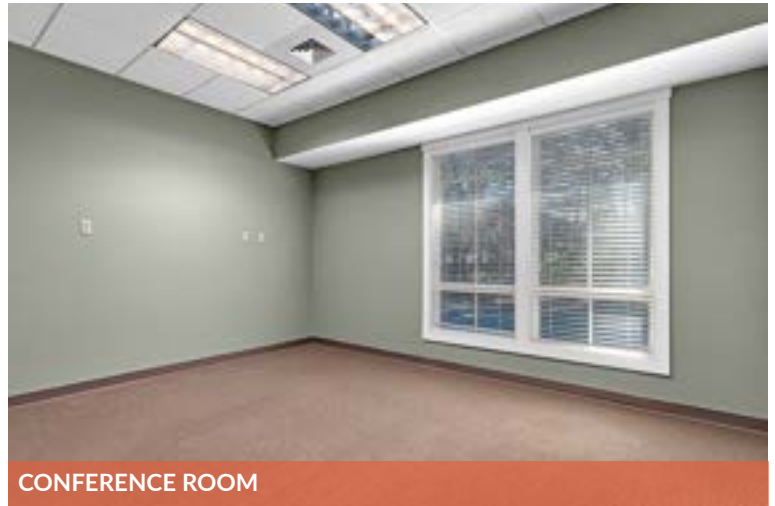
1075 Hendersonville Road, Asheville, NC 28801



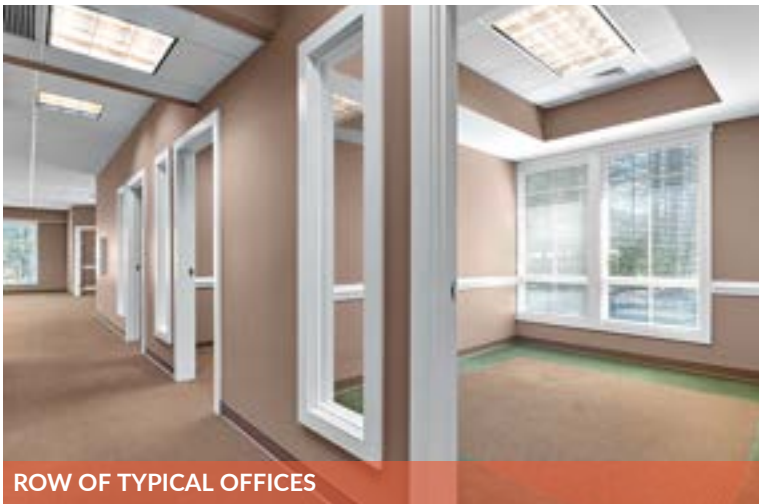
ENTRANCE AND RECEPTION



OFFICE OR CONFERENCE ROOM



CONFERENCE ROOM



ROW OF TYPICAL OFFICES



KITCHENETTE



FLOOR PLAN

1075 Hendersonville Road, Asheville, NC 28801



GROSS INTERNAL AREA
FLOOR 1: 2941 sq ft
TOTAL: 2941 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

