



9 Walden Ridge Dr, Suite 30

9 WALDEN RIDGE DR, STE 30
ASHEVILLE, NC 28803

HIREN PATEL
O: 828.301.0410
hiren.patel@svn.com

BEN MILES
O: 864.263.1358
ben.miles@svn.com
SC #144790

PRESENTED BY:

PROPERTY SUMMARY

9 WALDEN RIDGE DR, SUITE 30 - LAB SPACE

9 WALDEN RIDGE DR, STE 30
ASHEVILLE, NC 28803

OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
BUILDING SIZE:	33,647 SF
AVAILABLE SF:	4,592 SF
LOT SIZE:	90,171 SF



PROPERTY SUMMARY

4,592 square feet of operational lab space in Asheville. This isn't generic office space, it's space built for lab operations. Currently occupied by Mountain Dental Lab, an established multi-location lab operator. The infrastructure is proven: utilities sized for equipment loads, climate control maintained for lab environment consistency, open layout configured for bench work and equipment setup. Ideal for labs seeking to expand capacity, open satellite operations, or relocate from undersized space. Professional visibility on Walden Ridge Drive with established commercial corridor surrounding. Available June 2026. Lease rate \$24/SF annually on NNN basis.

PROPERTY HIGHLIGHTS

- Proven lab-configured space
- 5 Private Offices, Reception, and Break Room
- Utilities sized for lab equipment and operational loads
- Climate control system maintains lab environment standards
- Open layout supports bench work, equipment installation, and workflow
- Professional isolation from public-facing operations
- Move-in ready as of June 1st, 2026
- Established infrastructure; utilities, installed airlines, climate, layout already proven



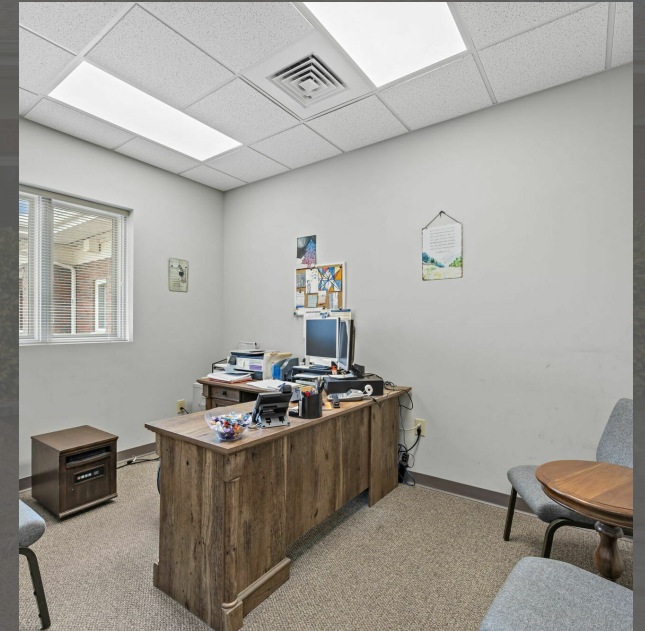
KEY FEATURE



PROPERTY PHOTOS



PROPERTY PHOTOS



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Location Information

LOCATION DESCRIPTION

South Asheville professional corridor location. 9 Walden Ridge Dr sits on a visible commercial strip with established professional and operational tenancy. The area supports growing dental, medical, and lab services throughout Western North Carolina. Building is situated for easy access, with dedicated parking and professional visibility. Immediate access to regional distribution and service networks. This location works for operations that need commercial visibility without retail footprint.

REGIONAL MAP



RETAILER MAP

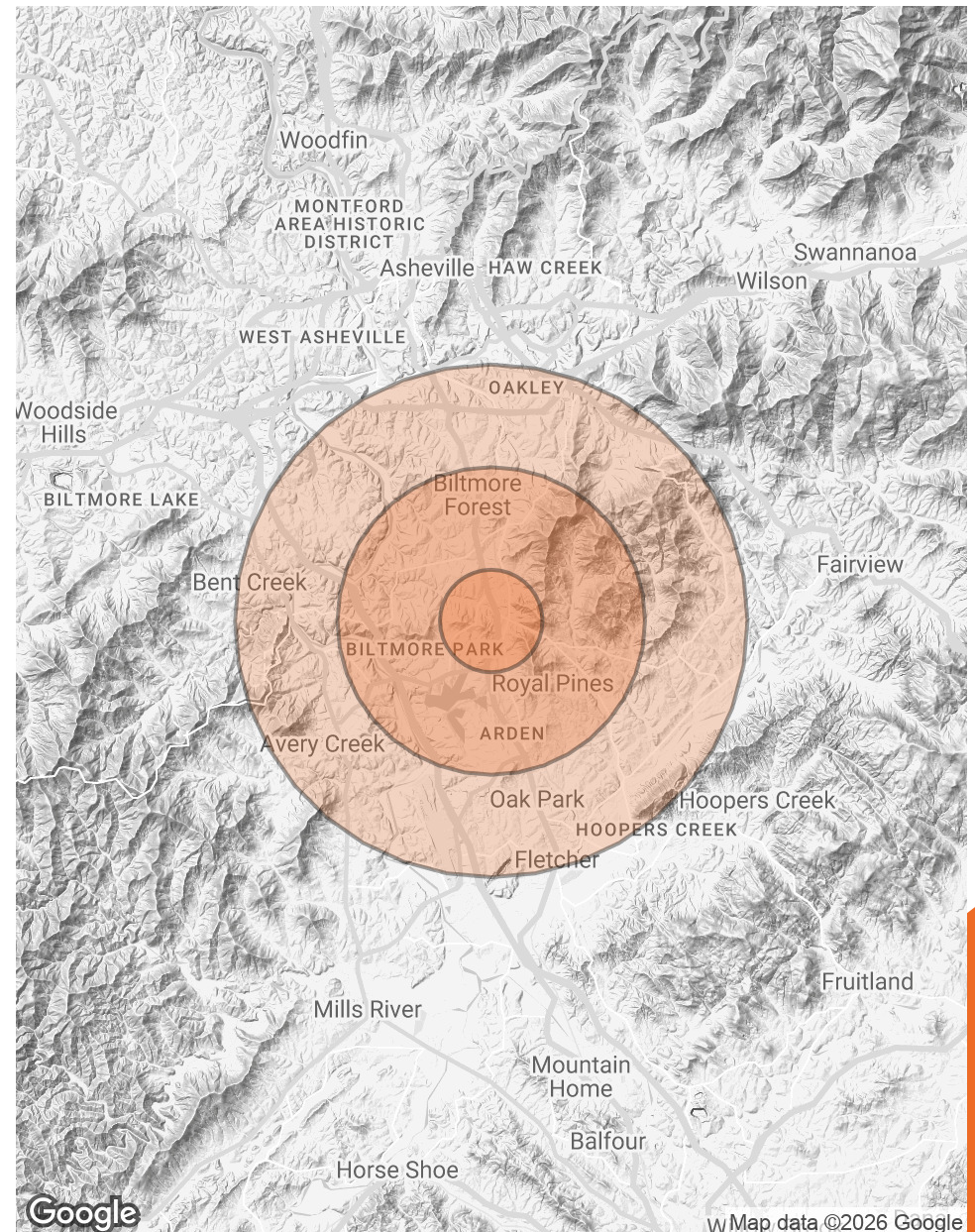


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,514	31,851	66,927
AVERAGE AGE	48	44	43
AVERAGE AGE (MALE)	45	42	42
AVERAGE AGE (FEMALE)	50	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,739	14,464	29,794
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$112,526	\$116,879	\$112,958
AVERAGE HOUSE VALUE	\$638,043	\$592,987	\$525,618

Demographics data derived from AlphaMap





Hiren Patel
Associate Advisor
hiren.patel@svn.com
828.301.0410



Ben Miles
Associate Advisor
ben.miles@svn.com
864.263.1358

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