



## 9 Walden Ridge Dr, Suite 30

9 WALDEN RIDGE DR, STE 30  
ASHEVILLE, NC 28803

PRESENTED BY:

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## 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

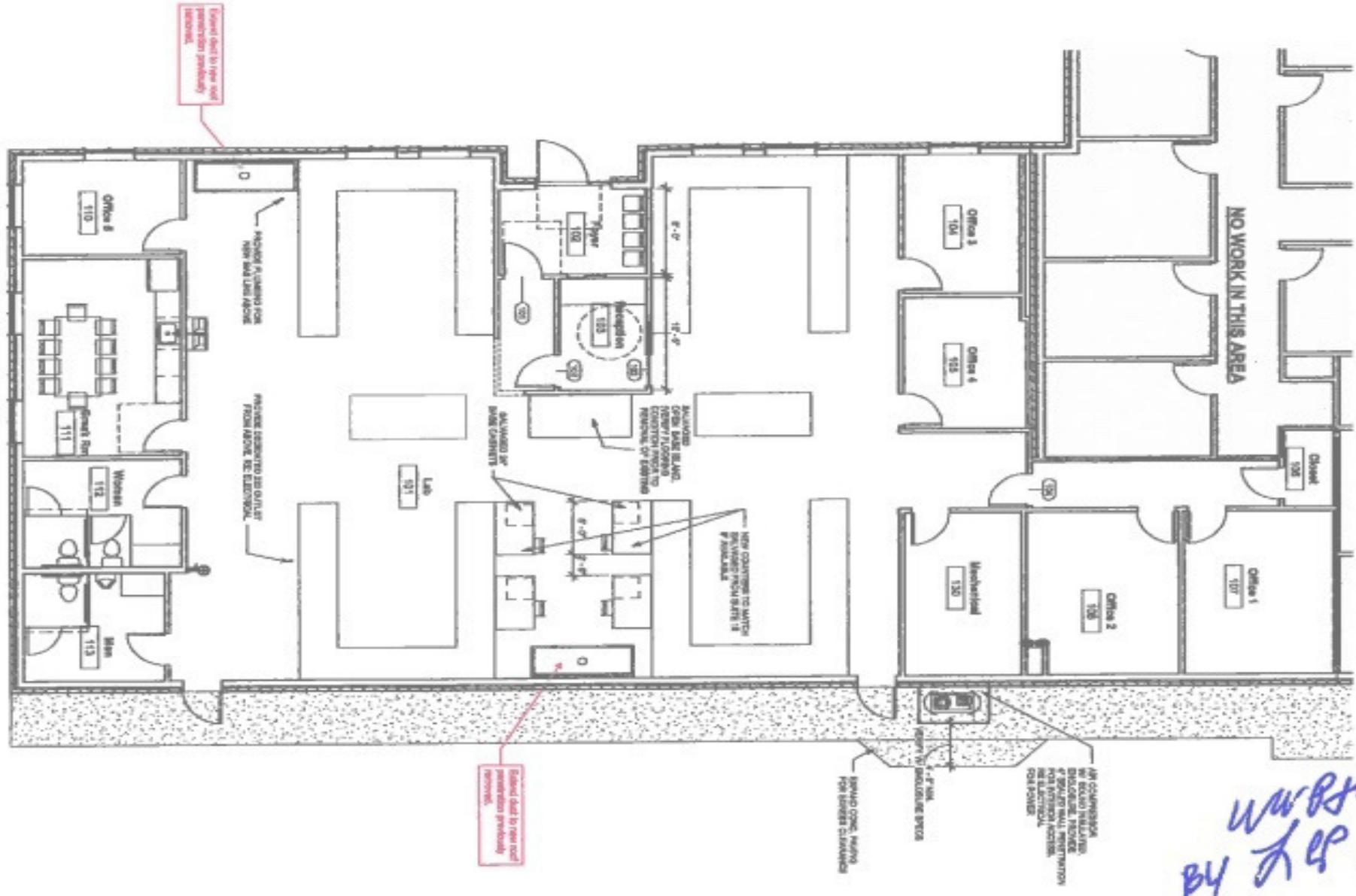


## PROPERTY PHOTOS



## FLOOR PLAN

1 Suite 30 Floor Plan

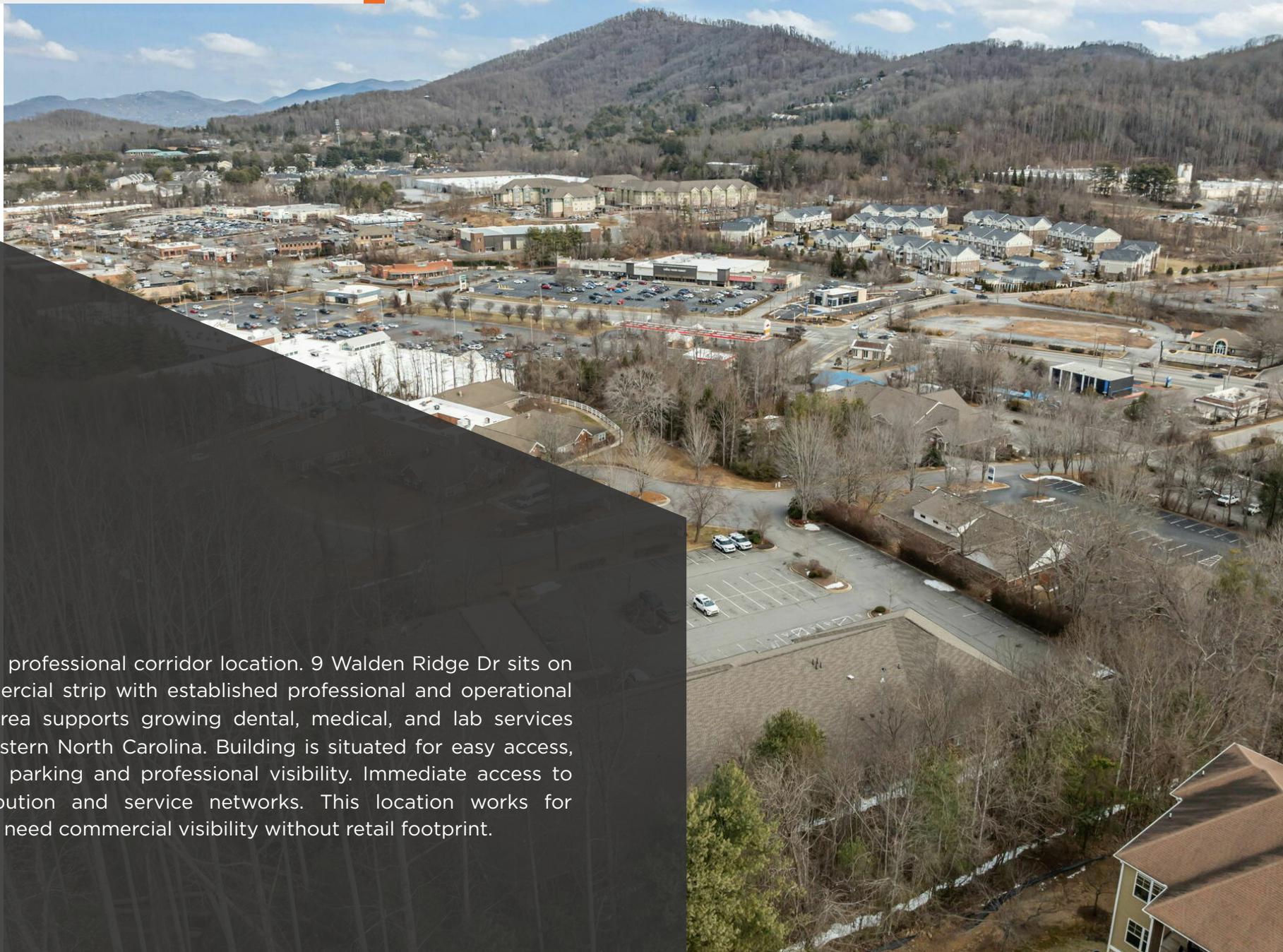




## Location Information

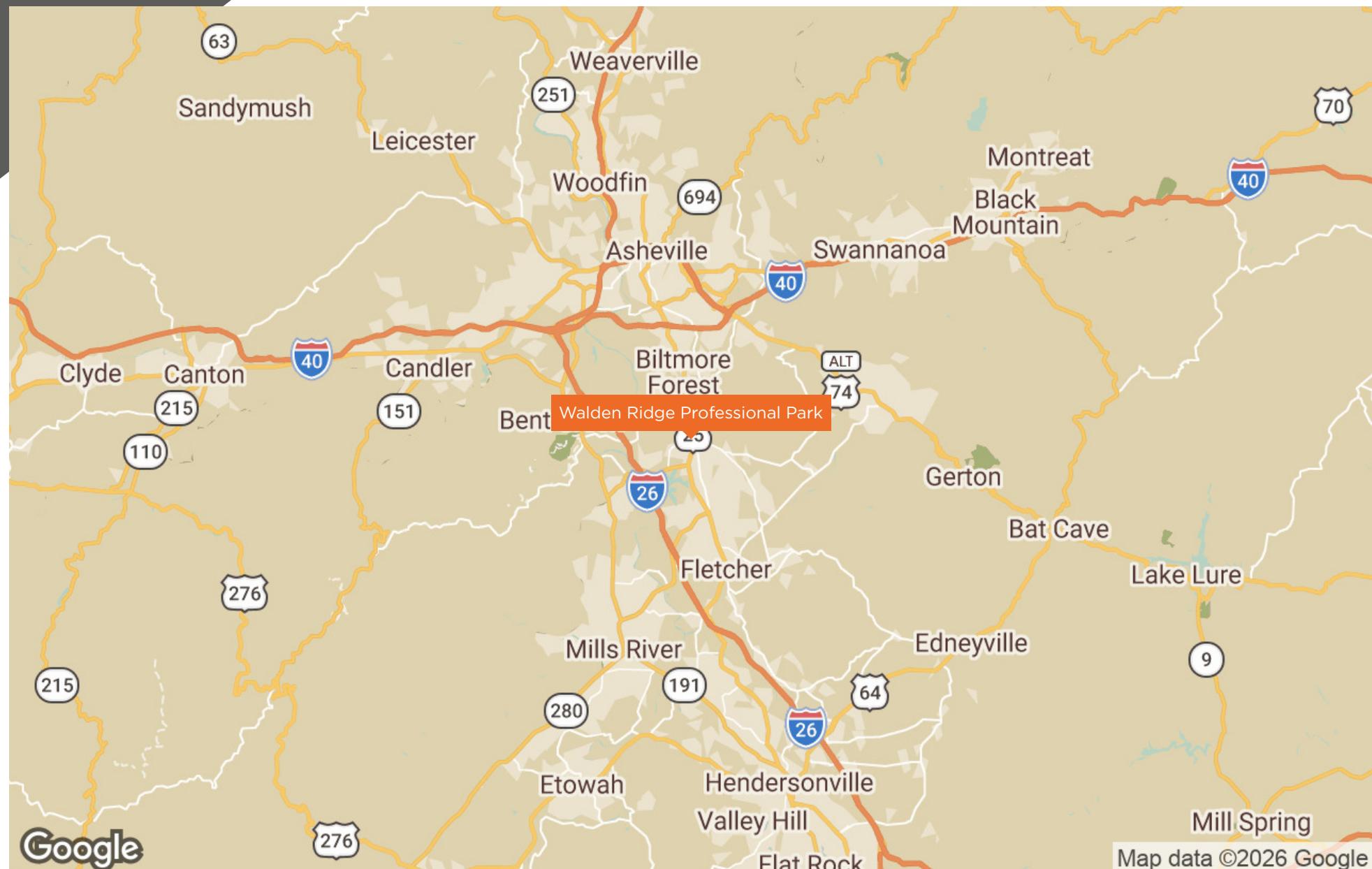
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## LOCATION DESCRIPTION



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



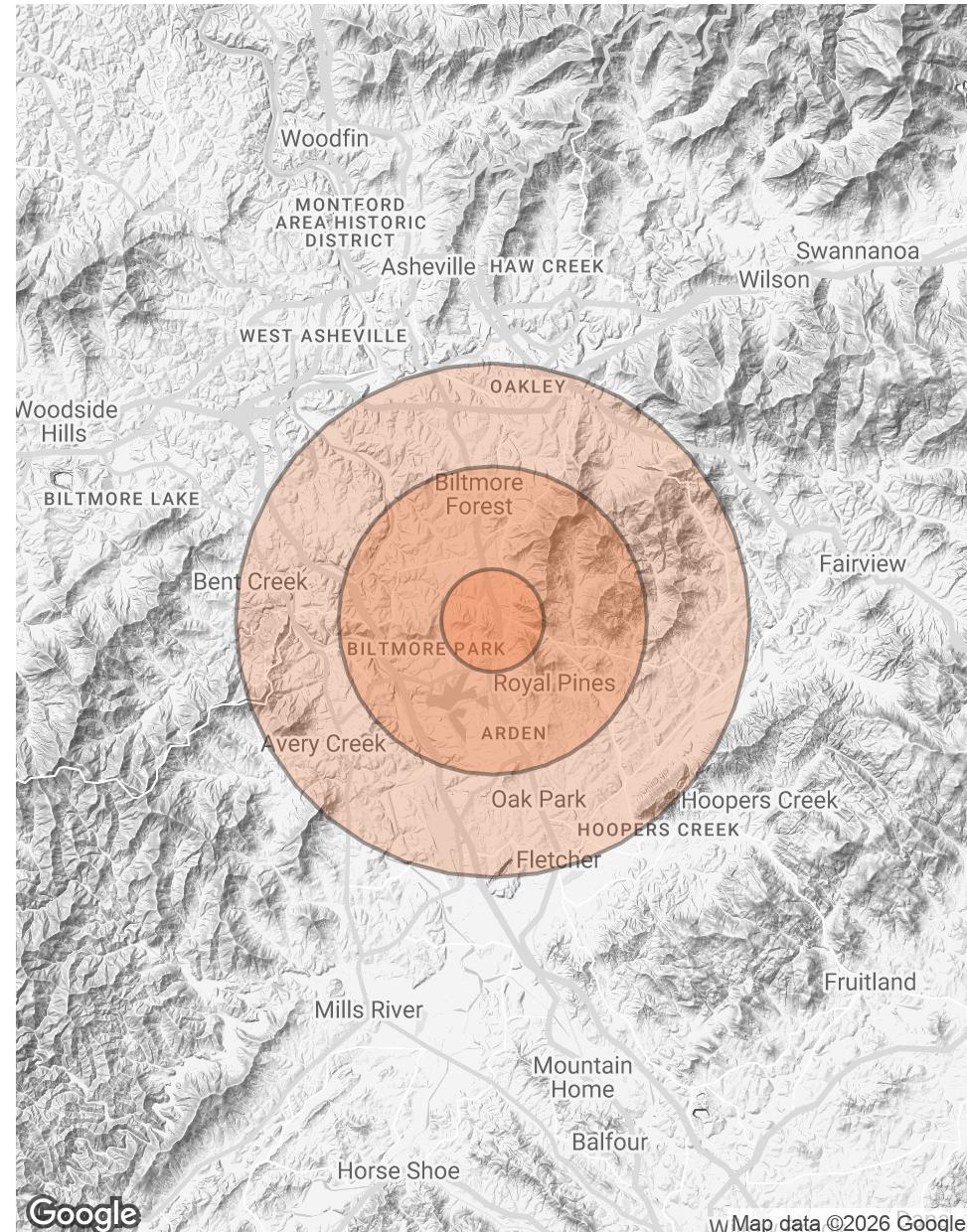
# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,514	31,851	66,927
<b>AVERAGE AGE</b>	48	44	43
<b>AVERAGE AGE (MALE)</b>	45	42	42
<b>AVERAGE AGE (FEMALE)</b>	50	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,739	14,464	29,794
<b># OF PERSONS PER HH</b>	2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$112,526	\$116,879	\$112,958
<b>AVERAGE HOUSE VALUE</b>	\$638,043	\$592,987	\$525,618

Demographics data derived from AlphaMap





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