



FOURTH FLOOR OFFICE SUITE
DOWNTOWN ASHEVILLE
FOR LEASE

53 S. FRENCH BROAD AVENUE
SUITE 400
ASHEVILLE, NC 28801



OFFERING SUMMARY

Available SF	4,098 SF
Lease Rate	\$18.00 SF/YR (NNN)
Property Type	Office, Medical



FLOOR PLANS & LAYOUT

53 S French Broad Avenue, Asheville, NC 28801

PROPERTY DESCRIPTION

Introducing a prime location for your business at 53 S French Broad Avenue, Asheville, NC, 28801. This remarkable top-floor office space boasts 4,098 SF of recently renovated, sunlit areas including a reception area, 4 offices, 2 conference rooms, a large bullpen/cubicle area and a breakroom.

With expansive windows offering captivating western horizon views and ample on-site parking, this property is primed for success. Enjoy the convenience of a hard corner with a traffic light, easy access to major highways, and proximity to downtown and the River Arts District.

Take advantage of excellent signage and visibility on S. French Broad Ave. and Hilliard Ave., and elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Top floor renovated office space
- 4,098 SF, Reception, 4 Offices, 2 Conference rooms, large cubicle area, Breakroom
- Windows throughout with western horizon views.
- Ample parking on site
- Hard corner (traffic light) at S. French Broad Ave. and Hilliard Ave.
- Convenient to I-26, I-240, and steps from downtown and River Arts District
- Signage and visibility on French Broad Ave. and Hilliard Ave.



PICTURES

53 S French Broad Avenue, Asheville, NC 28801



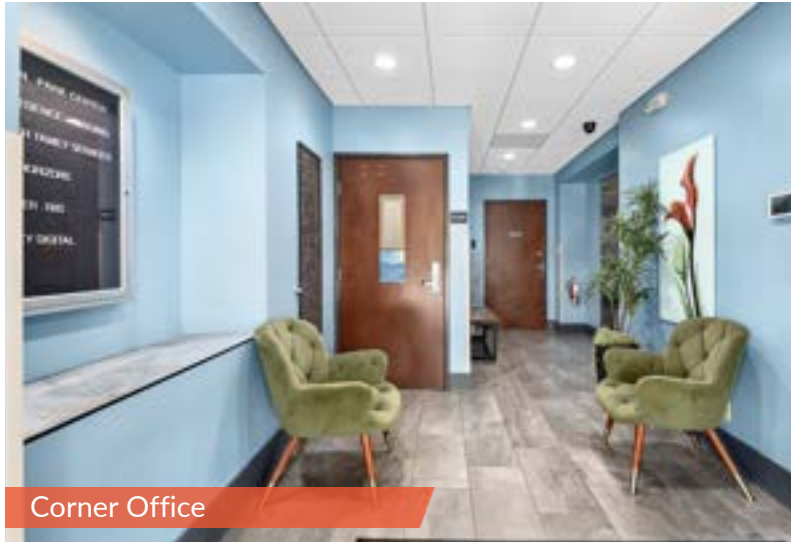
Suite Lobby



Cubicle Area



Cubicle Area



Corner Office



River Arts District



Downtown Views



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AREA LANDMARKS

53 S French Broad Avenue, Asheville, NC 28801

