

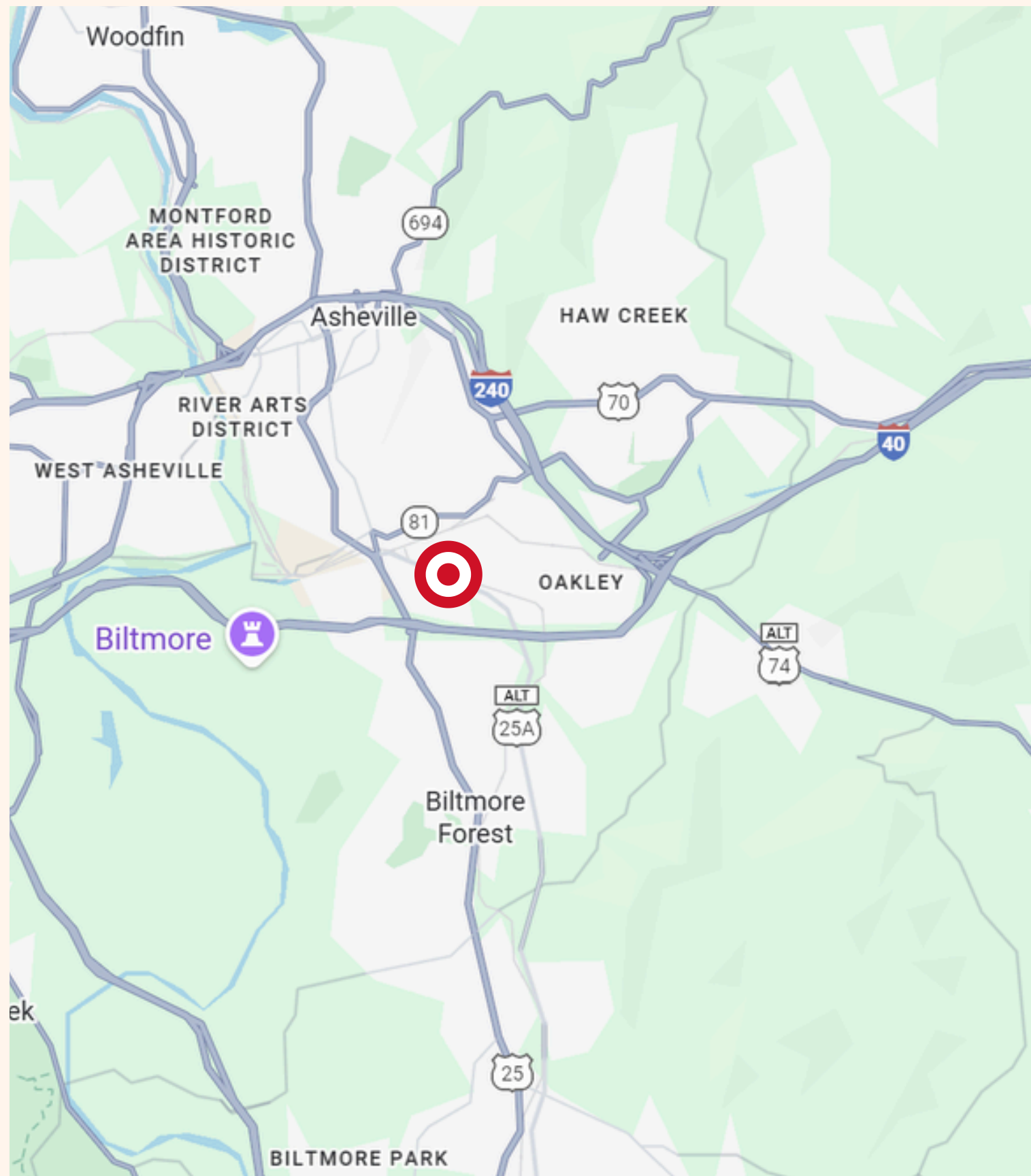
NOW AVAILABLE FOR LEASE

105 FAIRVIEW RD.

SUITES 10 / 30

SHACK
PROPERTIES





SUMMARY

WORK WITH SPACE TO BREATHE

Anchor space available of a private 6+ acre campus near Biltmore Village

Suite 10	2,842 SF	Executive Office Layout (\$22/SF)
Suite 30	8,167 SF	Open Floorplan with Private Offices & Conference Rooms (\$18/SF)

Zoning URBAN VILLAGE

SHACK
PROPERTIES

LOCATION

- Prime Connectivity – Immediate access to I-40 and I-240, offering direct routes to Downtown Asheville, Biltmore Village, Hendersonville, and the regional airport.
- Hendersonville Road Proximity – Positioned just off US-25, one of Asheville's main commercial corridors with convenient regional access.
- Professional Setting – Surrounded by creative firms, healthcare offices, and professional services—ideal for anchor tenants and expanding businesses.





CAMPUS LAYOUT

- Expansive 6-Acre Campus – A rare mix of urban proximity and park-like privacy, mature trees, and outdoor breakout areas.
- Ample, Private Parking – A fenced, landscaped lot with generous capacity, blending convenience and security within a serene campus setting.
- Walkable Amenities – Walking distance to breweries, coffee shops, and restaurants, bridging the energy of Biltmore Village and South Slope.





SUITE 10

PRIVACY, FOCUS, AND A BREATH OF FRESH AIR.

- Cluster of eight private offices surrounding a central workspace.
- Includes staff break room and two private restrooms.
- Dedicated entry and private exit for secure access.
- Ideal for executive teams, professional services, or creative studios.
- Move-in ready; fully built-out private suite with natural light throughout.

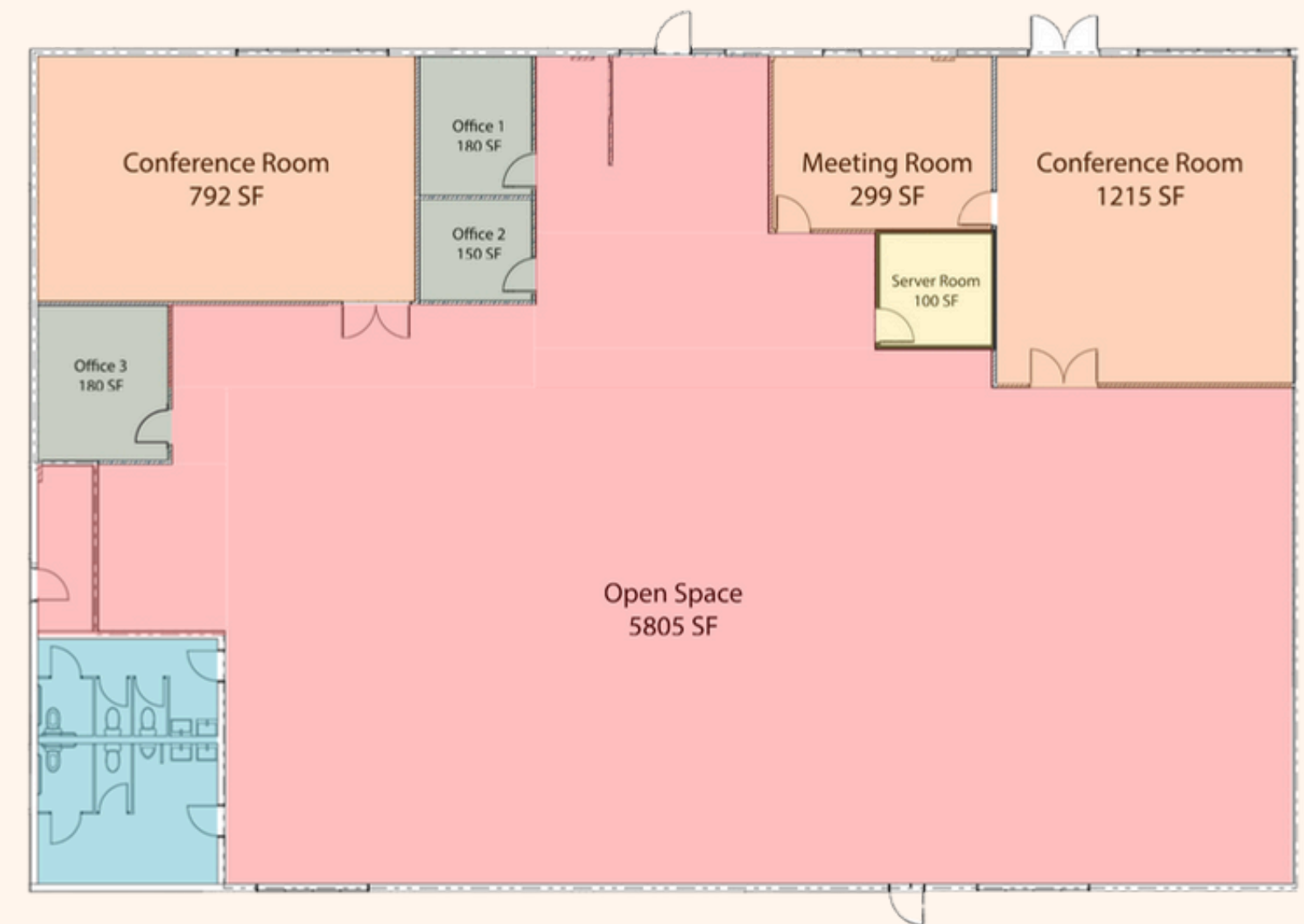
SUITE 10



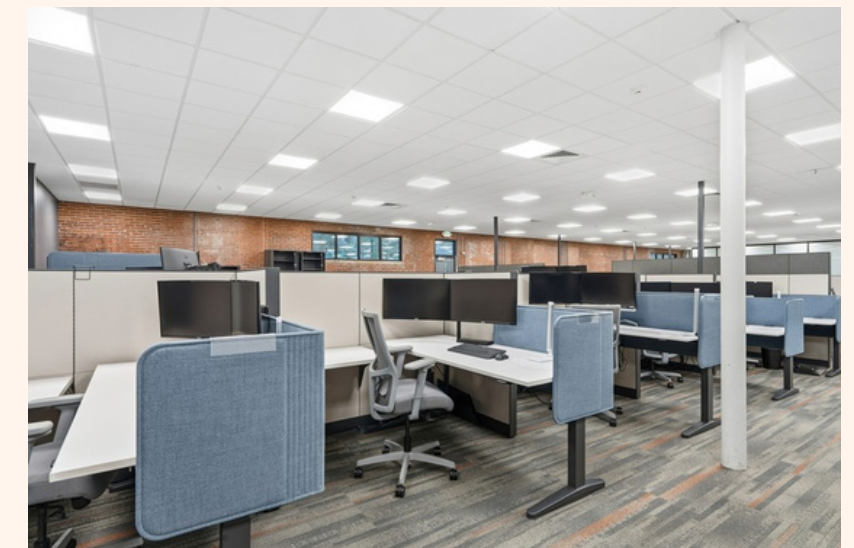
SUITE 30

INDUSTRIAL CHARACTER. PROFESSIONAL FINISH.

- Flexible open floorplan with conference and private spaces.
- Adaptable for office, studio, showroom, or light retail use.
- Modern upfit with exposed brick, high ceilings, and industrial character.
- Direct access to private, fenced parking and outdoor space.
- Excellent fit for growing companies or tenants seeking versatility and flexibility.



SUITE 30



DEMOGRAPHICS

Asheville Market Market Snapshot

Key Community Metrics
(within 3 miles of location)

▲ AVERAGE INCOME

\$85,950

Indicates the region's economic health and purchasing power.



▲ POPULATION

34,400+

Total residents living within the 3-mile radius.

▲ EDUCATION LEVEL

50%+
Bachelor's
Degree

Reflects the community's commitment to higher education and skills.

▲ DAYTIME RESIDENTS



Over 40,000 people during work hours, enhancing local economy.

CONTACT

SHACK
PROPERTIES

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