

# MODERN OFFICE CONDO FOR LEASE



6  
YORKSHIRE ST. STE D

ASHEVILLE, NC

\$1,900 (NNN)

1,155 SF



JAMES HARRISON | CCIM  
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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

# Modern, clean, & functional medical office condo

6 Yorkshire Street, Suite D is a 1,155 SF medical office condo renovated in 2020, offering a clean, functional layout designed for both patient care and staff efficiency.

The suite includes a dedicated ground-floor entrance and a welcoming lobby and reception area, with four exam rooms (three with sinks), and a private restroom. Neutral wall colors, new drop ceiling tiles and lighting, and durable LVP flooring throughout contribute to a modern, low-maintenance finish.

Additional amenities include ample surface parking, immediate access to I-40, and proximity a strong mix of neighboring dental and medical practices—providing a turnkey solution in a highly accessible, professional environment.

## HIGHLIGHTS

- 1,155 SF MEDICAL OFFICE CONDO RENOVATED IN 2020
- FOUR EXAM ROOMS (THREE WITH SINKS)
- DEDICATED GROUND FLOOR ENTRANCE WITH LOBBY AND RECEPTION AREA
- DURABLE LVP FLOORING AND UPDATED LIGHTING THROUGHOUT
- AMPLE SHARED SURFACE PARKING FOR PATIENTS AND STAFF
- LOCATED IN ESTABLISHED MEDICAL/DENTAL OFFICE COMPLEX
- IMMEDIATE ACCESS TO I-40 (EXIT 50) FOR REGIONAL CONNECTIVITY



## PROPERTY SUMMARY

Exceptional location between South Asheville and Biltmore Village, with immediate access to I-40 Exit 50. Convenient interstate offers a strategic regional position and ensures smooth, efficient travel for both patients and staff.



# GALLERY

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6 YORKSHIRE STREET, SUITE D | ASHEVILLE - FOR LEASE | WHITNEY COMMERCIAL REAL ESTATE

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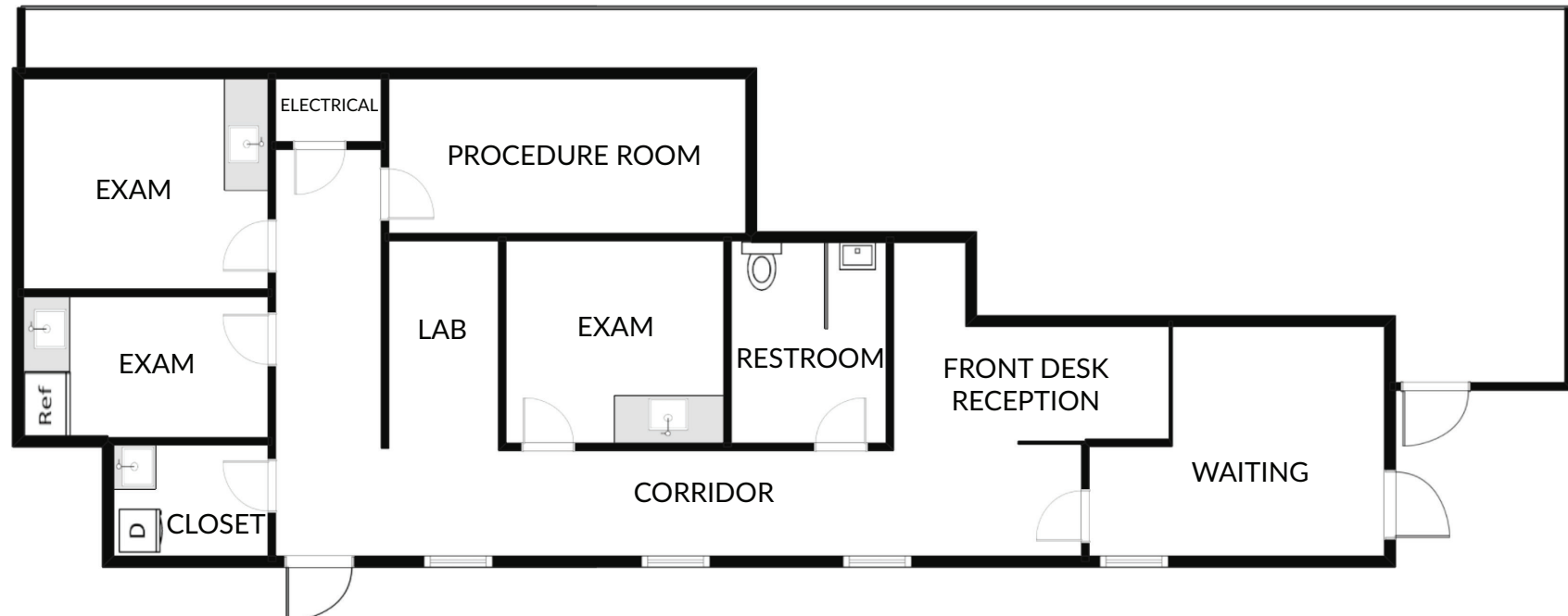


6 YORKSHIRE STREET, SUITE D | ASHEVILLE - FOR LEASE | WHITNEY COMMERCIAL REAL ESTATE

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# FLOOR PLAN

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6 YORKSHIRE STREET, SUITE D | ASHEVILLE - FOR LEASE | WHITNEY COMMERCIAL REAL ESTATE

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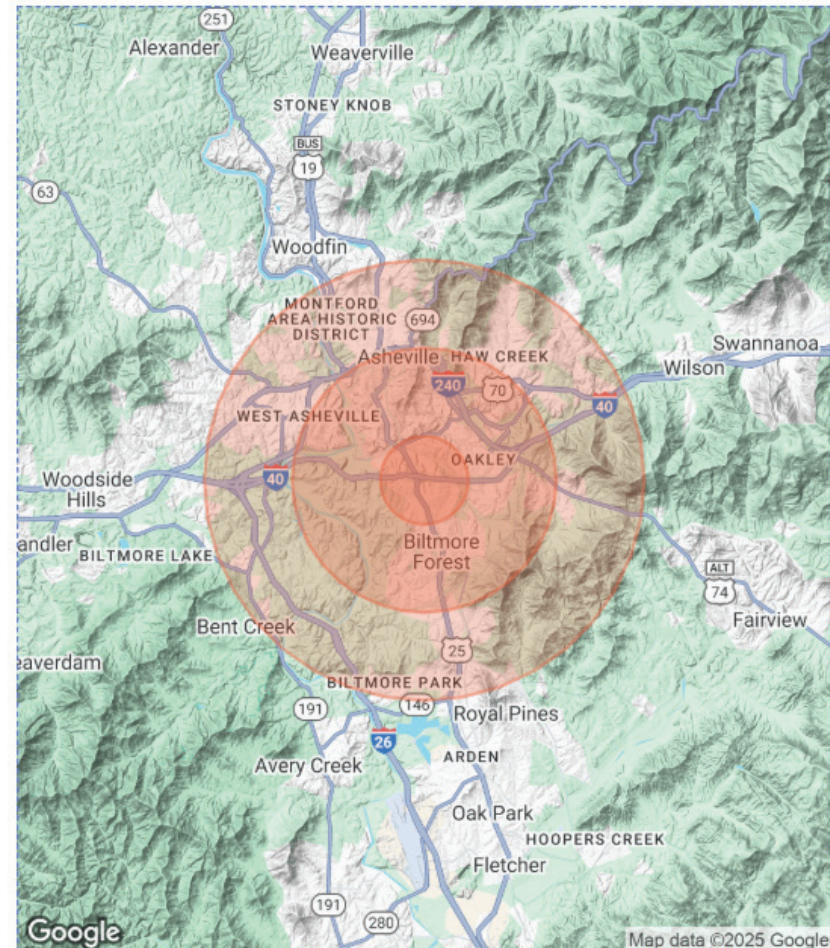


# DEMOGRAPHICS

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 4,839     | 35,599    | 93,588    |
| Average Age          | 43        | 43        | 43        |
| Average Age (Male)   | 41        | 41        | 42        |
| Average Age (Female) | 44        | 44        | 44        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,197     | 16,655    | 43,262    |
| # of Persons per HH  | 2.2       | 2.1       | 2.2       |
| Average HH Income    | \$91,111  | \$94,925  | \$104,197 |
| Average House Value  | \$427,216 | \$494,087 | \$522,923 |

Demographics data derived from AlphaMap



# TRANSACTION BROKER

james harrison  
CCIM



Commercial Real Estate Broker

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James Harrison, CCIM, has been with Whitney Commercial since 2014, focusing on a number of product categories in Western North Carolina. His goal is to provide knowledge and expertise so clients can make important decisions with confidence.

As a 7th-generation native of Asheville and 2nd-generation broker, James has seen how Commercial Real Estate can have a positive impact on a community. He enjoys finding solutions that allow all parties in a transaction to flourish and thrive.

Throughout his career, James has successfully completed more than 200 commercial real estate sale and lease transactions and has amassed a transaction volume in excess of \$80 million.

Clients who have entrusted James with their commercial real estate needs include The City of Asheville, Mission Health, The Blood Connection, Aeroflow Healthcare, The North Carolina Arboretum, First Citizens Bank, AgSouth Farm Credit, and Momentum Art Gallery. James has also represented numerous private owners and investors, start-up businesses, and owners of more than 80 multifamily units.

James is a member of the Asheville Board of Realtors and served as President of Asheville's Commercial Investment Realty Association (CIRA) from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, reside in West Asheville with their three daughters. They are members of City Church Asheville.

James enjoys being outside, music, baseball, and everything Asheville has to offer.

## TRANSACTION HIGHLIGHTS

SALE: \$8.1M | 416,500 SF  
INDUSTRIAL FACILITY  
108 MONTICELLO ROAD,  
BUNCOMBE COUNTY

SALE: \$6.55M | 51,271 SF  
CLASS A INDUSTRIAL FACILITY  
6 COMMERCE WAY, ARDEN

SALE: \$5.8M | 110,572 SF  
INDUSTRIAL FACILITY  
220 MERRIMON AVENUE, WEAVERVILLE

SALE: \$4.75M | 21,000 SF  
OFF-MARKET PROPERTY  
52 BROADWAY, DOWNTOWN ASHEVILLE

SALE: \$3.95M | OFF-MARKET  
MULTIFAMILY PROPERTY  
MOUNTAIN TRACE APARTMENTS, CLYDE

LEASE: \$2.71M | 31,567 SF  
CLASS A INDUSTRIAL  
FACILITY, 155 JACOB HOLM WAY,  
ASHEVILLE.

SALE: \$2.53M  
10-UNIT TOWNHOME DEVELOPMENT  
50 W. CASCADE, ASHEVILLE.

SALE: \$2.075M  
16-UNIT MULTIFAMILY PROPERTY  
ELKWOOD ESTATES, ASHEVILLE.

SALE: \$1.65M | 117,000 SF  
DISTRESSED INDUSTRIAL PROPERTY  
59 BINGHAM ROAD, ASHEVILLE