DOWNTOWN ASHEVILLE CLASS A OFFICE SPACE

39 PATTON AVENUE

ASHEVILLE, NC

FOR LEASE

2,400 SF

$30/SF/YR (NNN)

JAMES HARRISON | CCIM
COMMERCIAL BROKER
828.279.0090
JHARRISON@WHITNEYCRE.COM

WHITNEY COMMERCIAL REAL ESTATE SERVICES
Brokerage • Management • Construction

WHITNEY COMMERCIAL REAL ESTATE
1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

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

JAMES HARRISON, CCIM
C: 828.279.0090

Modern Two-Level Class-A Office in the Heart of Downtown

An office that makes a statement. This beautifully renovated ±2,400 SF, two-level suite at 39 Patton Avenue delivers a rare combination of modern design, functional efficiency, and prime Downtown Asheville visibility.

Originally built in 1928 and renovated in 2023/2024, the space features a high-end Class A buildout with exceptional attention to detail. A 9-foot door opens into a light-filled interior with 14-foot ceilings, floor-to-ceiling windows, and contemporary lighting, creating an immediate sense of professionalism. Suspended acoustic ceiling panels enhance aesthetics and sound control, while warm LVT flooring and clean finishes provide a refined, cohesive look. Glass walls and partitions allow natural light to flow throughout the space while maintaining acoustic separation.

The layout supports a wide range of workplace styles, including executive offices, collaborative team areas, and client-facing meeting spaces. The lower level features a large conference room comfortably seating 10, a private office, open lounge and collaboration area, and a kitchen/dining space with custom backsplash. The upper level offers an open lounge and flexible meeting/work area, a private office and call room, restroom, and additional storage areas. Elevator and stair access serve both floors, providing excellent circulation and accessibility. A secondary entrance from College Street provides immediate access to the Rankin Avenue parking garages, further enhancing convenience. Surrounded by the city's highest concentration of offices, restaurants, retail, and professional services, the building benefits from exceptional walkability, earning a Walk Score of 94 ("Walker's Paradise").

LOCATION DESCRIPTION

39 Patton Avenue sits at the geographic center of Downtown Asheville, providing exceptional connectivity and convenience.

One block from Pack Square Park and Pritchard Park, the property is surrounded by the City's highest concentration of offices, restaurants, retail, and professional services. The location is highly walkable, with access to the City's Rankin Avenue parking decks immediately accessible via the College Street exit.

HIGHLIGHTS

- ±2,400 SF on two levels
- Blend of private offices and open collaborative work areas
- Glass partitions throughout providing natural light and an open feel
- Move-in ready with updated, Class-A finishes
- Downtown Asheville location on Patton Ave.
- Walkable to restaurants, coffee, retail, and nearby parking options

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

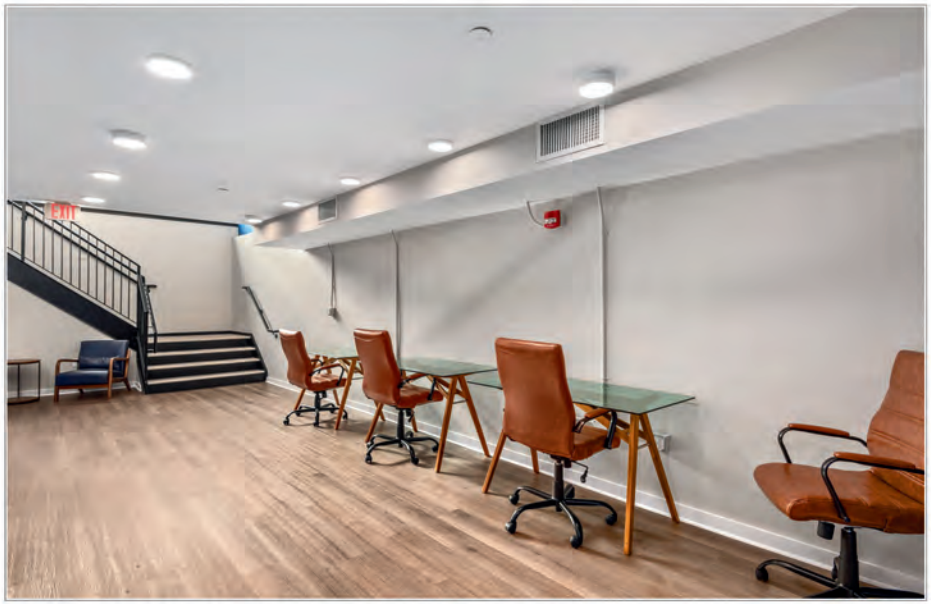
GALLERY

JAMES HARRISON, CCIM
C: 828.279.0090

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

GALLERY

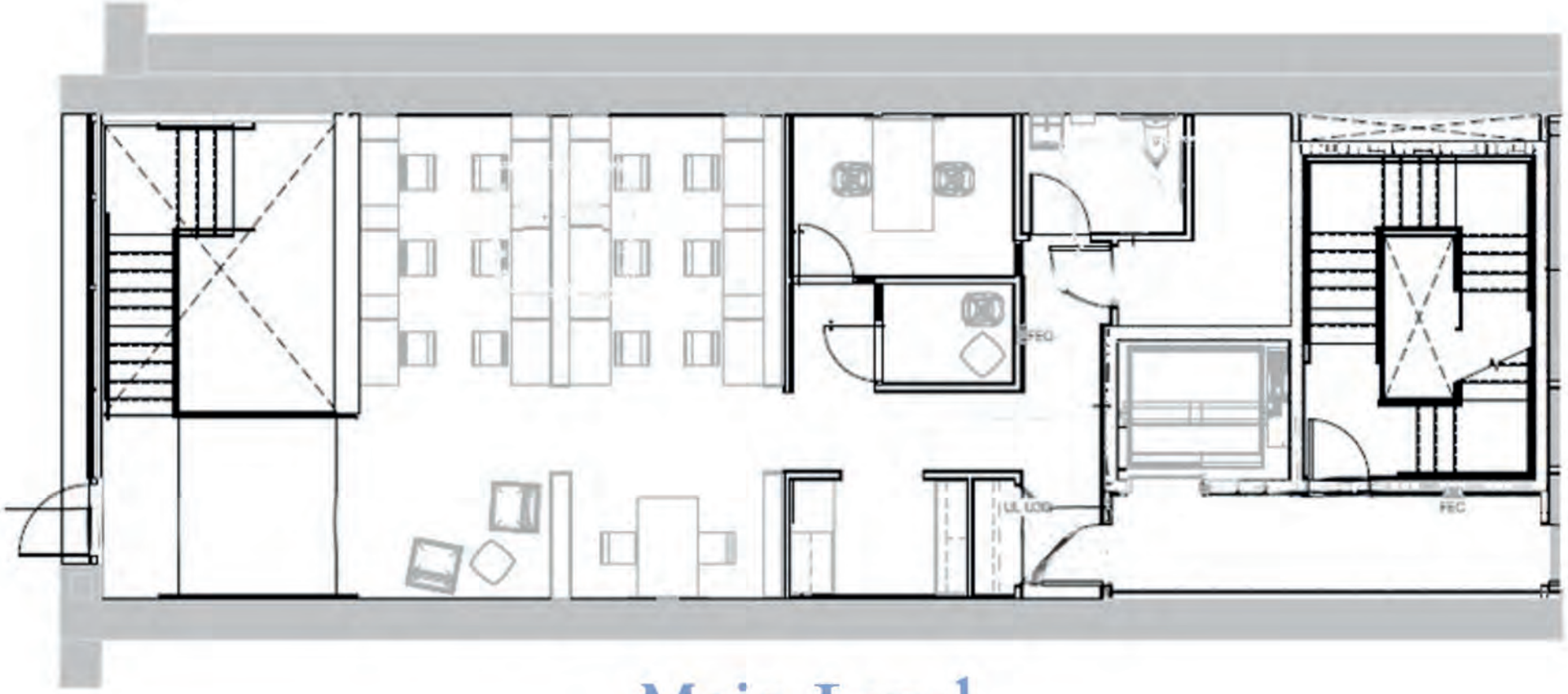
JAMES HARRISON, CCIM
C: 828.279.0090



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

FLOORPLAN

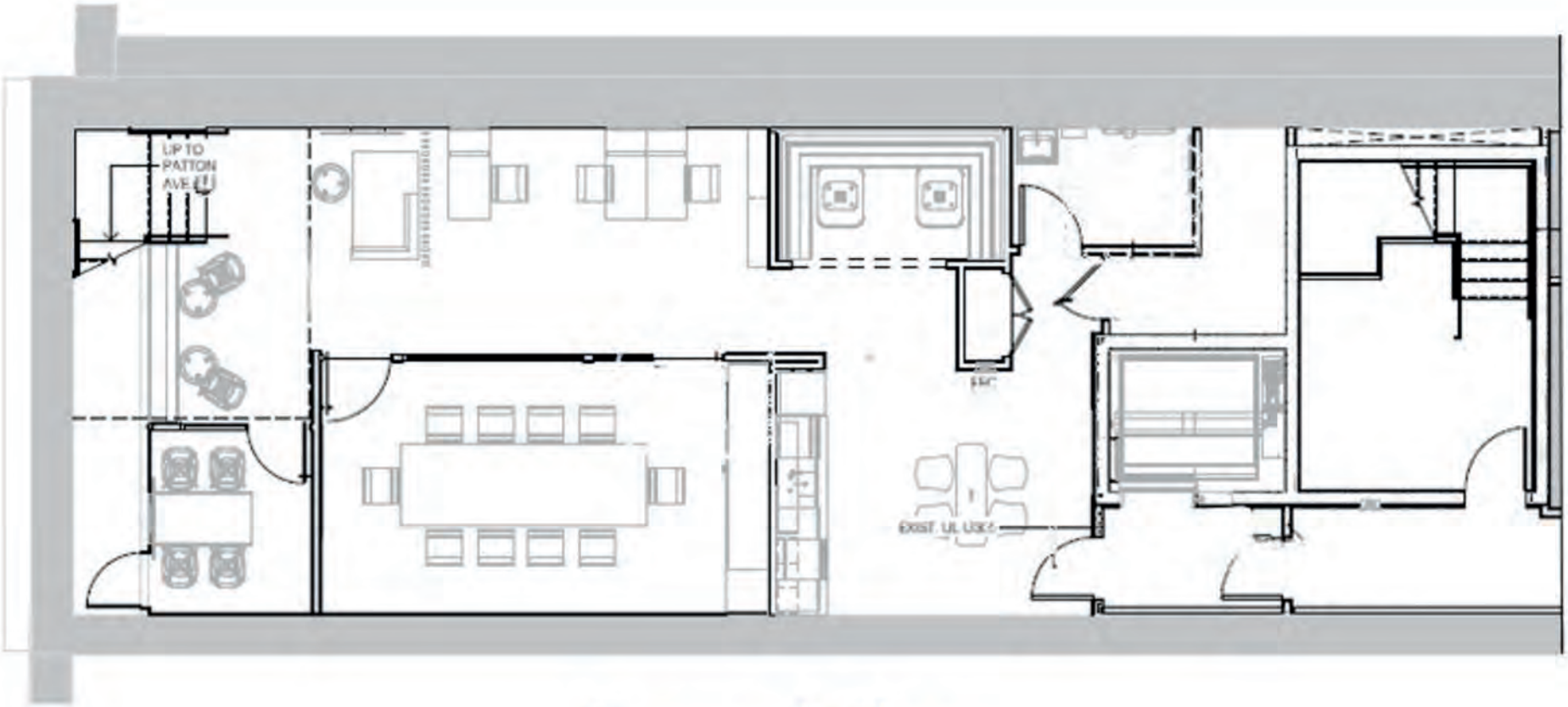
JAMES HARRISON, CCIM
C: 828.279.0090



Main Level

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

JAMES HARRISON, CCIM
C: 828.279.0090

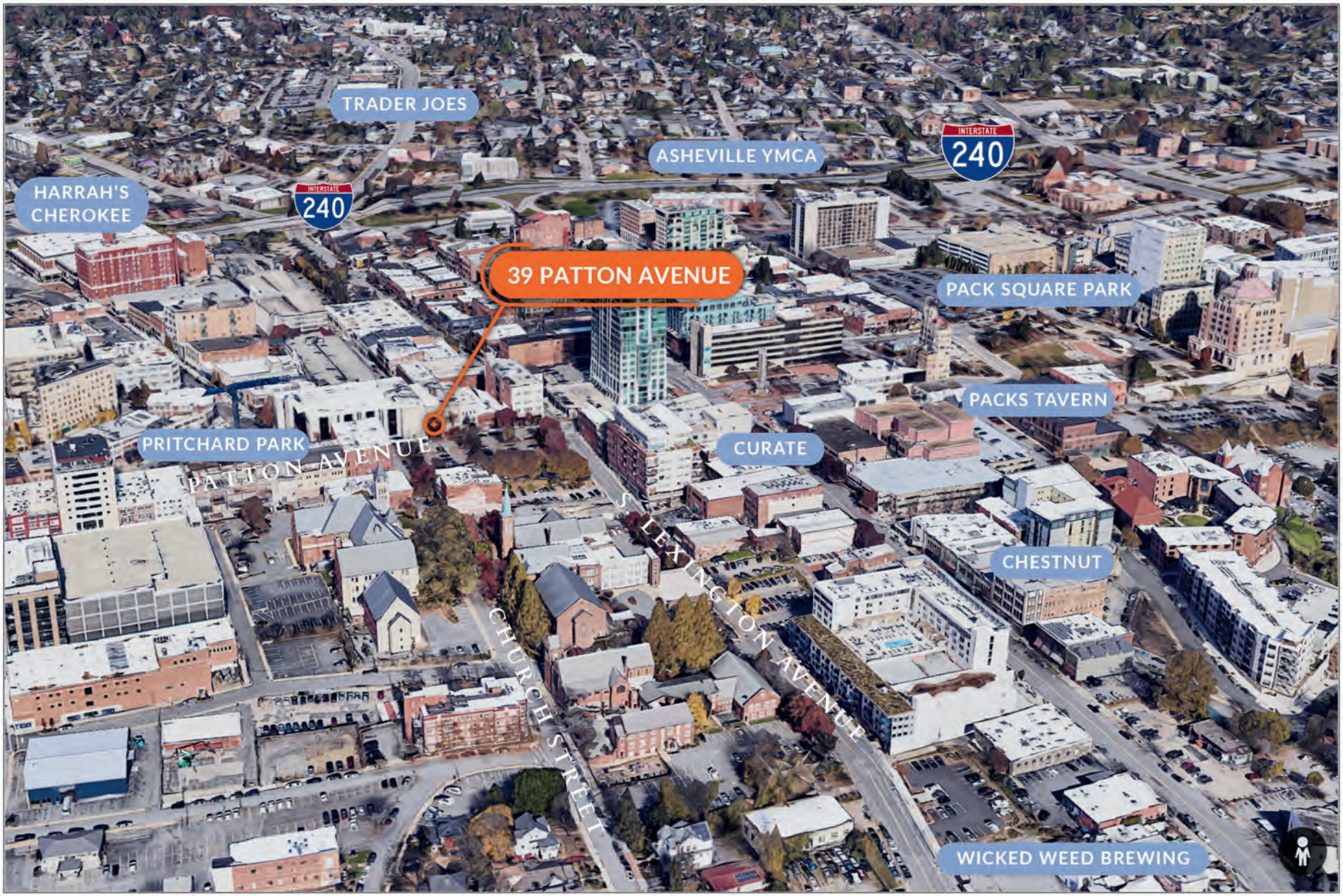


Ground Floor

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

LOCATION MAP

JOE BROKER, CCIM
828.674.2120



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

COMMERCIAL BROKER

james harrison

CCIM

Commercial Real Estate Broker

828.279-0090

jharrison@whitneycre.com

James Harrison, CCIM, has been with Whitney Commercial since 2014, advising clients across a wide range of commercial property types throughout Asheville, Buncombe County, and Western North Carolina. Guided by a client-first philosophy, James brings knowledge and expertise to each engagement so clients can make decisions with clarity and confidence.

A seventh-generation Asheville native and second-generation commercial broker, James has seen firsthand how Commercial Real Estate can shape and strengthen a community. He enjoys assignments where solutions allow parties on all sides of a transaction to flourish and thrive.

Over his career, James has completed more than 250 commercial real estate sales and leases, representing more than $100 million in total transaction volume. He brings a disciplined approach to each assignment, paired with professionalism, responsiveness and warmth.

James has represented owner-operators, private investors, institutional users, local governments, family offices, and startup businesses. Clients who have entrusted him with their Commercial Real Estate needs include The City of Asheville, Mission Health, Mountain Housing Opportunities, ALFIE, Aeroflow Healthcare, The North Carolina Arboretum, The Blood Connection, Momentum Art Gallery and Atomic Furnishing & Design.

James is a member of the Asheville Board of Realtors, and is also a member of Asheville's Commercial Investment Realty Association (CIRA), serving as President 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, live in East West Asheville with their three daughters. They are members of City Church Asheville. Outside of work, James enjoys spending time in the Blue Ridge Mountains, music, baseball, and everything else Asheville has to offer.

TRANSACTION HIGHLIGHTS

- $8.475M sale of 1 Haywood Street, 105,000 SF office building in Downtown Asheville
- $8.1M sale of 108 Monticello Road, 416,500 SF industrial facility in Buncombe County
- $6.55M sale of 6 Commerce Way, 51,271 SF industrial facility in Buncombe County
- $5.8M sale of 220 Merrimon Avenue, 110,572 SF industrial facility in Buncombe County
- $4.47M sale of 52 Broadway, 21,000 SF mixed-use property in Downtown Asheville
- $2.35M sale of 35-37 Loop Road, 17,500 SF flex property in Buncombe County
- $2.7M lease of 155 Jacob Holm Way, 31,567 SF industrial facility in Buncombe County
- Lease of 176 & 178 Broadway in Asheville (CoStar Group's 2024 "Lease of the Year")

WHITNEY COMMERCIAL REAL ESTATE SERVICES
Brokerage · Management · Construction