# MODERN STUDIO SUITES
# FOR LEASE

## 76 GLENDALE AVENUE

## TURN-KEY SUITES

CALL FOR AVAILABILITY

JAMES HARRISON | CCIM
COMMERCIAL BROKER
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Brokerage • Management • Construction

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

# PROPERTY SUMMARY

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## Welcome to Glendale Studios, an exciting collection of modern Studio Suites.

Available for lease immediately, Glendale Studios offer new construction, clean finishes, high ceilings. Large windows allow for natural light to flood in, creating an ideal environment for makers, artists, small office users, or startup businesses. Glendale Studios is conveniently located with easy access to I-40 and I240. Monument signage on Glendale Avenue and exterior signage on the building provide directions to each tenant's space. Close proximity to shops, breweries, and more than several new apartment units either delivered or under construction.

## HIGHLIGHTS

- TURN-KEY SUITES AVAILABLE FOR IMMEDIATE LEASE
- LARGE WINDOWS AND HIGH CEILINGS ALLOW FOR ABUNDANT NATURAL LIGHT
- ON-SITE PARKING IS AVAILABLE FOR ALL TENANTS (2 SPACES PER UNIT ARE GUARANTEED)
- THE SUITES INCLUDE THEIR OWN PRIVATE BATHROOM, SINK, AND STORAGE CLOSET
- MODIFIED GROSS LEASE, TENANT PAYS RENT AND ELECTRIC
- LEASE TERM: NEGOTIABLE

## AVAILABLE SUITES AND FEATURES

| | | | |
|---|---|---|---|
| 3 Floors | 678-803 SF | ~$1,800/ month | Varied Suites on 3 floors available. Call for current openings |



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# GALLERY

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*TYPICAL SUITE EXAMPLES



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# MAIN LEVEL FLOOR PLAN

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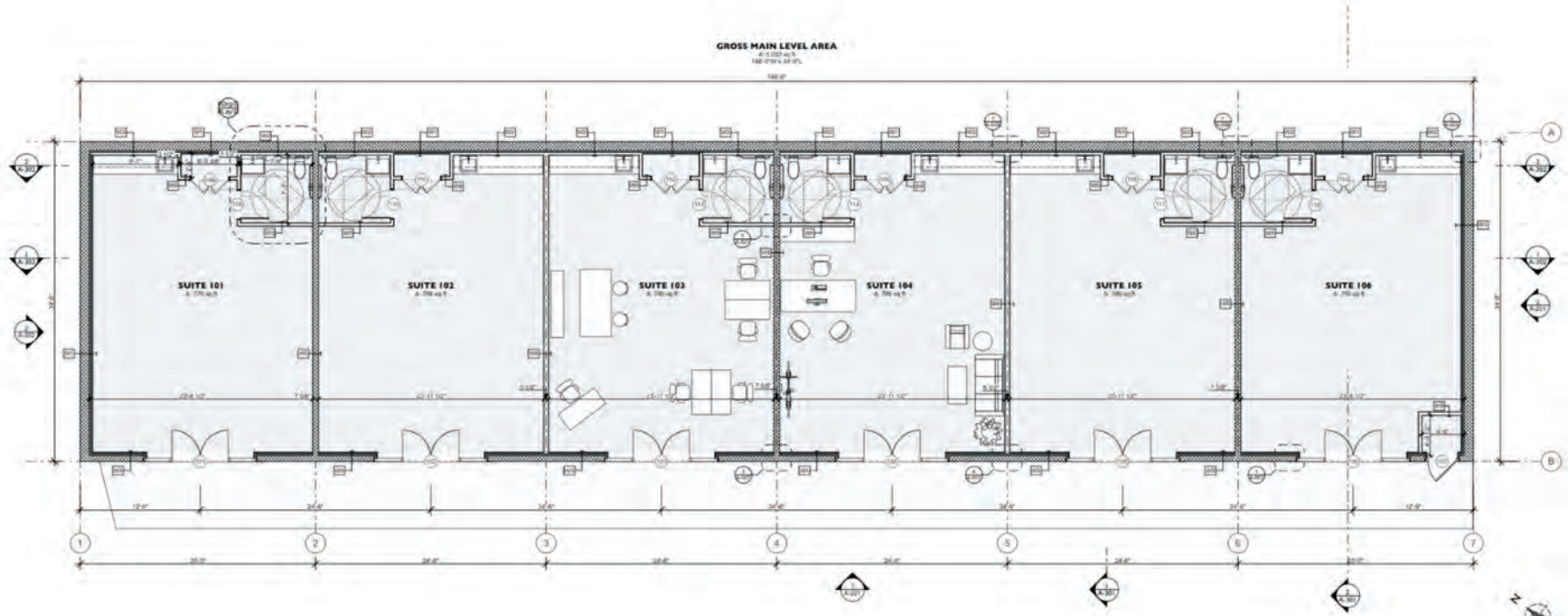


1 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"



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# 2ND & 3RD LEVEL FLOOR PLAN

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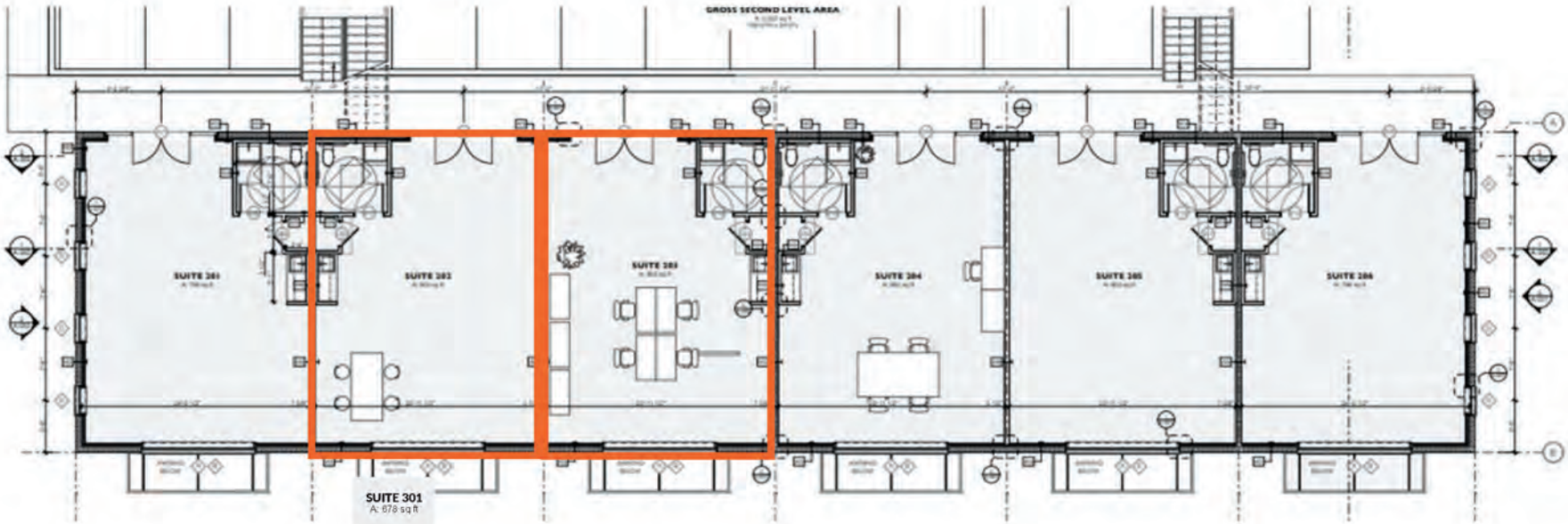


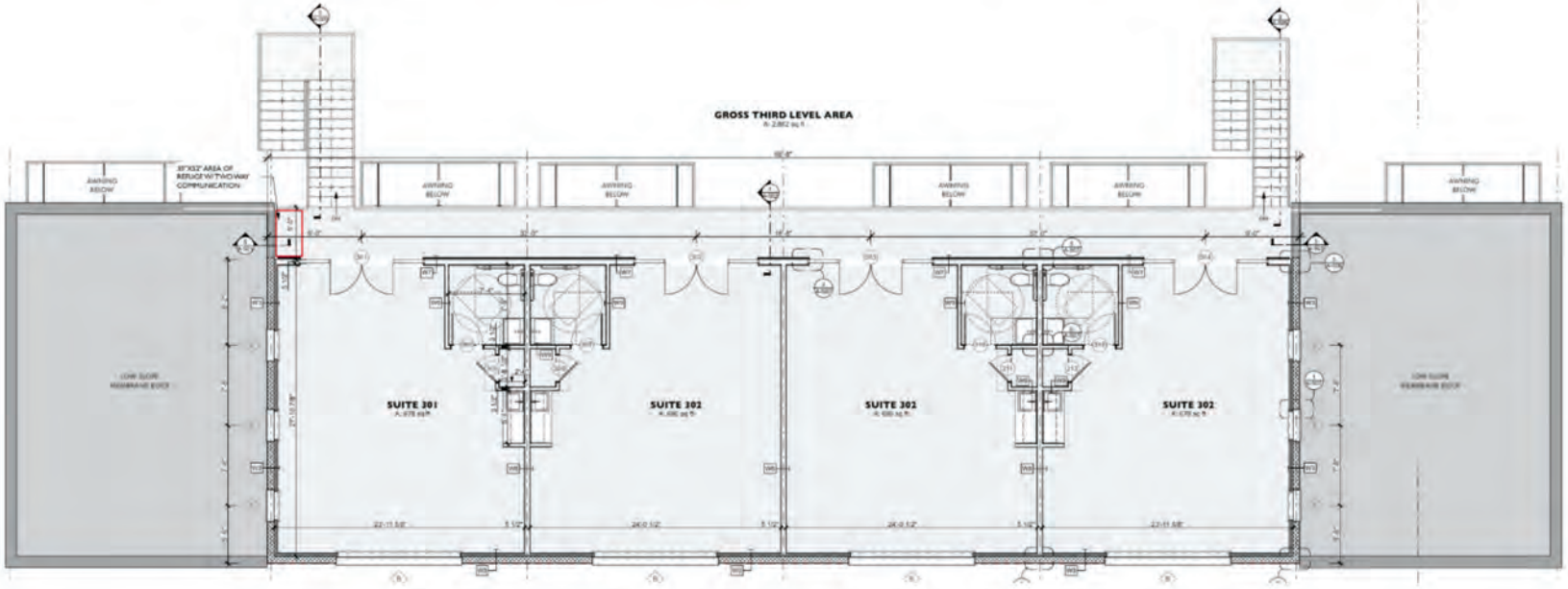




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# DEMOGRAPHICS

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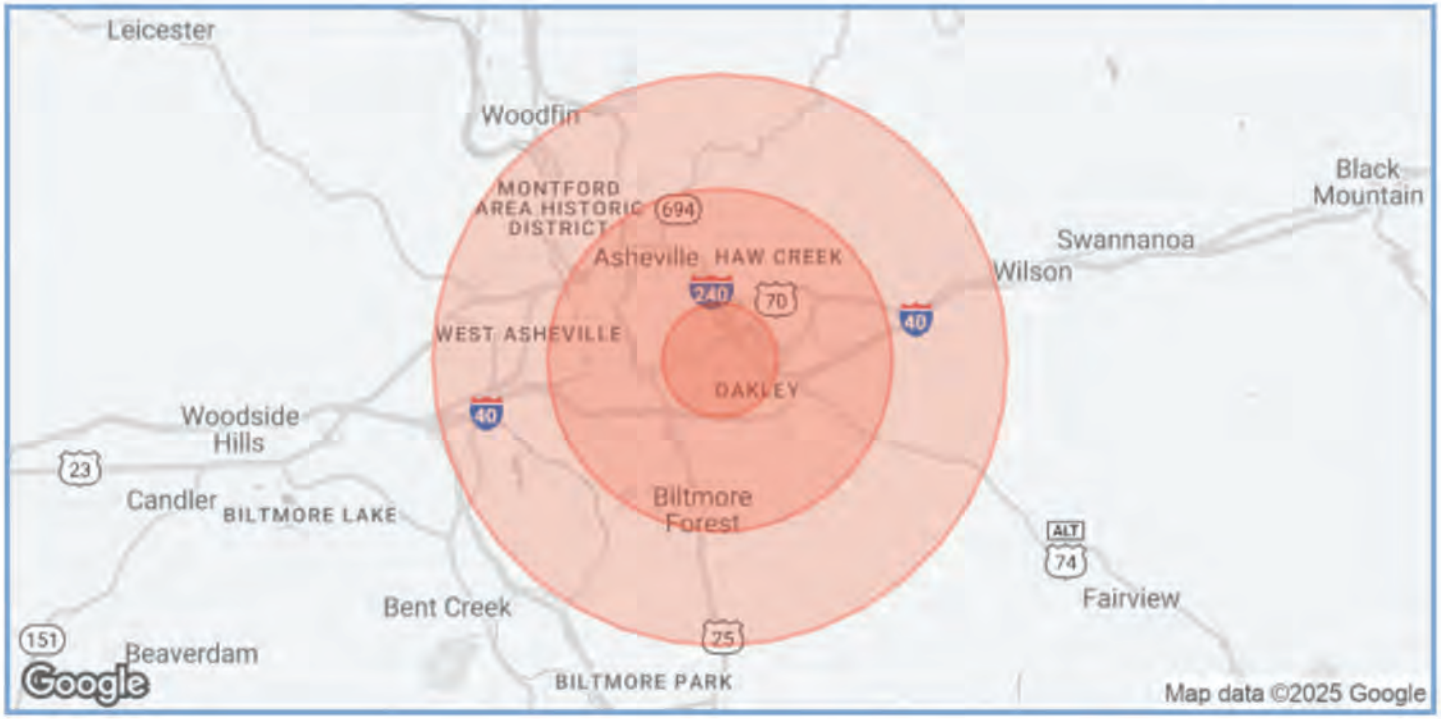


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 6,731 | 42,073 | 92,746 |
| Average Age | 42 | 43 | 43 |
| Average Age (Male) | 41 | 42 | 42 |
| Average Age (Female) | 43 | 44 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 3,306 | 20,242 | 42,705 |
| # of Persons per HH | 2 | 2.1 | 2.2 |
| Average HH Income | $75,540 | $96,539 | $106,793 |
| Average House Value | $365,983 | $505,498 | $534,338 |

*Demographics data derived from AlphaMap*



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# TRANSACTION BROKER

james
harrison
CCIM

Commercial Real Estate Broker
828.279-0090
jharrison@whitneycre.com

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