

Likewise



# For Lease

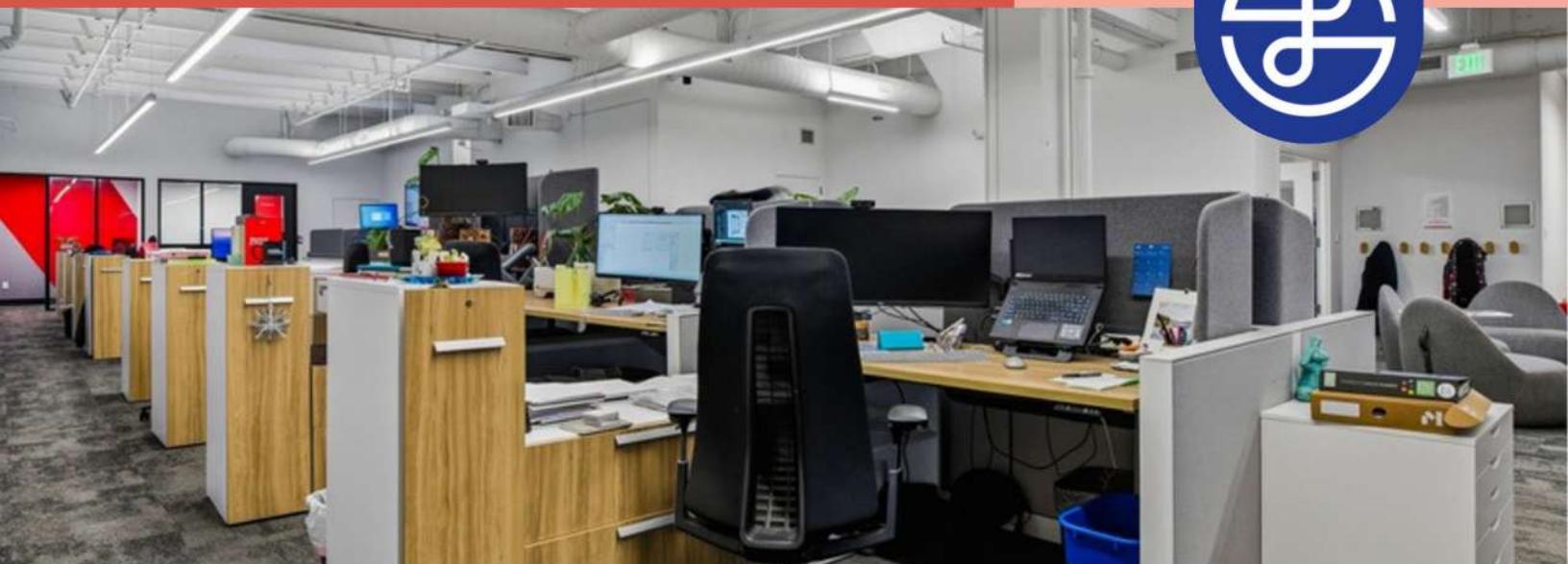
PREMIER OFFICE IN  
DOWNTOWN ASHEVILLE

14 O. Henry Avenue, #210, Asheville, NC 28801

Likewise  
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | [carla@likewisecommercial.com](mailto:carla@likewisecommercial.com) | [likewisecommercial.com](http://likewisecommercial.com)



## OFFERING SUMMARY

LEASE PRICE **\$31/SF MG**

UNIT SIZE **± 4,925 SF**

ZONING **CBD**

## PROPERTY FEATURES

- Class A office in Asheville's iconic Citizen-Times Building
- 7 private offices, 2 conference rooms, & kitchen/breakroom
- Dedicated IT/server room, fiber optics, and secure access control
- Building amenities feature elevator access, a shared rooftop deck, secure lower-level bike racks, and 3 designated parking spaces
- Located adjacent to The Grove Arcade and walkable to a wide array of downtown dining, retail, and services
- Convenient location, approx. 0.5 mi. to I-240, 3 mi. to the I-26/I-40 interchange, and quick access to major corridors including Patton Avenue (US 23/70) and Merrimon Avenue (US 25)
- MLS# 4345261



Reception Area

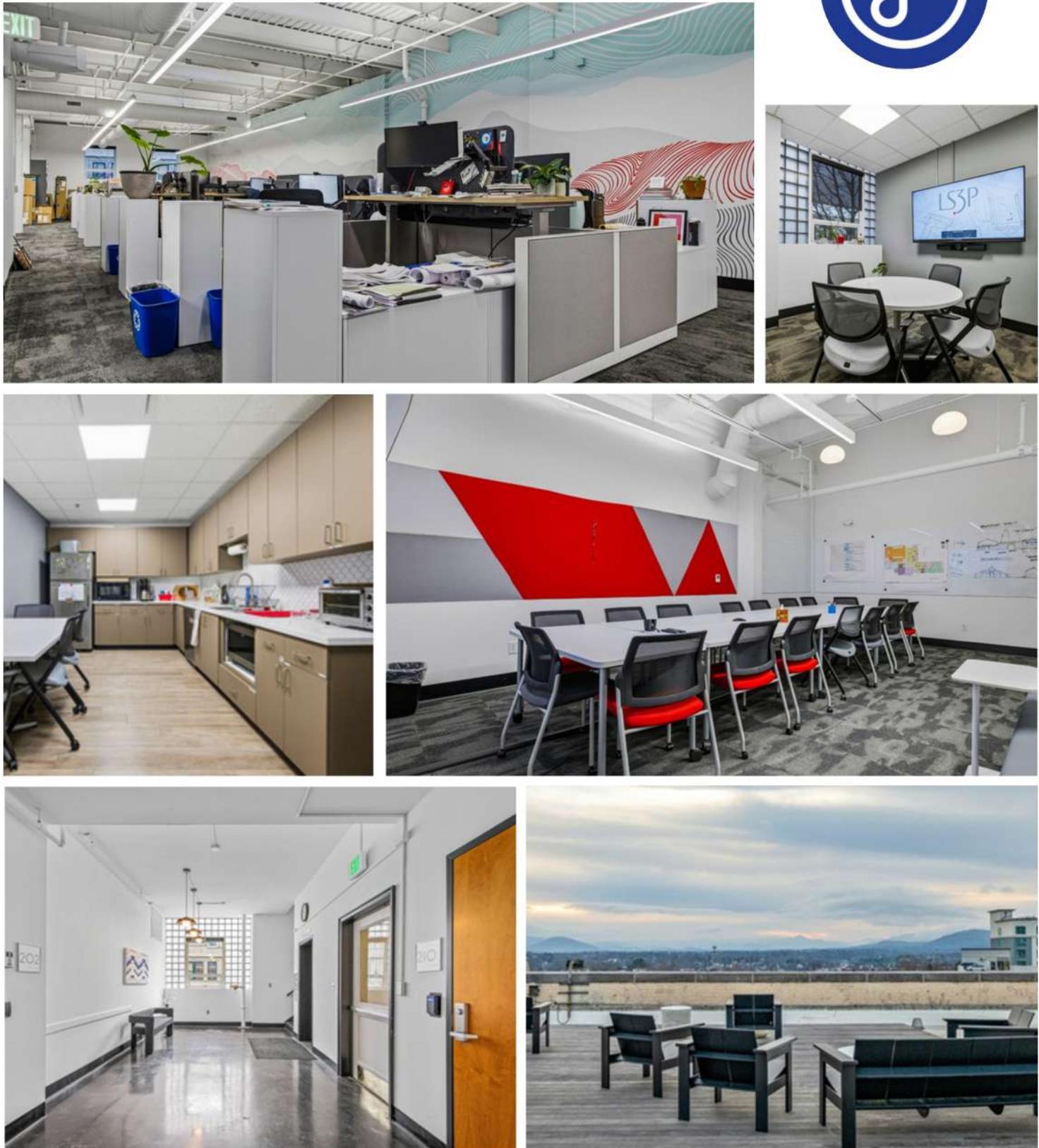


Conference Room



Private Offices

14 O. Henry Avenue, #210, Asheville, NC 28801



**Likewise**  
COMMERCIAL REAL ESTATE

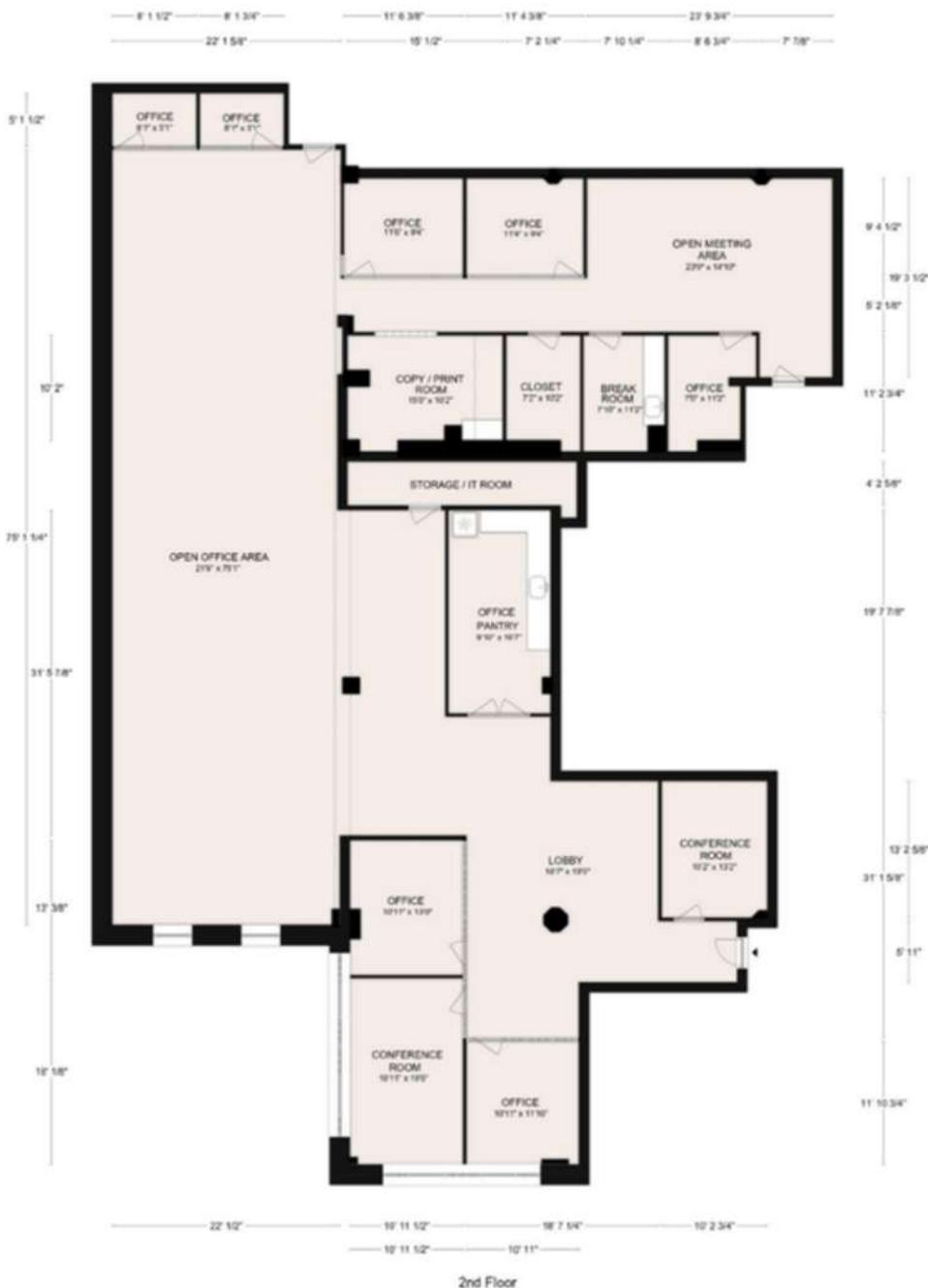
**Carla Barnard** LISTING BROKER  
828.575.0272 | [carla@likewisecommercial.com](mailto:carla@likewisecommercial.com) | [likewisecommercial.com](http://likewisecommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Total Square Footage: 4,925 SF

14 O'Henry Ave, Asheville, NC 28801



14 O. Henry Avenue, #210, Asheville, NC 28801



**Likewise**  
COMMERCIAL REAL ESTATE

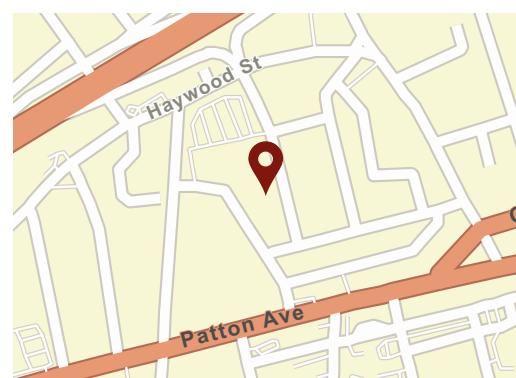
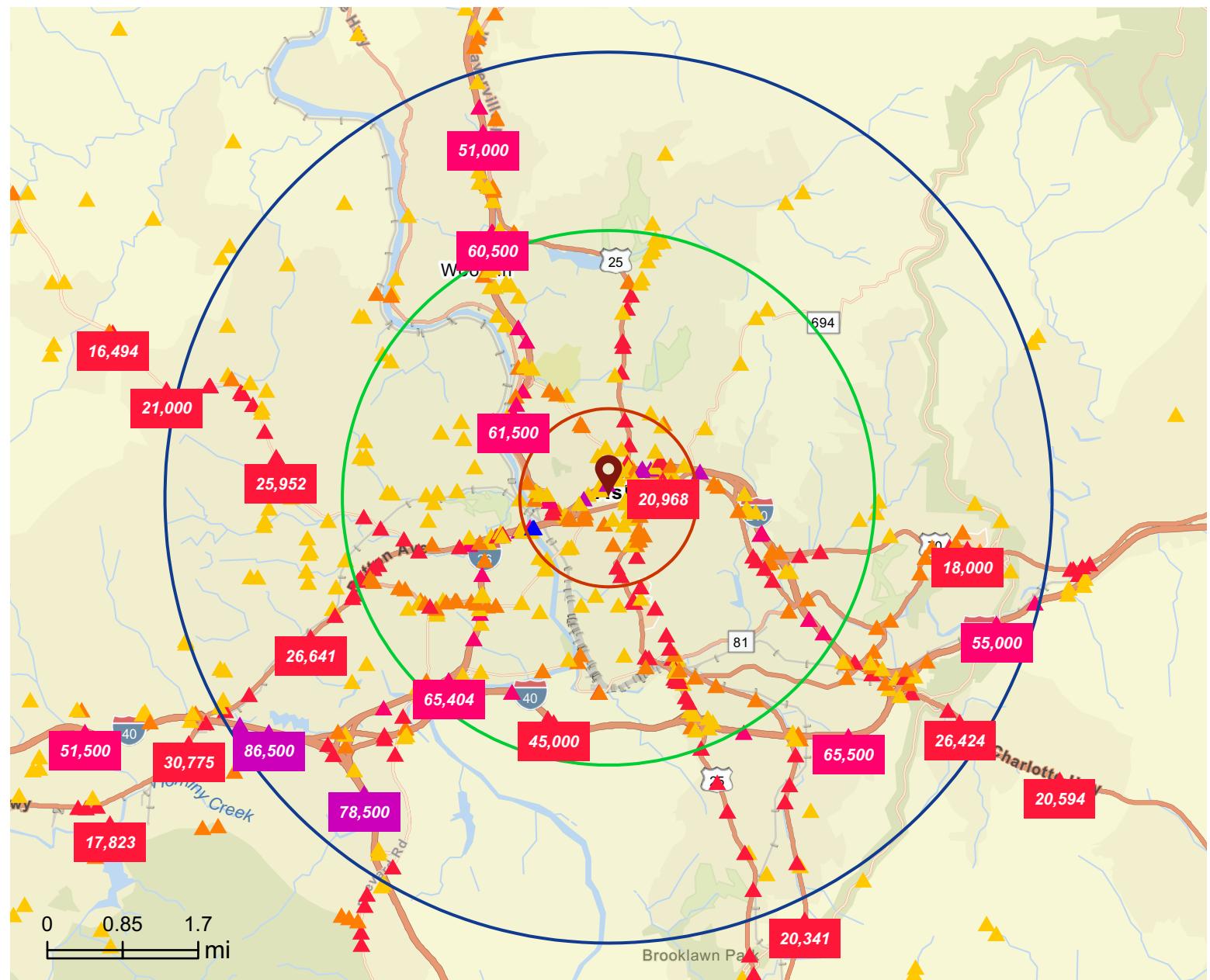
**Carla Barnard** LISTING BROKER  
828.575.0272 | [carla@likewisecommercial.com](mailto:carla@likewisecommercial.com) | [likewisecommercial.com](http://likewisecommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Traffic Count Map

14 Ohenry Ave, Asheville, North Carolina, 28801

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



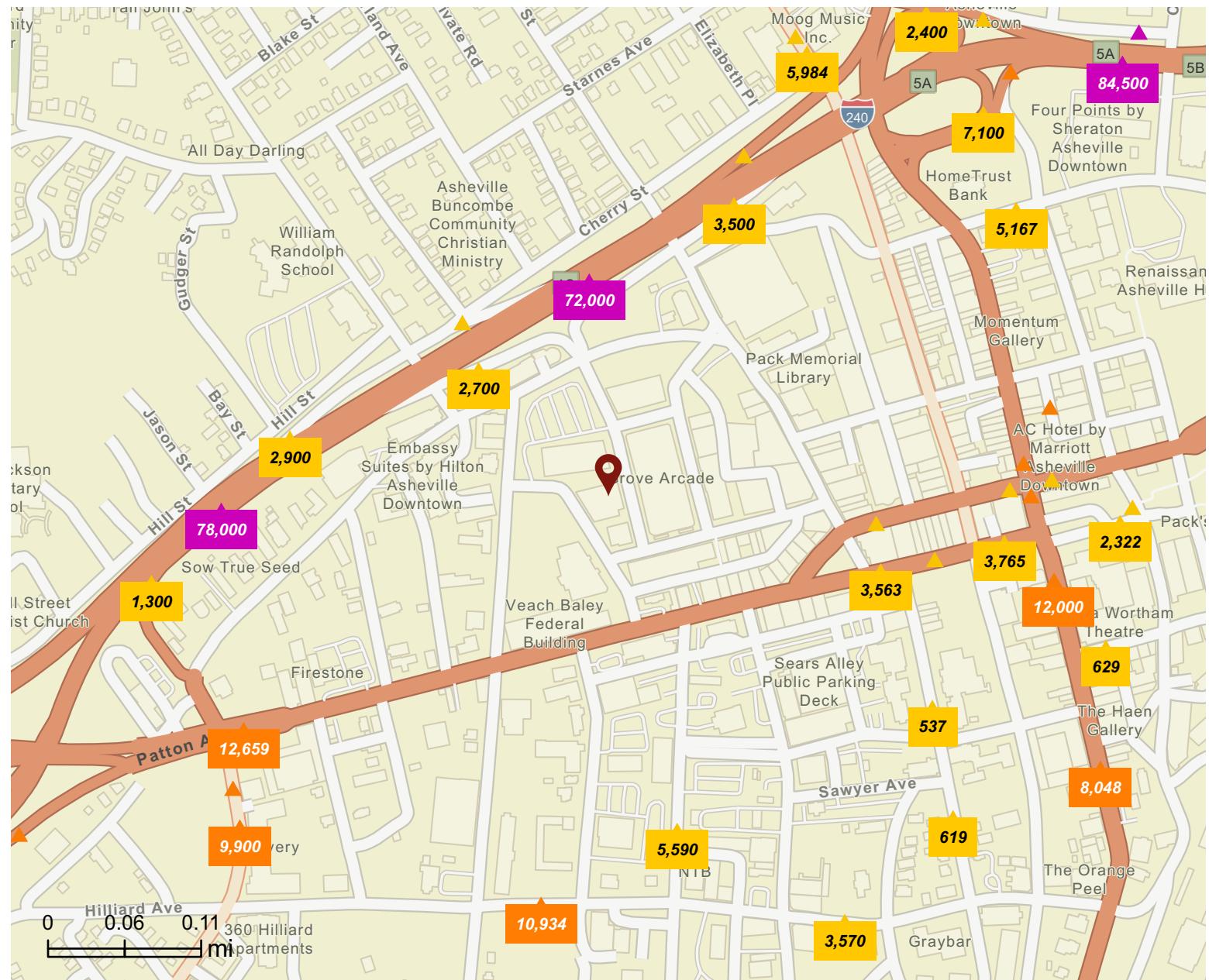
[Source](#): Traffic Counts (2025)

# Traffic Count Map - Close Up

14 Ohenry Ave, Asheville, North Carolina, 28801

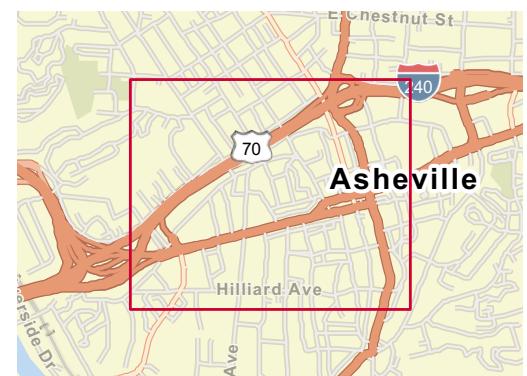


Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

14 O'Henry Ave, Asheville, North Carolina, 28801

Ring: 1 mile radius



## Emerging Hub (D1)

Dominant Tapestry Segment

## KEY FACTS



11,526

Total Population



\$575,824

Median Home Value



2,393

Businesses



29,408

Daytime Population



39.6

Median Age



1.9%

2025-2030  
Pop Growth  
Rate



\$43,711

Per Capita  
Income



1.8

Avg Household  
Size



\$57,168

Median Household  
Income



## KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2026 Esri

Spending facts are average annual dollars per household

