

PACK SQUARE COLLECTION: THE JACKSON BUILDING



22
S. PACK SQUARE

ASHEVILLE, NC

FOR LEASE

VARIETY AVAILABLE

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

The Pack Square Collection

Nestled in the heart of downtown Asheville, the Pack Square Collection is an assemblage of the city's most historically and architecturally notable buildings, and just steps away from the city's best restaurants, coffee shops, galleries, and shopping. Now offering a variety of recently renovated turn-key office spaces with competitive pricing, full service lease rates, and private onsite garage parking. Included in this portfolio are: The Jackson Building and Annex, The Westall Building, The Commerce Building, The Legal Building, The Adler Building, 16 Biltmore Avenue, 1 North Pack Square, and 1 - 16 Eagle Street.

The Jackson Building on Jackson Row: 22 S Pack Square

Built in 1924 as western North Carolina's first skyscraper, the Jackson Building has stood as one of downtown Asheville's most recognizable landmarks for over a century. It is famous as "the tallest building on the smallest lot," with striking Neo-Gothic architecture and decorative corner grotesques that still turn heads today.

One of Asheville's most impressive structures and Western North Carolina's first skyscraper. Located in the center of downtown Asheville's popular Pack Square and steps away from the city's best restaurants, coffee shops, and shopping. Quickly check off your must have list with incredible views, abundant natural light, functional floor plans, and competitive pricing.

Recent professionally designed renovations include new paint and carpet in offices and common areas, new restrooms, renovation of main lobby, new elevators, and fun additions including artwork, wayfinding signage, and designer lighting.

Onsite garage parking. Full Service lease structure with shared amenities. Competitive rates include all utilities, janitorial, and maintenance. Full time onsite property manager and maintenance staff. Close to I-240 for easy access to I-40 and I-26

All Suites are Full Service, Shared Building Amenities

Suite J-200 | 658 SF | \$25.00 / SF / YR

Contact Broker for full Suite information.
2 Suite entrances, historic windows, view of Pack Square

Suite J-202 | 288 SF | \$28.00 / SF / YR

Contact Broker for full Suite information.
2-room office, windows facing S. Market Street

Suite J-502 | 418 SF | \$30.00 / SF / YR

Contact Broker for full Suite information.
View of Pack Square Park and City Hall buildings

Suite J-900 | 1,174 SF | \$35.00 / SF / YR

Contact Broker for full Suite information.
Dedicated restroom, city and mountain views

Suite J-1000 | 1,174 SF | \$35.00 / SF / YR

Contact Broker for full Suite information. Dedicated restroom,
new carpet, marble features, city and mountain views

Suite J-1100 | 1,174 SF | \$35.00 / SF / YR

Contact Broker for full Suite information.
Dedicated restroom, city and mountain views

Suite J-1200 | 743 SF | \$35.00 / SF / YR

Contact Broker for Suite information.

Suite J-LL100 | 974 SF | \$22.00 / SF / YR

Contact Broker for Suite information.

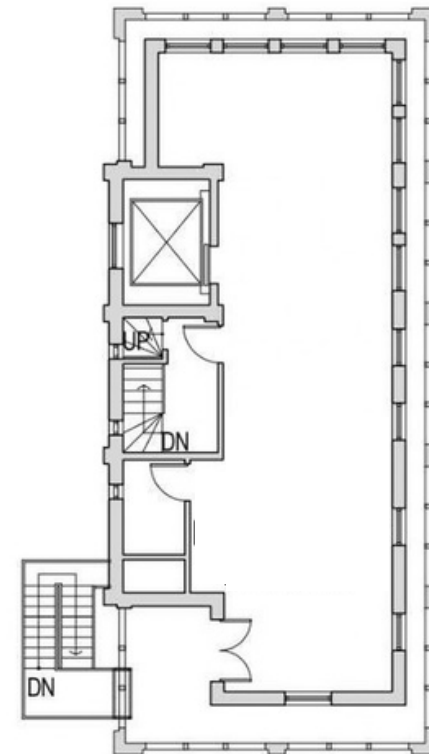
All Suites are Full Service, Shared Building Amenities

Suite J-PENT | 680 SF | \$35.00 / SF / YR

Contact Broker for full Suite information. Hardwood floors, vaulted ceiling, terrace, fireplace feature (non-operational), small sink, city and mountain views



PENTHOUSE



1 LEVEL 13 PLAN - JACKSON ROW
A11B 1/16" = 1'-0"

PENTHOUSE SUITE

PROPERTY IMAGES

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THE JACKSON BUILDING



LOBBY



MAIN ENTRANCE, MURAL



ELEVATOR LOBBY



TYPICAL OF INTERIOR



TYPICAL OF INTERIOR



TYPICAL OF INTERIOR

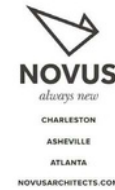


TYPICAL OF INTERIOR

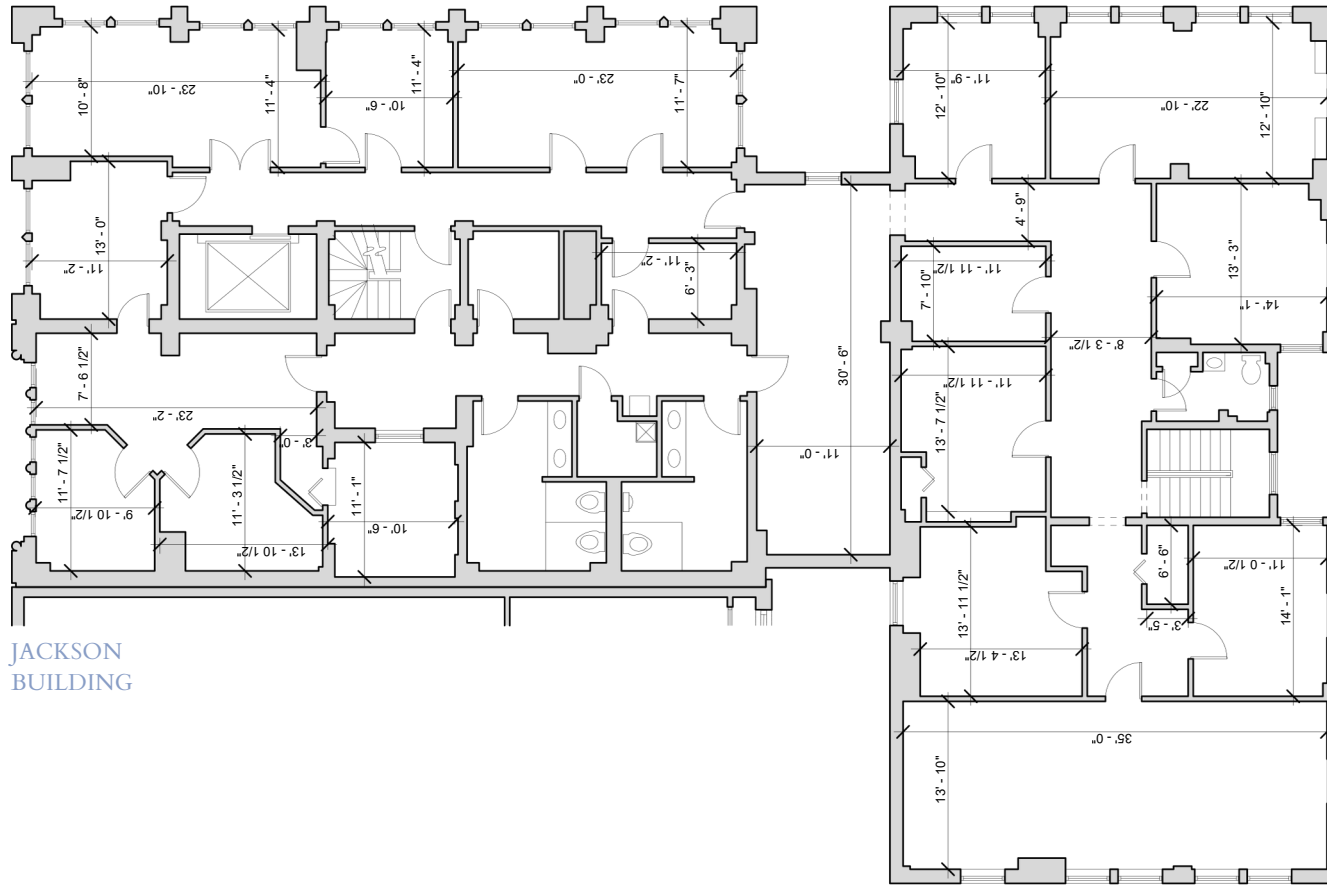
Typical base floorplan for building. Contact Brokers for specific plans for each Suite.

S. MARKET STREET

S. PACK SQUARE



PARKING
GARAGE
GARAGE



JACKSON
BUILDING

JACKSON
ANNEX

1 LEVEL 2B PLAN - JACKSON ANNEX
J02B 7/8" = 1'-0"

PACKSQUAREPROPERTY, LLC
ASHEVILLE, NORTH CAROLINA

austin walker CCIM, SIOR

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Austin Walker serves as a licensed North Carolina real estate broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties throughout Western North Carolina. With a consistent track record of closing 30 to 65 transactions annually since he started brokering in Asheville in 2003, Austin has secured approximately 1,000 transactions, resulting in a career sales volume in excess of \$400 million.

Austin has both Society of Industrial and Office Realtors (SIOR) and Certified Commercial Investment Member (CCIM) designations. SIOR is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. CCIM represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects. Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

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Laiken Moore is a Commercial Real Estate Professional with Whitney Commercial Real Estate, dedicated to guiding buyers, sellers, landlords, tenants, owners, and investors through their commercial real estate needs.

A Hendersonville, NC native, she brings deep local market knowledge, a strong work ethic, and a solutions-oriented approach to every transaction, helping clients interpret market data and make confident, well-informed decisions. Laiken's path to commercial real estate reflects a broad and varied professional foundation. Originally a residential Realtor, she transitioned into commercial real estate after building a diverse career that included eight years as a hairstylist, five years as a salon owner, and experience in website design, videography, and small-business ownership. That entrepreneurial background gives her a practical understanding of business operations and contract dynamics from both sides of the table, along with sharp instincts for marketing and client communication.

Outside of work, Laiken is a devoted mother of three who values her faith and family time. She enjoys hiking, reading, and traveling with her husband and children in her spare time.