



LEONETTI GROUP

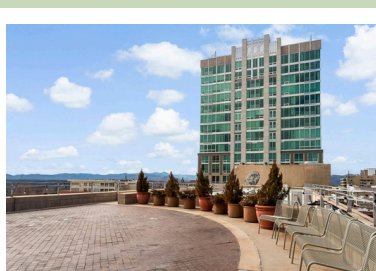
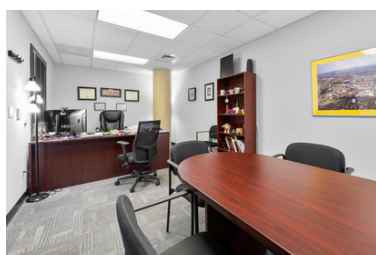
# PROFESSIONAL OFFICE SUITES

1 N PACK SQUARE

EXCLUSIVE  
**OFFICE  
SPACES**  
FOR LEASE

ASKING  
PRICE

\$ 350.00 - 1,200.00



## ABOUT THE SPACES

A rare opportunity to lease private office spaces within an architecturally significant building designed by I. M. Pei, located at the center of Pack Square. These professional suites offer individual offices with shared access in a highly visible and walkable downtown environment, surrounded by premier dining, hotels, and cultural destinations—ideal for professionals seeking both presence and convenience.



≈ 100-617 SF  
OFFICE SPACES



CONFERENCE ROOMS



BATHROOMS

LUIZ LEONETTI & JESSI LEONETTI  
828.575.4428      828.676.8451  
leonettigroup.com





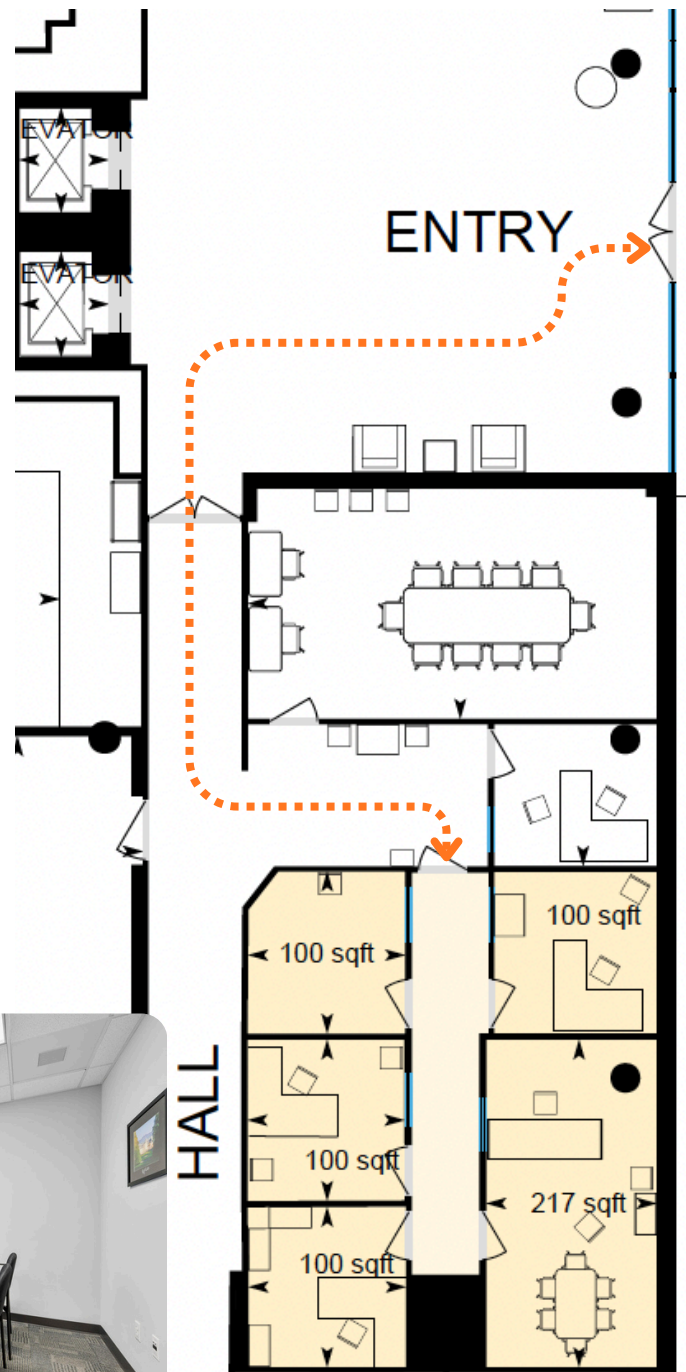
LEONETTI GROUP

# GROUND LEVEL

1 N PACK SQUARE  
SUITE 102

## MAIN FEATURES INCLUDE:

- CONVENIENTLY LOCATED ON GROUND LEVEL STEPS FROM MAIN ENTRANCE
- FULLY PRIVATE SPACE COMPRISED OF:
  - 4 - 100 SF Suites **\$350/Mo. Each**
  - 1 - 217 SF Suite **\$500/Mo. Each**
  - OR
  - **Package Suite \$1,200/Mo.**
- FULLY EQUIPPED CONFERENCE ROOMS & ROOFTOP PATIO



LUIZ LEONETTI & JESSI LEONETTI  
 828.575.4428      828.676.8451  
 leonettigroup.com





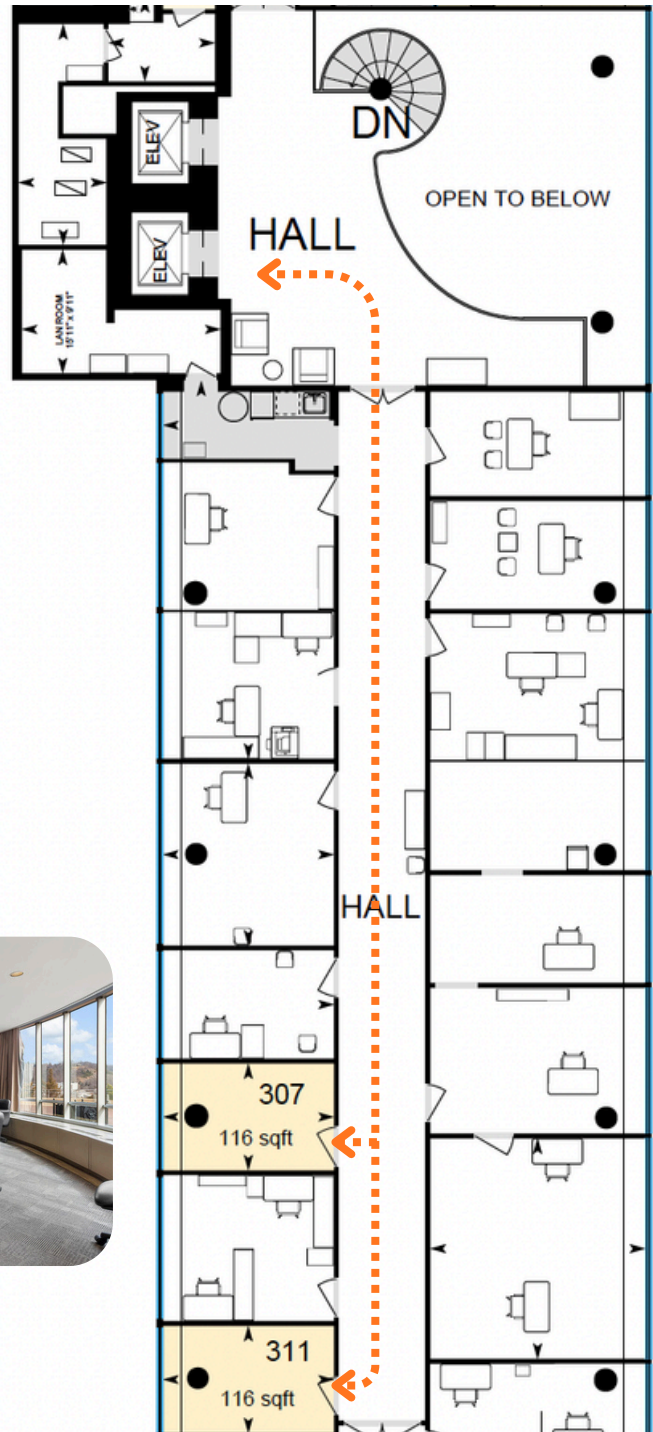
LEONETTI GROUP

## 3RD FLOOR

1 N PACK SQUARE  
SUITES 307 & 311

### MAIN FEATURES INCLUDE:

- ELEVATED LOBBY
- AVAILABLE SUITES:
  - # 307 - 116 SF  
\$450/Mo.
  - # 311 - 116 SF  
\$450/Mo.
- FULLY EQUIPPED  
CONFERENCE ROOMS &  
ROOFTOP PATIO
- STREET PARKING ON ALL  
SIDES & ADJACENT  
PARKING GARAGES



LUIZ LEONETTI & JESSI LEONETTI  
828.575.4428      828.676.8451  
leonettigroup.com





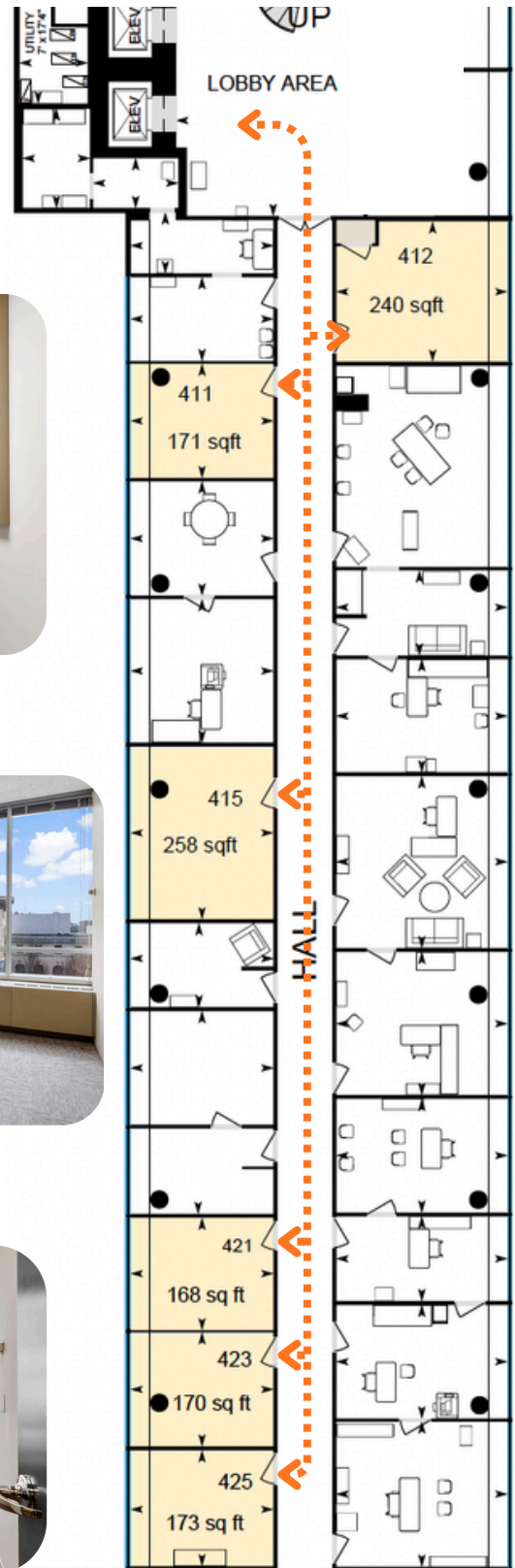
LEONETTI GROUP

# 4TH FLOOR

1 N PACK SQUARE SUITES  
411, 412, 415, 421, 423, 425

## MAIN FEATURES INCLUDE:

- ELEVATED LOBBY
- AVAILABLE SUITES:
  - # 411 - 171 SF \$550/Mo.
  - # 412 - 240 SF \$650/Mo.
  - # 415 - 258 SF \$650/Mo.
  - # 421 - 168 SF \$550/Mo.
  - # 423 - 170 SF \$550/Mo.
  - # 425 - 173 SF \$550/Mo.
- FULLY EQUIPPED CONFERENCE ROOMS & ROOFTOP PATIO
- STREET PARKING ON ALL SIDES & ADJACENT PARKING GARAGES



LUIZ LEONETTI & JESSI LEONETTI  
 828.575.4428      828.676.8451  
 leonettigroup.com





# GENERAL LOCATION

## 1 N PACK SQUARE #100

Positioned in the core of Downtown Asheville, 1 North Pack Square offers exceptional visibility and walkability within the city's central business and civic district. Located directly on Pack Square and surrounded by leading hotels, restaurants, and year-round activity, the property benefits from consistent pedestrian traffic—making it an ideal setting for office users seeking a prestigious, accessible, and amenity-rich location.

### WALKABILITY

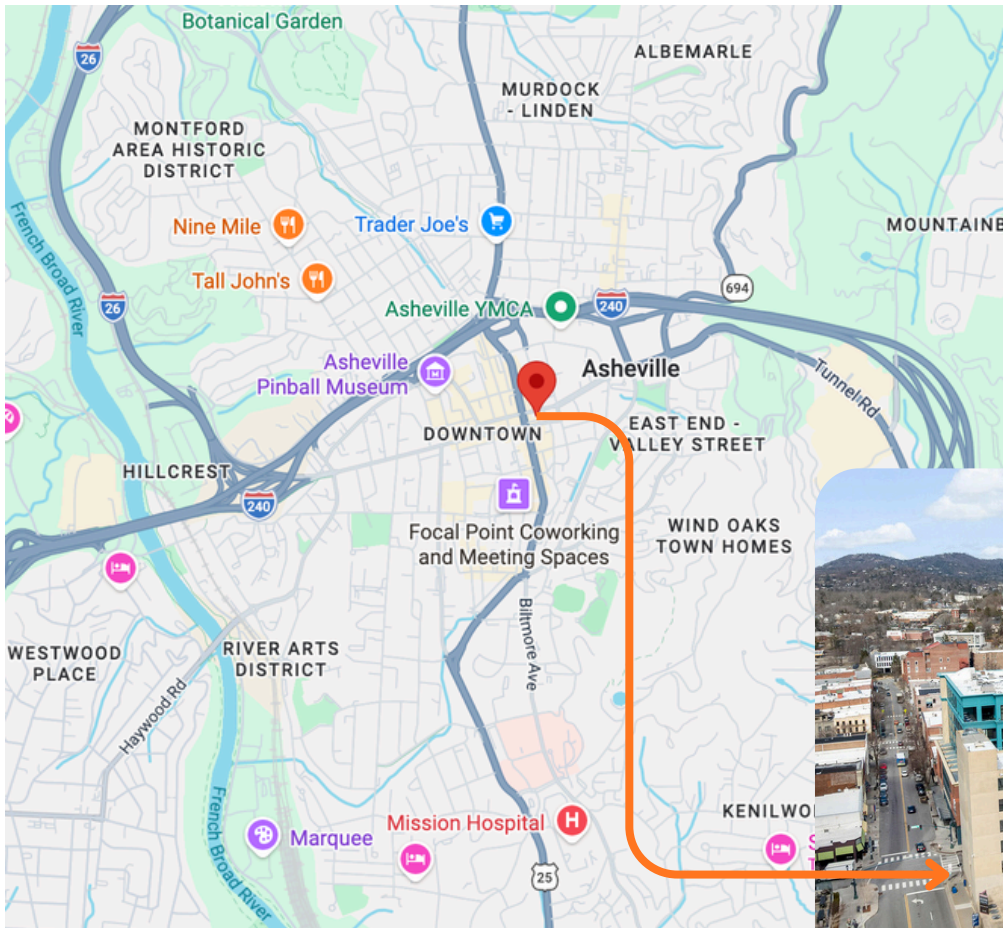
WALK SCORE 90+  
WALKER'S PARADISE

### PEDESTRIAN TRAFFIC

10,000–25,000 DAILY PEDESTRIANS  
70,000+ MONTHLY VISITORS TO  
PACK SQUARE

### VEHICLE ACCESS

PRIME DOWNTOWN  
INTERSECTION - EASY ACCESS  
TO MAJOR CORRIDORS



### HOTEL & HOSPITALITY ANCHORS

- AC HOTEL
- RENAISSANCE HOTEL
- KIMPTON HOTEL ARRAS
- ALOFT HOTEL
- HAYWOOD PARK HOTEL
- THE FOUNDRY HOTEL

### RESTAURANT & ENTERTAINMENT

- FINE DINING + CHEF-DRIVEN CONCEPTS
- HIGH-VOLUME LUNCH DESTINATIONS
- BREWERIES, CAFÉS, SHOPS & GALERIES
- DAYLIFE & NIGHTLIFE VENUES



LUIZ LEONETTI & JESSI LEONETTI  
828.575.4428      828.676.8451  
leonettigroup.com

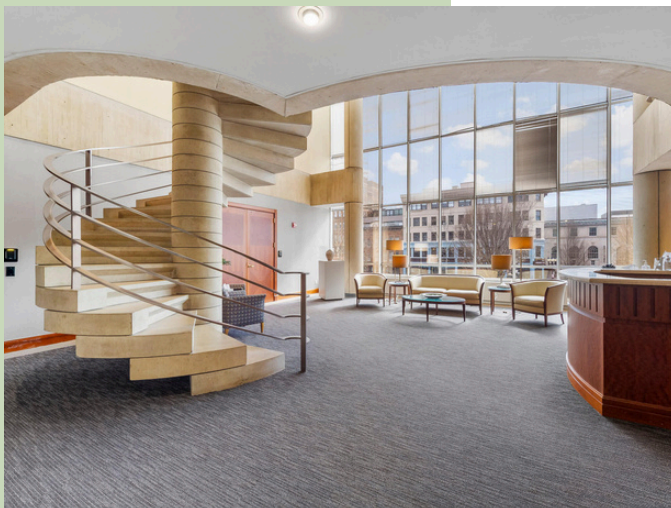




LEONETTI GROUP

# PHOTO GALLERY

1 N PACK SQUARE  
SUITES 102 & 3RD FLOOR





LEONETTI GROUP

# PHOTO GALLERY

1 N PACK SQUARE  
4TH FLOOR &  
CONFERENCE ROOMS





LEONETTI GROUP

# PHOTO GALLERY

## CONFERENCE ROOM & ROOFTOP PATIO

