

# OFFICES **FOR LEASE**

## PACK SQUARE COLLECTION DOWNTOWN ASHEVILLE

22 S PACK SQUARE

14 S PACK SQUARE

9 SW PACK SQUARE

16 BILTMORE AVENUE



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, and shopping. Now offering a variety of recently renovated turnkey office spaces with competitive pricing, full service lease rates, and private onsite garage parking.



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# JACKSON ROW



22 S Pack Square, Asheville, NC

## PROPERTY DESCRIPTION

Wide range of office spaces in varying sizes now available in the Jackson Building, one of Asheville's most impressive structures and Western North Carolina's first skyscraper. Architect Ronald Greene captured the neo-gothic style with mountains of glass and terra cotta resulting in one of Asheville's most recognizable buildings.

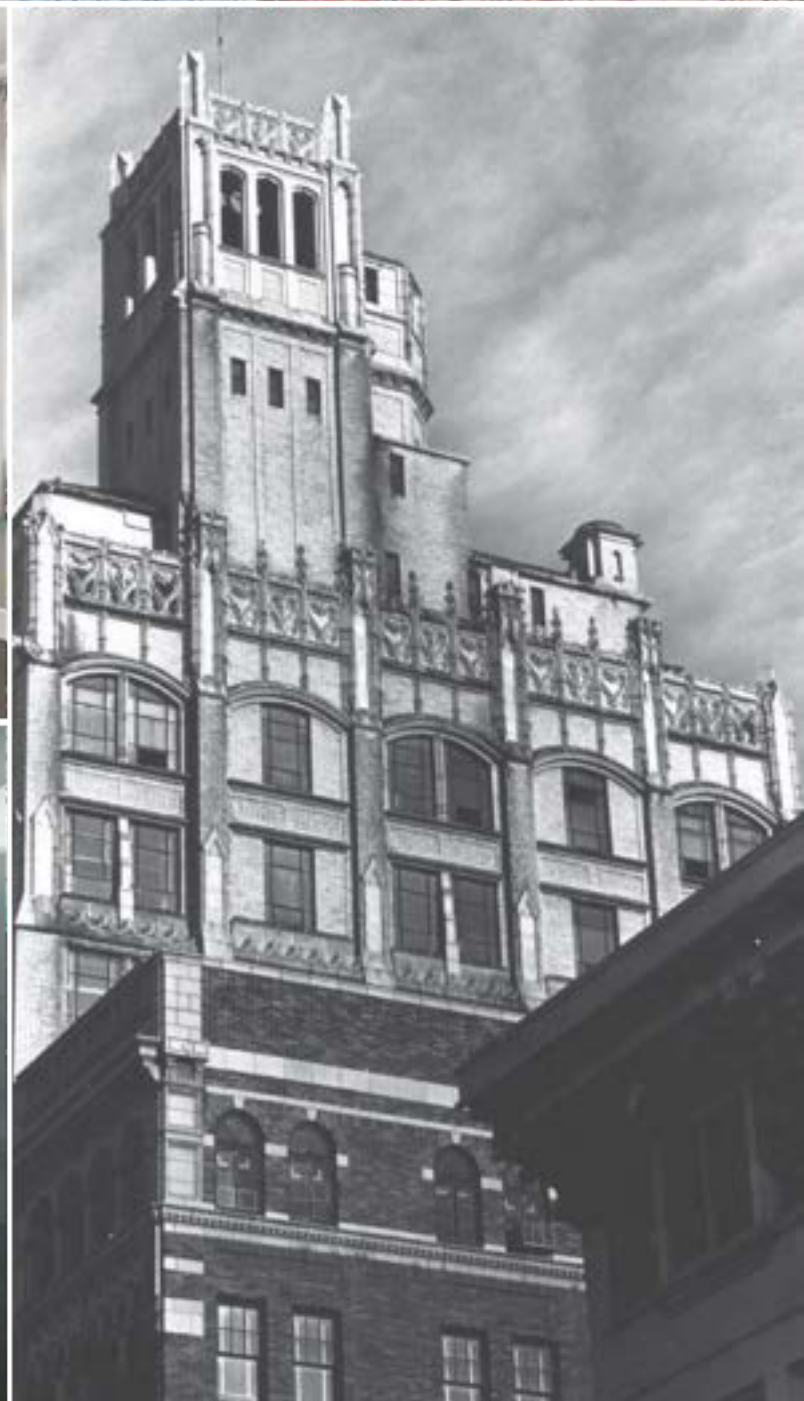
Quickly check off your must have list with incredible views, abundant natural light, functional floor plans, and competitive pricing.

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.





# JACKSON ROW





# LEGAL BUILDING



14 S Pack Square, Asheville, NC



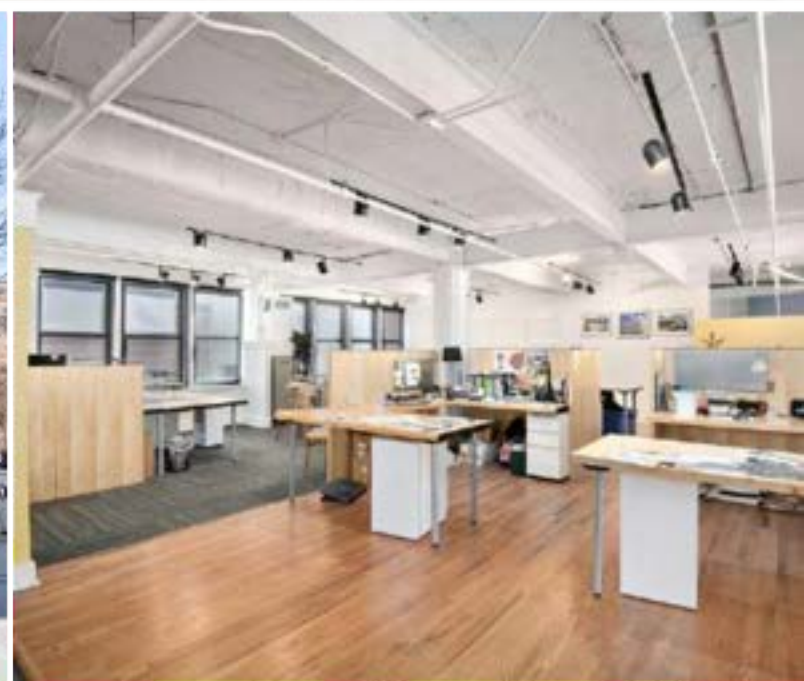
## PROPERTY DESCRIPTION

Well appointed and turnkey professional office spaces in varying sizes now available in the historic Legal Building. Designed by one of Asheville's most influential architects, Richard Sharp Smith, resulting in one of Pack Square's most defining and historically significant structures. Historic allure with modern upgrades including new elevator, paint throughout, commercial grade carpet, luxury vinyl tile, high end restrooms, artwork, and wayfinding signage. Enjoy pleasing views of Pack Square or landscaped courtyard from these office suites.





# LEGAL BUILDING





# ADLER BUILDING



9 SW Pack Square, Asheville, NC

## PROPERTY DESCRIPTION

One of a kind offices now available in downtown Asheville's historic Adler Building. This recognizable building serves as the anchor to the corner of Pack Square and just steps away from the epicenter and activity of downtown. A unique variety of suites offering timeless finishes such as fireplaces, original hardwood flooring, intricate woodwork, and other stunning architectural features. Enjoy sky high ceilings, abundant natural light, incredible views, functional floor plans, and new paint and carpet throughout. Attractive and welcoming lobby at every level of the building.





# ADLER BUILDING







16 Biltmore Avenue, Asheville, NC



## PROPERTY DESCRIPTION

Well appointed and turnkey professional offices now available in the epicenter of downtown Asheville. This well maintained mixed used building has quick and direct access to the adjacent Pack Square garage for convenient client and employee parking. Highly efficient layouts, configurable sizes, and first rate finishes. The large suites available in this building make an excellent location for law firms, accounting, financial services, or other professional uses.









# CURRENT AVAILABILITY

## 22 S Pack Square Jackson Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 300 (PENDING)	1,752 SF	\$22.00 SF	\$3,212	Cubicle work area, large conference room, 2 private offices with windows, large storage closet, and small conference/work room. Overlooks landscaped courtyard.
Suite 304 (PENDING)	930 SF	\$25.75 SF	\$1,996	Welcoming reception area with check in window, 3 private offices, storage closet, and great natural light.
Suite 404	1,543 SF	\$25.75 SF	\$3,311	Three large private offices, conference room, cubicle work area, copy area, storage closet, and secured IT room.
Suite 511	390 SF	\$25.46 SF	\$925	Single open office with great light, luxury vinyl tile, and exposed ceilings

## 14 S Pack Square Legal Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 350	1,174 SF	\$23.75 SF	\$2,324	Reception area with seating, 2 private offices, large team room for cubicle or conference table, ample storage, and additional small conference room/private office.
Suite 360	600 SF	\$25.75 SF	\$1,288	Reception area with room for desk and seating, 2 private offices with great natural light overlooking courtyard, and one small conference room.
Suite 361	574 SF	\$23.75 SF	\$1,136	Reception area, two private offices, and ample storage. Overlooks landscaped courtyard.
Suite 403	1,160 SF	\$22.00 SF	\$2,127	Small reception, 2 private offices, and large open cubicle area
Suite 406	1,150 SF	\$29.75 SF	\$2,851	High end finishes, reception area, office right off reception, kitchenette, large conference room, and large private office overlooking Pack Square. Efficient layout for law office.
Suite 507	549 SF	\$28.75 SF	\$1,315	Layout comprised of one large open room with great natural light and exposed ceilings.
Suite 600 (PENDING)	8,733 SF	\$24.00 SF		Reception area, 18 large private offices, private balcony overlooking Pack Square, kitchen and two breakrooms, cubicle area, and conference room. Potential for subdividing.



## 9 SW Pack Square Adler Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 201	1,552 SF	\$25.00 SF	\$3,233	Reception area, 4 private offices, open cubicle area, file room, large conference room, and kitchen/breakroom. Can be combined with Suite 202 totaling ±2,923 SF.
Suite 202	1,371 SF	\$23.00 SF	\$2,628	Reception and five private offices. Can be combined with Suite 201 totaling ±2,923 SF.
Suite 203	968 SF	\$22.00 SF	\$1,775	Layout includes 4 private offices and large conference room
Suite 210 (PENDING)	1,983 SF	\$27.50 SF	\$4,544	Large reception area, 3 private offices, conference room, spacious cubicle area, and kitchen/breakroom. Potential for subdividing.
Suite 302 (PENDING)	1,001 SF	\$27.50 SF	\$2,294	Reception area, 3 private offices, copy area, exposed ceilings, original hardwood floors, and historic fireplaces.
Suite E4	130 SF		\$450	Small single office with great natural light, high ceilings, fresh paint, and hardwood floors.
Suite E7	320 SF		\$500	Large single office with high ceilings, fresh paint, and hardwood floors.

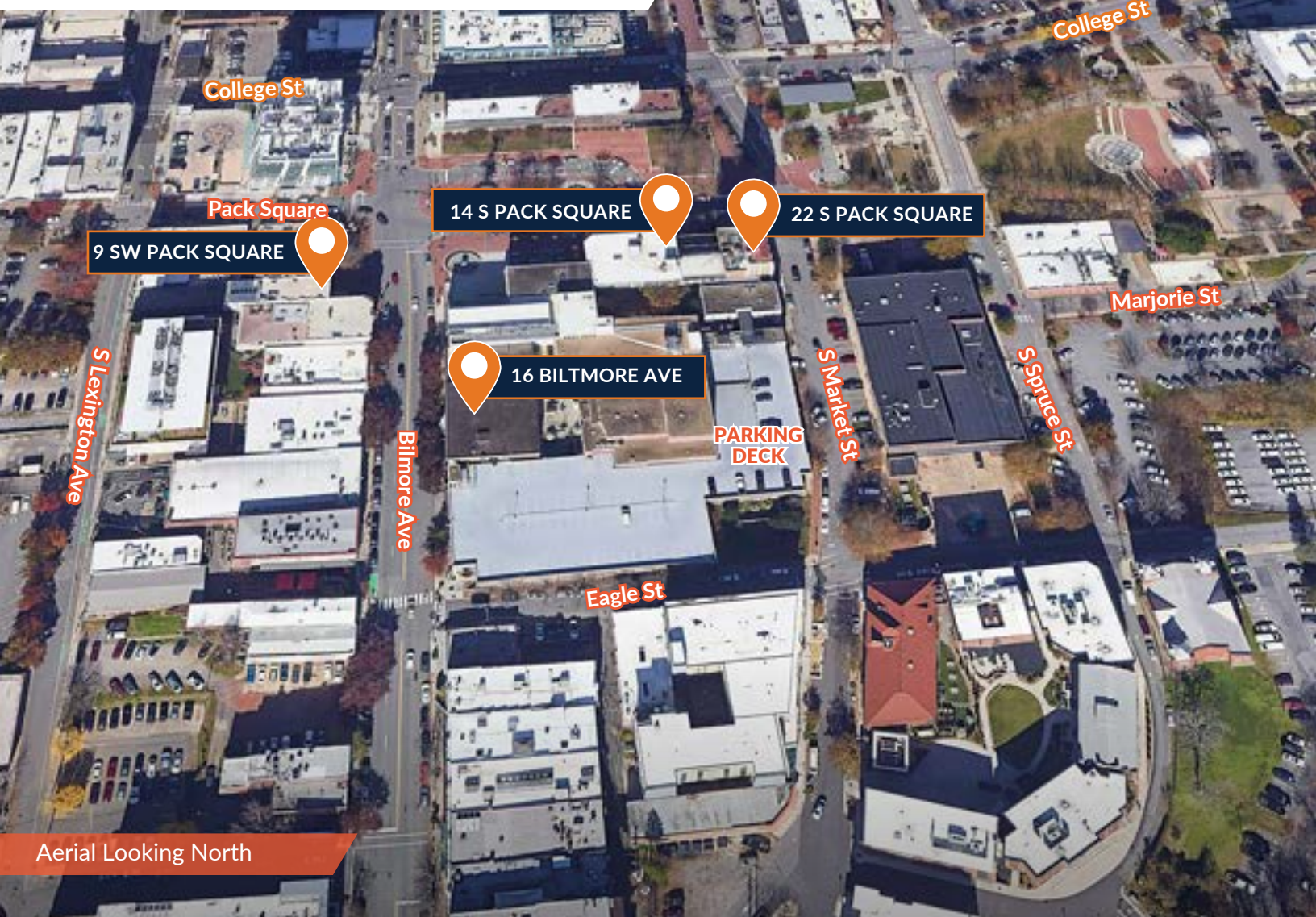
## 16 S Biltmore - Leased



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	DESCRIPTION
Suite 200A (Entire Floor)	9,150 SF	\$22.00 SF	Reception with waiting area, 15 private offices with windows, work area to accommodate ±17 work stations, large conference room, 2 small conference rooms/offices, kitchen and breakroom, work room, file room, large flex area, private restrooms, and ample storage.
Suite 200 (Subdivided)	5,850 SF	\$22.00 SF	Includes 4 private offices with windows, work area to accommodate ±17 work stations, 2 small conference rooms/offices, kitchen/breakroom, work room, large flex area, private restrooms, and ample storage.
Suite 201 (Subdivided)	3,320 SF	\$24.00 SF	Reception with waiting area, 11 private offices with windows, large conference room, small kitchen/breakroom, work/file room, private restrooms, and ample storage.
Suite 300	9,262 SF	\$22.00 SF	Reception and waiting area, ±25 private offices, multiple cubicle areas, extra large conference/meeting room, private restrooms, file room, copy room, kitchen/breakroom, and private outdoor patio.
Suites 200A&300	18,412 SF	\$20.00 SF	Second and third floors combined



# OFFICE FOR LEASE



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