SPACIOUS OFFICE SUITES IN HISTORIC DOWNTOWN BUILDING

53 S. FRENCH BROAD

ASHEVILLE, NC

FOR LEASE

SUITE 200 | 5,572 SF | $17.00/SF/YR
SUITE 302 | 3,396 SF | $15.50/SF/YR

AUSTIN WALKER | SIOR, CCIM
COMMERCIAL BROKER
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WHITNEY COMMERCIAL
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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

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Historic Office/Medical Building
Walkable to Downtown & The River Arts District.

Located just steps from downtown Asheville's thriving business district, 53 South French Broad Avenue offers a rare combination of historic character and modern functionality. This beautifully maintained building features elegant architectural details paired with updated interiors designed for today's professional needs.

Multiple suites are available, ranging from approximately 3,396 to 5,572 square feet. Tenants benefit from secure building access, professional common-area management, and a convenient location close to Asheville's restaurants, courthouses, and major commuter routes.

With its timeless character and easy accessibility, 53 South French Broad provides an ideal setting for companies seeking a distinctive and well-positioned office space in the heart of Asheville.

HIGHLIGHTS

- Windows throughout with western horizon views
- Ample on-site parking
- Hard corner (Traffic Light) at South French Broad Avenue and Hilliard Avenue
- Close to I-26, I-240, & walking distance to downtown & the River Arts District
- Signage and Visibility on French Broad Avenue and Hilliard Avenue

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Available Suites

SUITE 200	5,572 SF	$17.00/SF/YR NNN
SUITE 302	3,396 SF	$15.50/SF/YR NNN

NNN/FULL SERVICE OPERATING EXPENSES IS ESTIMATED AT $10.25/SF

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GALLERY

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SUITE 200

TYPICAL EXAM ROOM

OFFICE

WAITING ROOM

INFUSION SUITE

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FLOOR PLAN | SUITE 200

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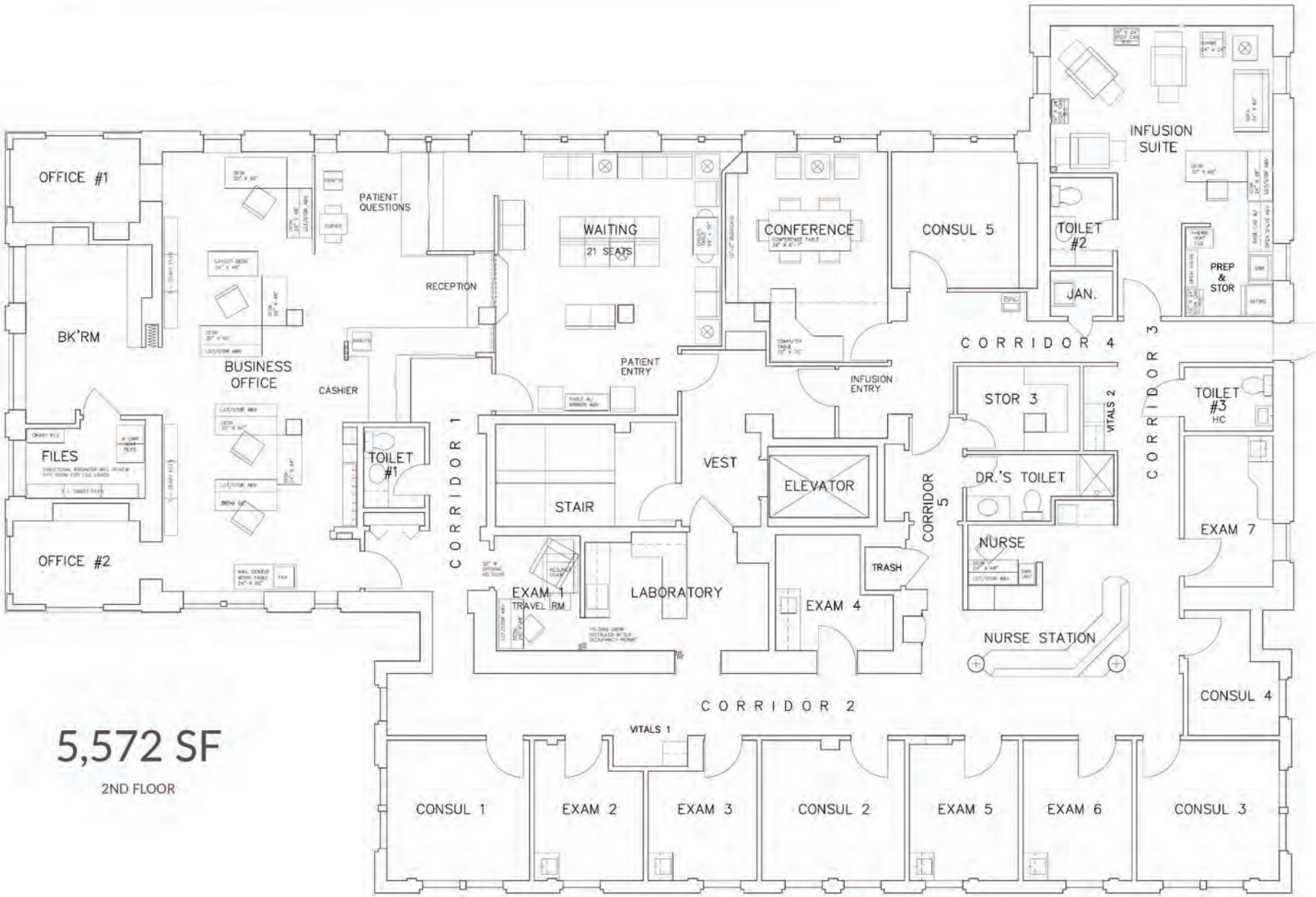

5,572 SF

2ND FLOOR

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GALLERY

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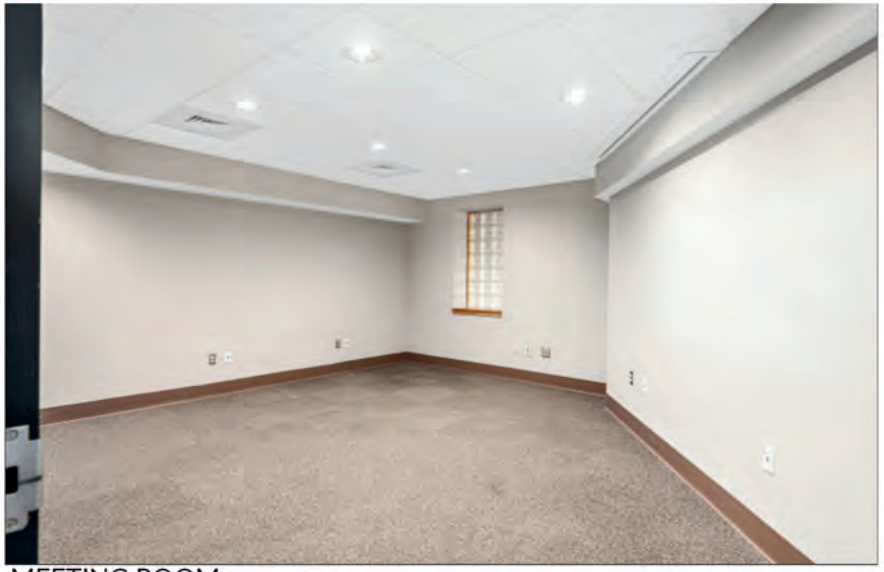
SUITE 302

BOARDROOM/CUBICLE/BULLPEN



MEETING ROOM

OFFICE

BOARDROOM/CUBICLE/BULLPEN

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FLOOR PLAN | SUITE 302

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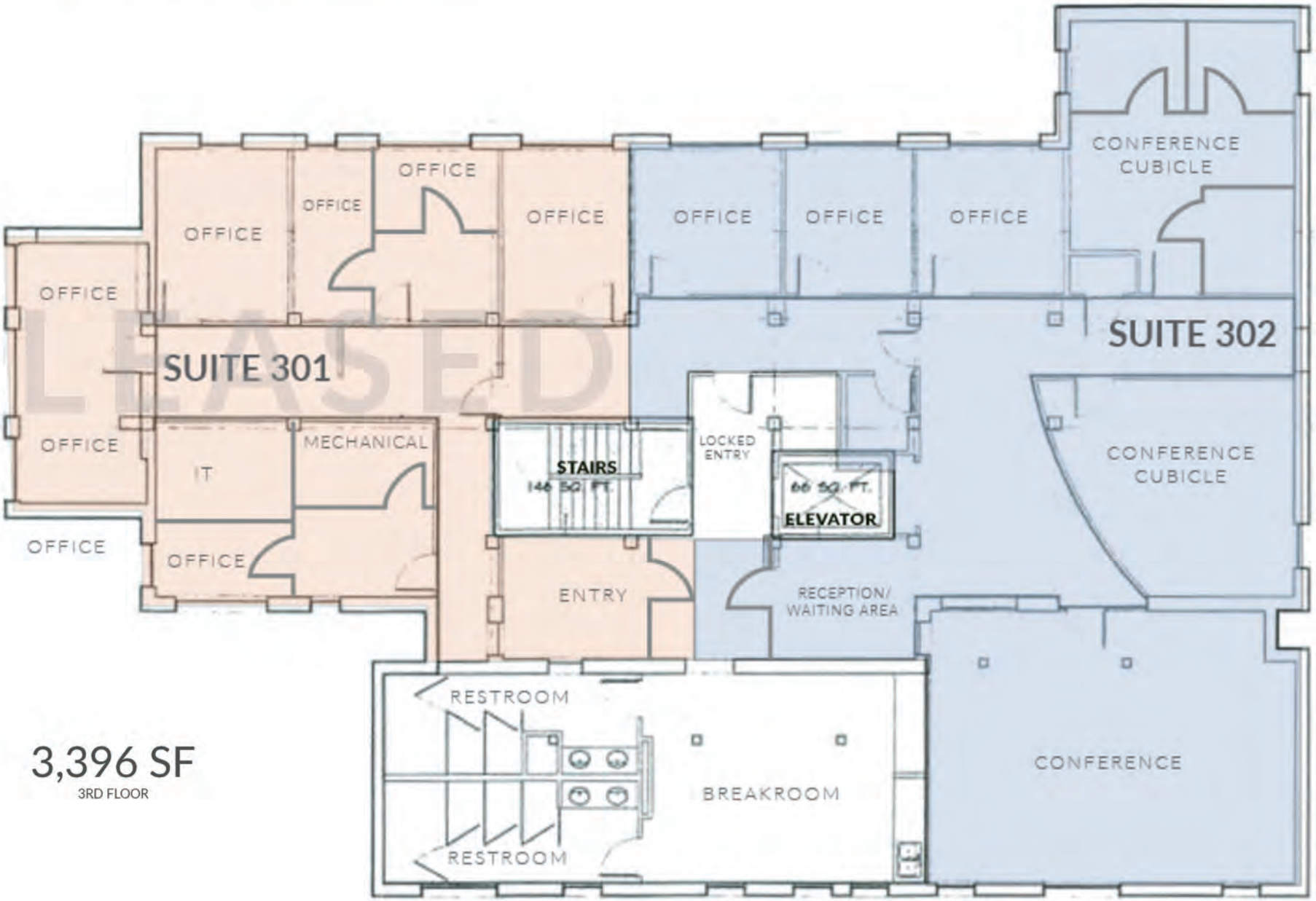

3,396 SF
3RD FLOOR

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COMMERCIAL BROKER

austin walker

CCIM, SIOR

Commercial Real Estate Broker

828.713.0777

awalker@whitneycre.com

Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 800 transactions resulting in a career sales volume in excess of $375 million. Austin has a consistent track record or closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation 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. The Certified Commercial Investment Member (CCIM) designation 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 has served as President of the SIOR Carolinas Chapter, 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.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
$7,150,000 142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER

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