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300 Executive Park
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19 Rankin Avenue Unit 1B

Asheville, North Carolina 28801

Property Highlights

- Soon to be unit 1B of Rankin Press Lofts Condominium. **Condo Subdivision is in process.**
- +/- 4,768 SF creative space in downtown Asheville.
- Located within Rankin Press Lofts mixed-use building
- Flexible layout with a mix of private offices and open workspace and views from both Rankin and N Lexington Ave.
- High ceilings, skylights, and character-driven interior environment.
- Covered outdoor parking area with potential for patio, seating, or alternative use (subject to approvals).
- Garage Condo available for separate purchase in adjacent building. See Brochure.

Offering Summary

Sale Price:	\$2,400,000
Building Size:	4,768 SF
Zoning:	CBD Zoning
Use:	Office / Adaptive Reuse

[VIDEO](#)

For More Information



Chris Mansfield

Commercial Broker

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Property Overview

Unit 1B at 19 Rankin Avenue presents a rare opportunity to acquire a ±4,768 SF creative office space within the Rankin Press Lofts, one of downtown Asheville's most distinctive mixed-use buildings.

The unit is currently in the process of being established through the subdivision of the existing Unit 1 into Units 1A and 1B, offering a unique opportunity to acquire newly defined space within a proven asset.

Featuring high ceilings, Skylights, flexible layout, and a blend of private offices and open areas, the space is well suited for creative office, studio, or adaptive reuse concepts.

The unit also benefits from an adjacent covered outdoor parking area, currently utilized for vehicle access and parking. This area may offer potential for alternative uses such as outdoor seating, loading dock, patio, or event-oriented space (subject to approvals), creating a unique opportunity to extend usable space beyond the interior footprint.

An additional garage condo in the adjacent building is available for purchase, providing a strategic opportunity to enhance access, storage, or operational functionality.

CBD zoning allows for a wide range of commercial and residential uses, positioning the property for long-term flexibility and value.

Strategic Opportunity

Unit 1B presents a unique opportunity to acquire newly established space within the Rankin Press Lofts, with flexibility to tailor the layout and use to various needs.

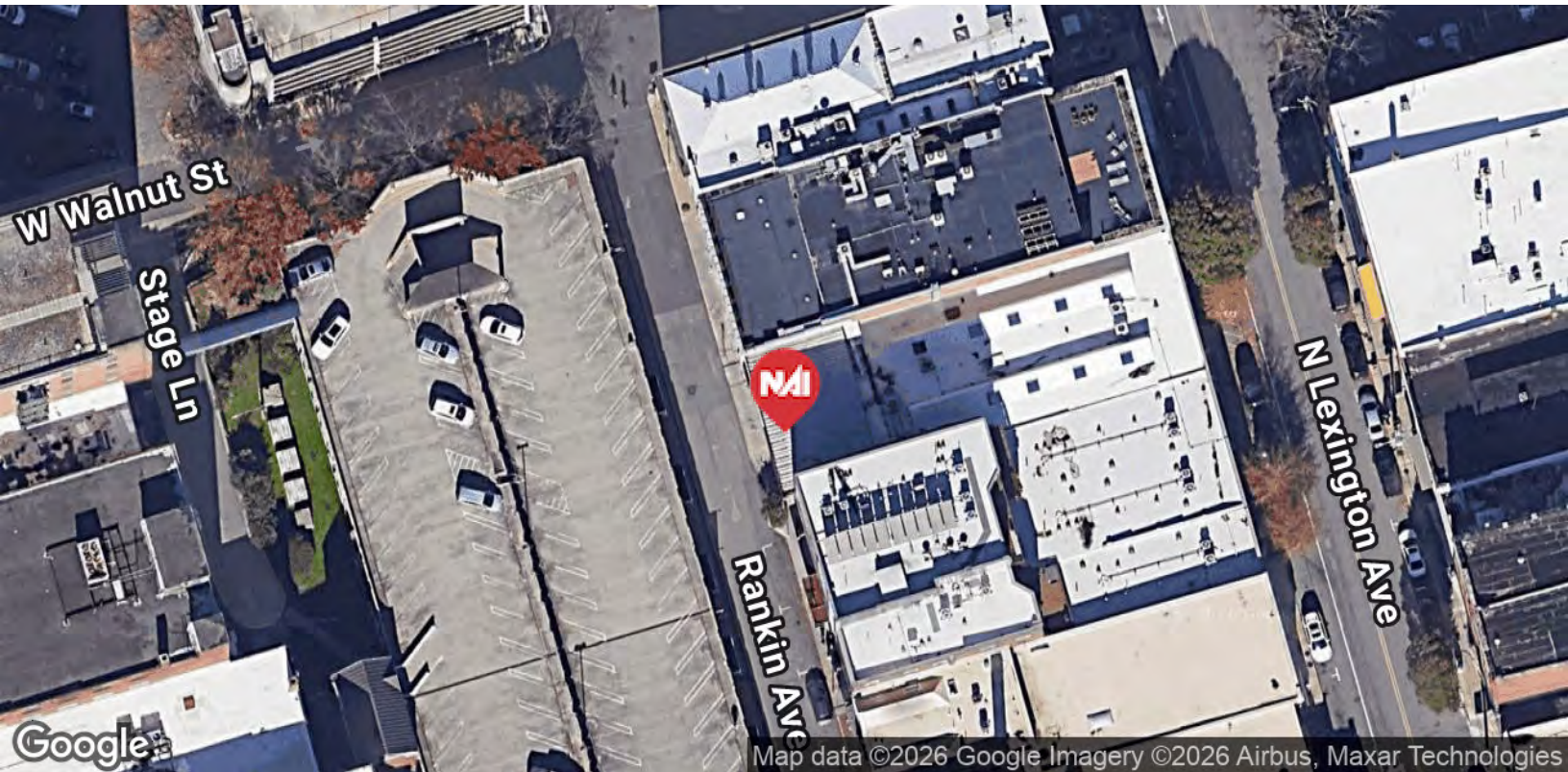
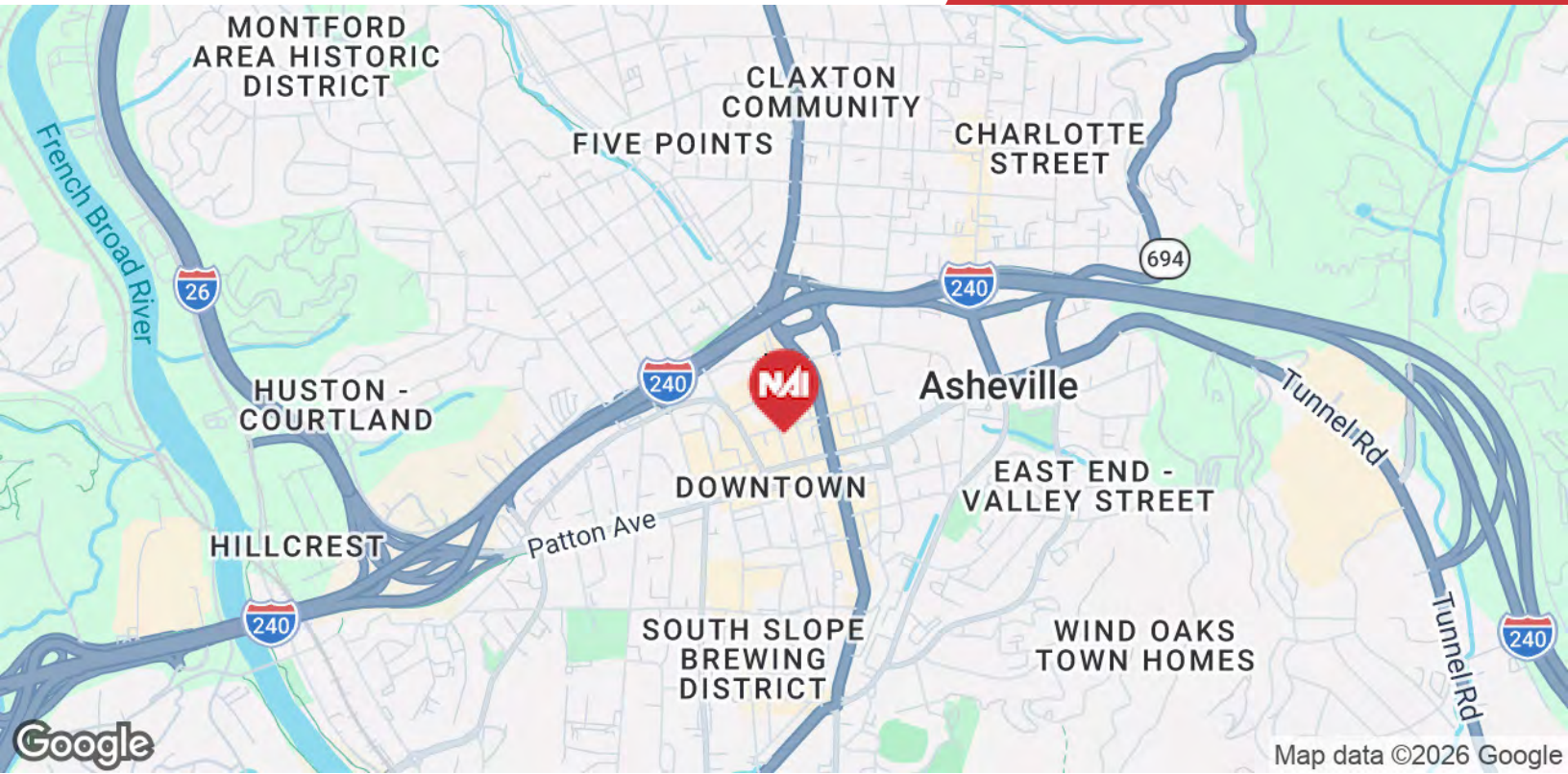
Condo Creation Advantage - Unit 1 is currently being subdivided into Units 1A and 1B, offering the opportunity to acquire a newly defined space.

Creative Office / Headquarters - Well suited for design firms, agencies, or professional users seeking a distinctive downtown workspace with a mix of private offices and areas.

Expansion & Control - Opportunity to combine ownership with additional units in the building or adjacent properties, enhancing long-term flexibility and control.

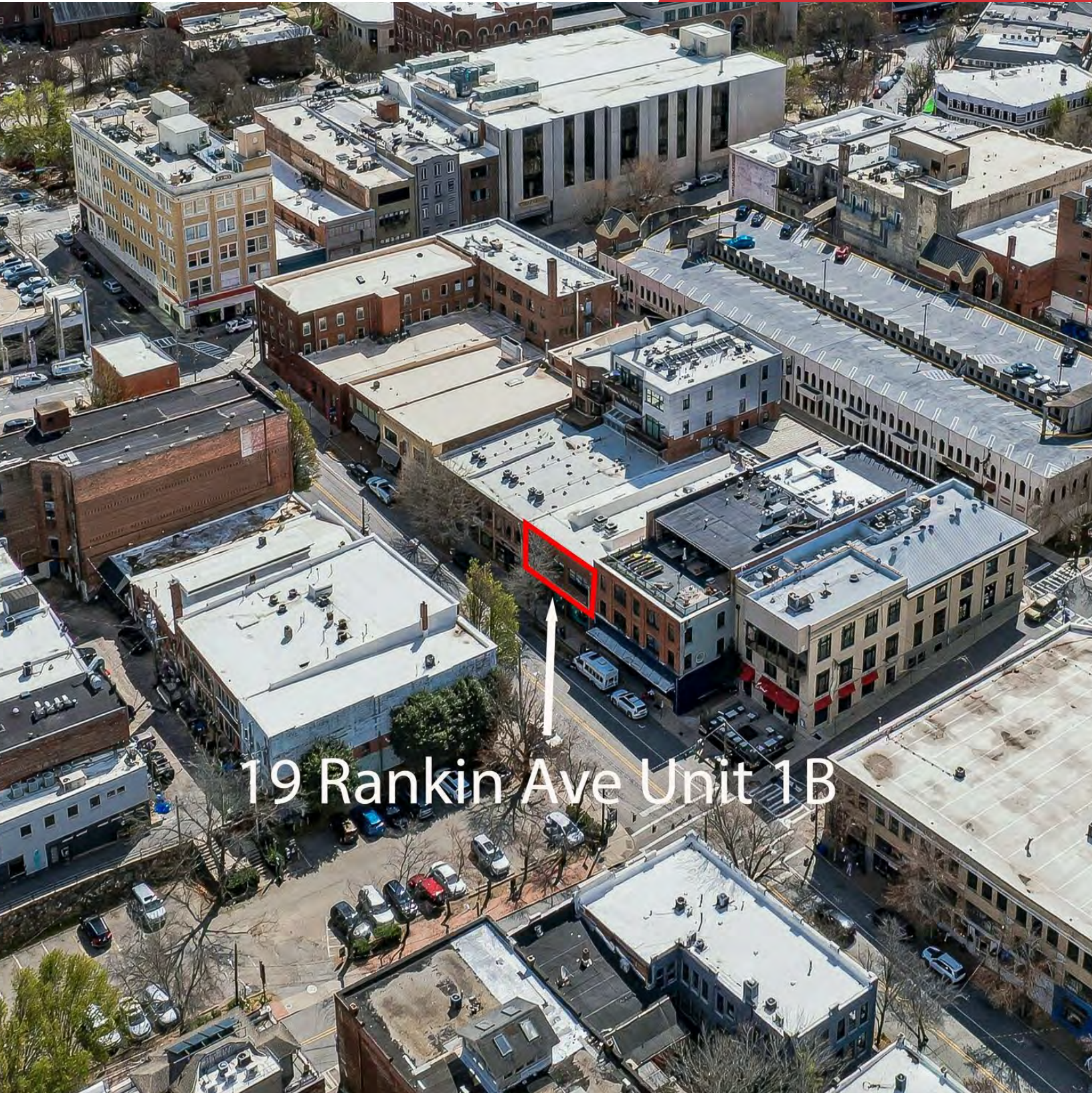
Long-Term Flexibility - CBD zoning allows for a wide range of commercial uses, supporting evolving use over time.





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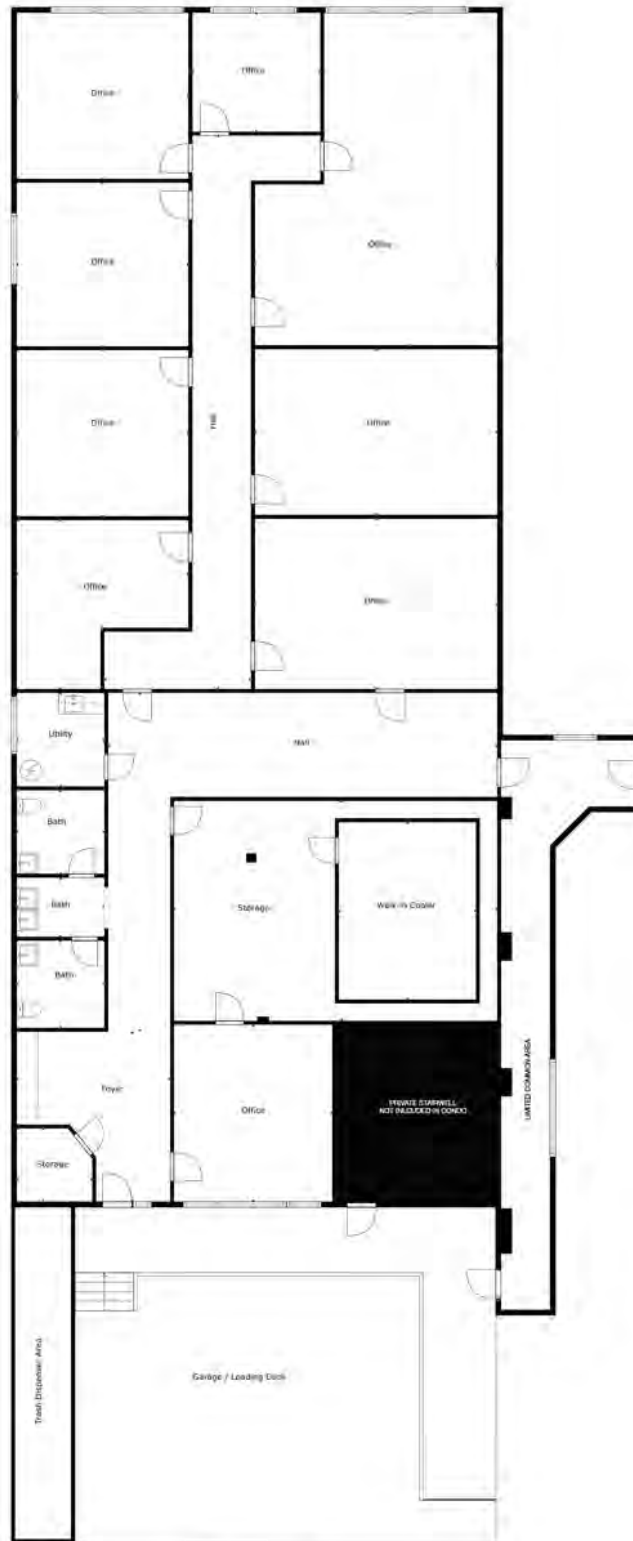
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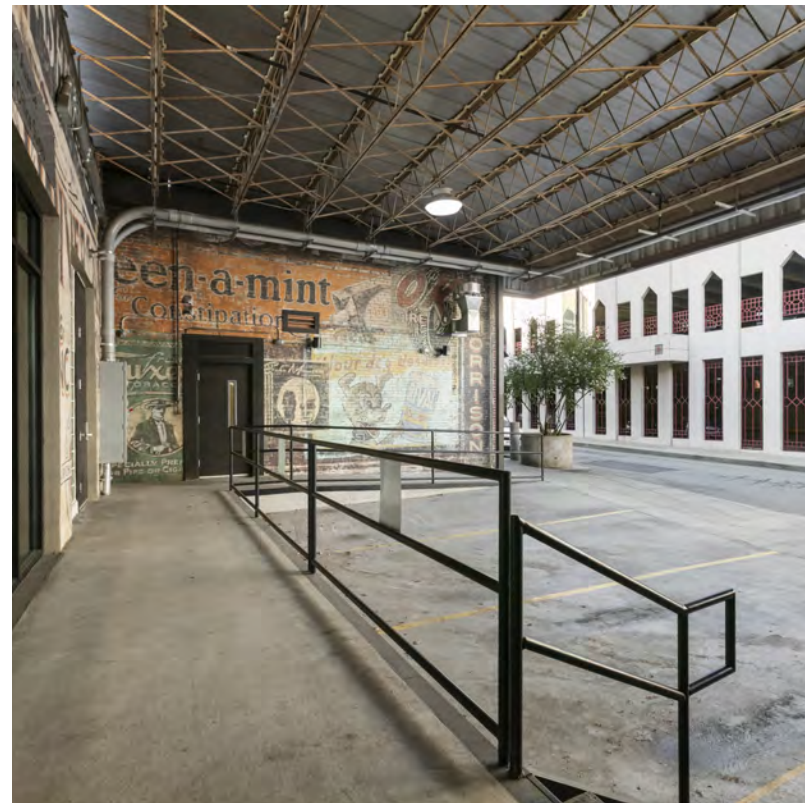
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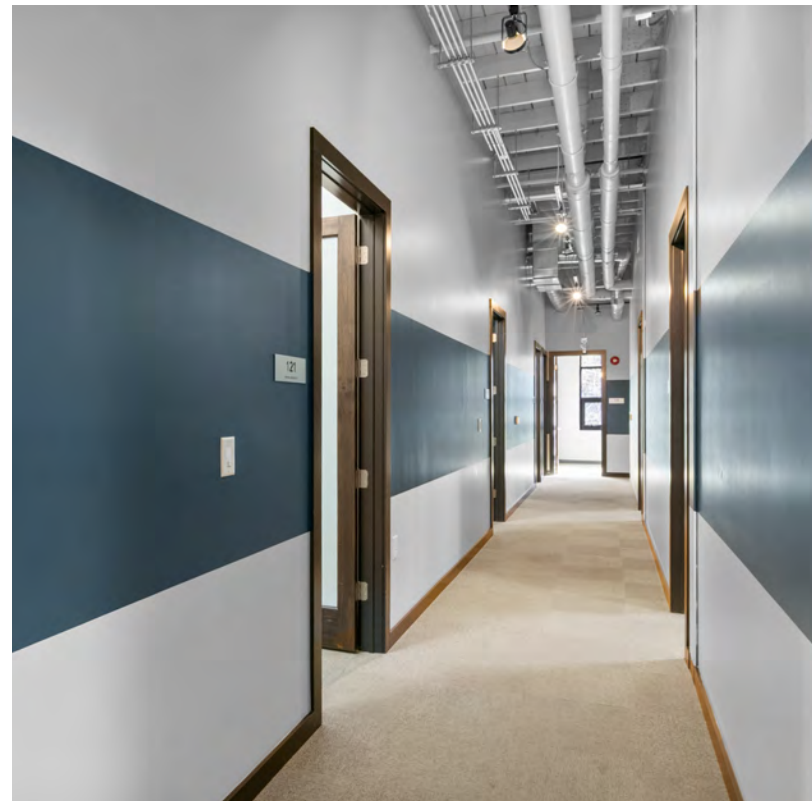
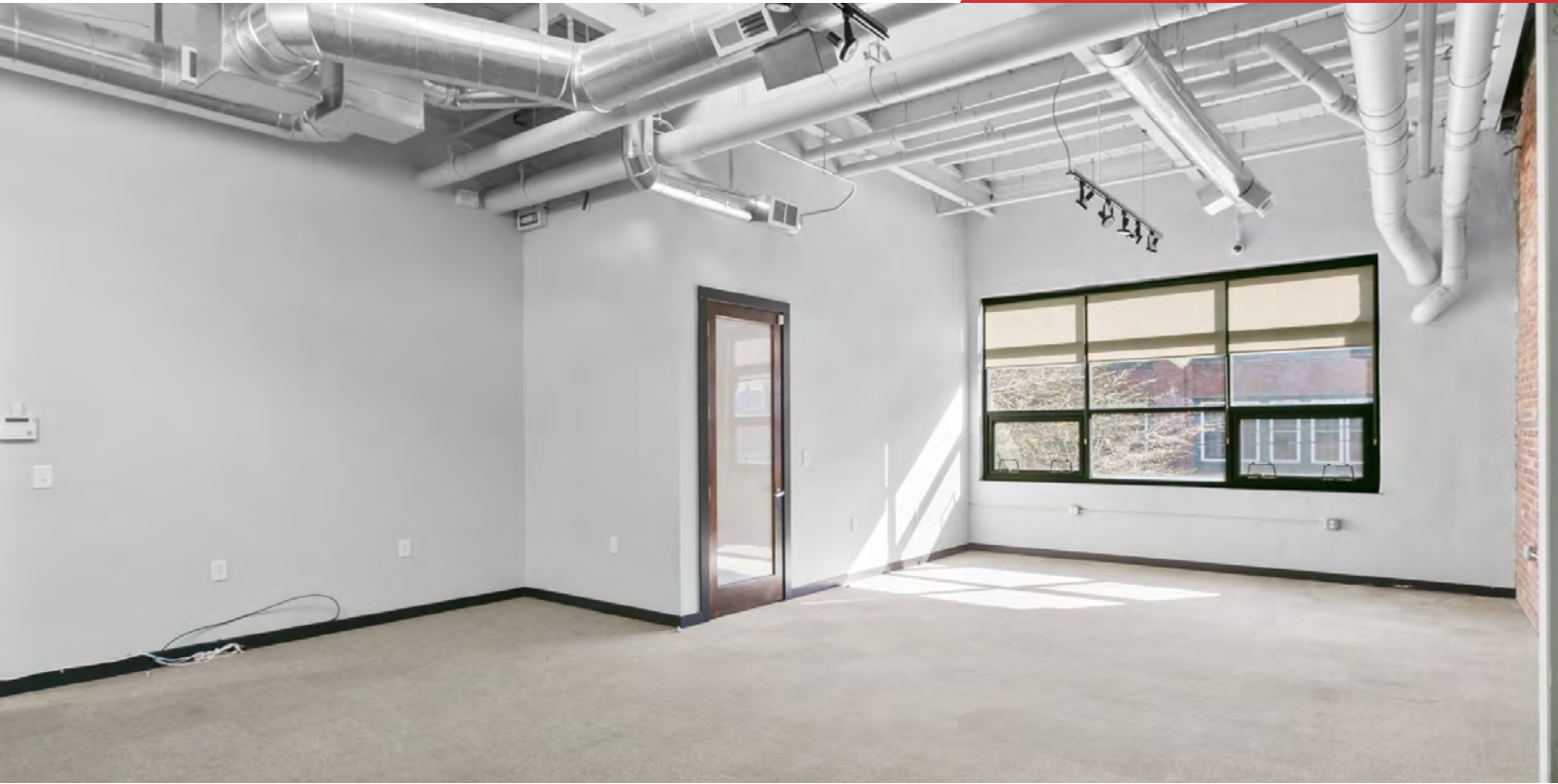


RANKIN AVE



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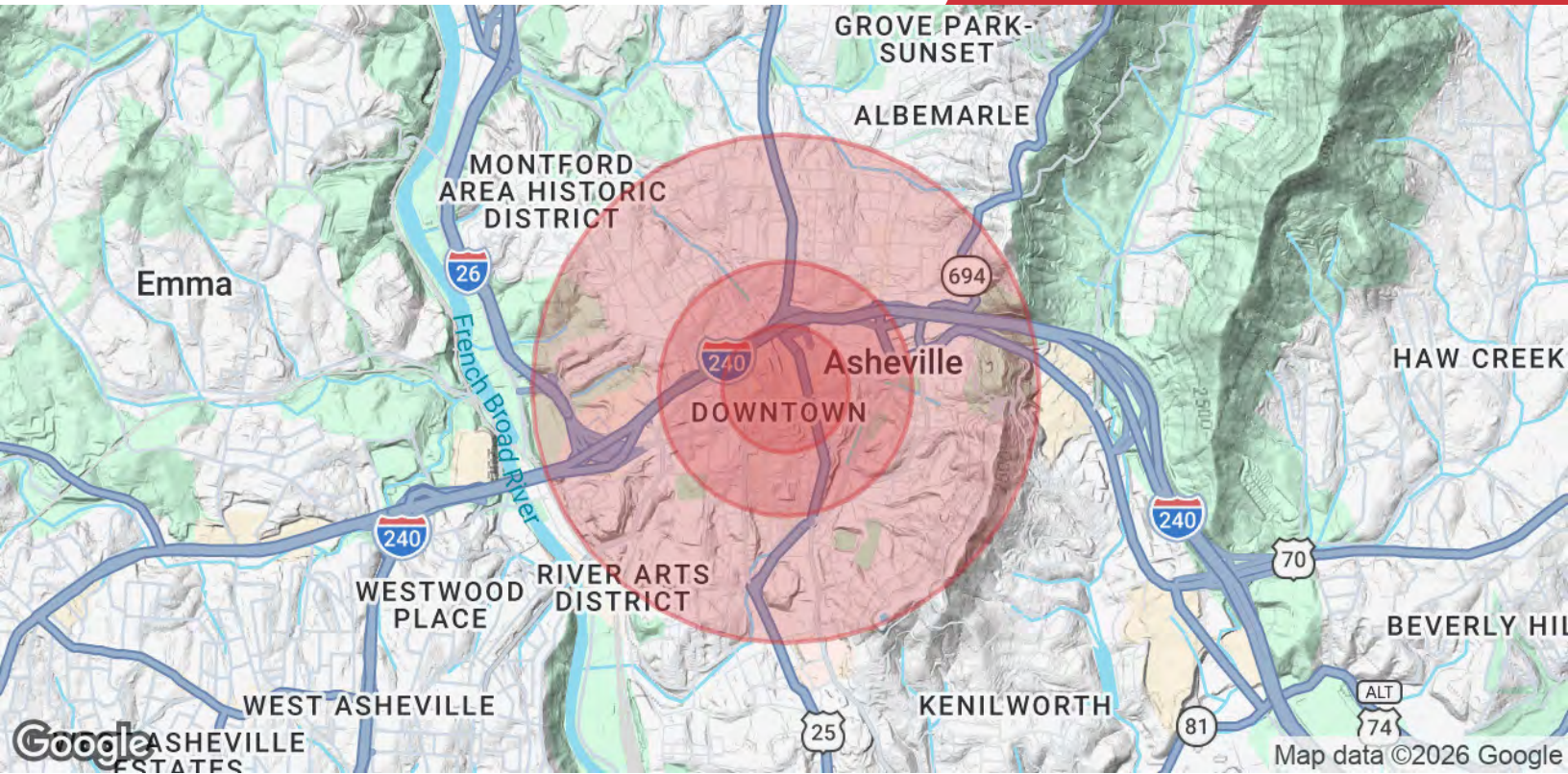
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	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	637	2,528	8,433
Average Age	54.7	45.5	43.7
Average Age (Male)	54.2	47.7	45.9
Average Age (Female)	59.1	46.9	42.6
Households & Income			
Total Households	326	1,150	3,954
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$55,545	\$78,561	\$84,385
Average House Value	\$833,548	\$680,173	\$572,015

2023 American Community Survey (ACS)



Chris Mansfield

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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