



**WHITNEY  
COMMERCIAL**  
REAL ESTATE SERVICES

Brokerage • Management • Construction



**HIGH VISIBILITY  
TURNKEY OFFICE  
2,139 SF**  
FOR LEASE

**7 ORCHARD STREET, SUITE 101**  
Asheville, NC 28801



**OFFERING SUMMARY**

Lease Rate	\$23.95 SF/yr (Full Service)
Number of Units	1
Available SF	2,139 SF
Lot Size	1.09 Acres
Building Size	14,124 SF

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# PROPERTY SUMMARY

7 Orchard Street, Suite 101, Asheville, NC 28801



## PROPERTY DESCRIPTION

7 Orchard Street is an ideal location for an office in Asheville. Previously a bank branch, this space was most recently utilized by a real estate firm. The property boasts ample parking (60 spaces), and is situated close to Downtown Asheville, Chestnut Hill, Merrimon Avenue, and Charlotte Street.

Suite 101 features a reception area, waiting room, private office, conference room, cubicle/open workspace, work room, and storage area (formerly a bank vault). Restrooms are shared with tenants on the lower level, and there is additional access to an upstairs breakroom and kitchen. The full-service lease provides exceptional value for tenants, as all expenses are included in the rent except for internet.

## PROPERTY HIGHLIGHTS

- Full-service lease
- Perfect layout for professional services
- High visibility adjacent to I-240 (73,000 VPD)
- Abundant off-street parking
- Signage opportunity available on Central Avenue
- Easy walking distance to Downtown Asheville



# GALLERY

7 Orchard Street, Suite 101, Asheville, NC 28801



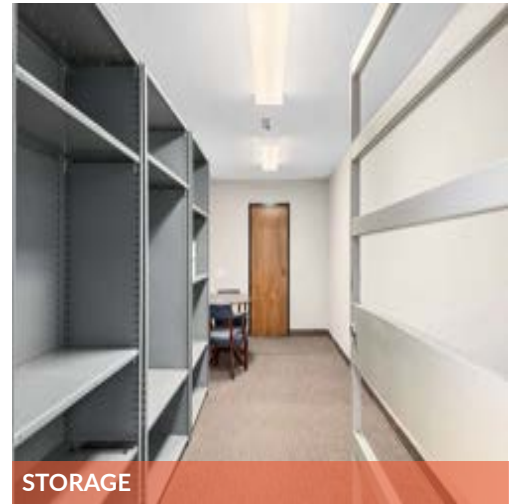
RECEPTION



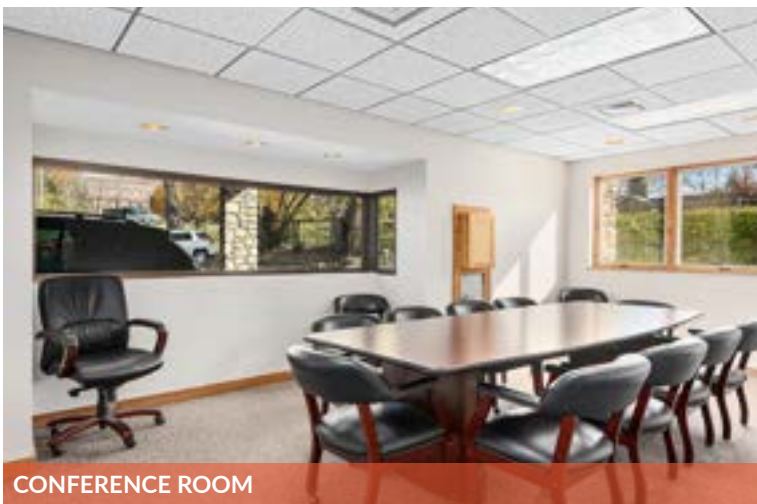
CORNER OFFICE



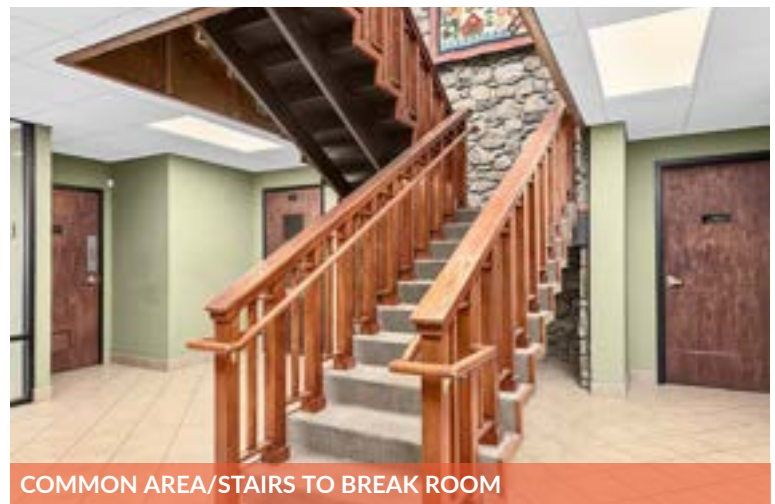
OPEN WORK AREA/CUBICLE SPACE



STORAGE



CONFERENCE ROOM



COMMON AREA/STAIRS TO BREAK ROOM



# FLOOR PLANS

7 Orchard Street, Suite 101, Asheville, NC 28801

