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DOWNTOWN ASHEVILLE INVESTMENT 7.7% CAP | \$1,125,000

FOR SALE & LEASE
\$241 PSF

157 SOUTH LEXINGTON AVENUE
Asheville, NC 28801



OFFERING SUMMARY

Sale Price	\$1,125,000
Lease Rate	\$27.50 PSF (full-service)
Available SF FOR LEASE	936 SF
Building Size	4,663 SF
Cap Rate	7.7%

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PROPERTY SUMMARY

157 South Lexington Avenue, Asheville, NC 28801

Premier office investment in Asheville's South Slope, fully leased with in-place income and a 7.7% cap rate at \$1,125,000 (\$241/SF). Ideal for investors or owner-users: Suite D (936 RSF) is leased short-term and will vacate upon execution of a new lease. Offered for lease at \$27.50/SF (\$2,145/month).

The property totals 4,663 RSF across 8 suites with Class A finishes, hardwood floors, large windows, shared restrooms, kitchen/break area, and patio access in select units. Strong tenant mix and prime location steps from breweries, restaurants, and downtown amenities.

Office Space for Lease – South Slope / Downtown Asheville

Now offered at a reduced rate of \$27.50/SF (\$2,145/month), Suite D at 157 S. Lexington Avenue is a 936 RSF Class A office suite in one of Asheville's most walkable, vibrant districts. Features include hardwood floors, natural light, shared restrooms, kitchen/breakroom, and a common hallway.

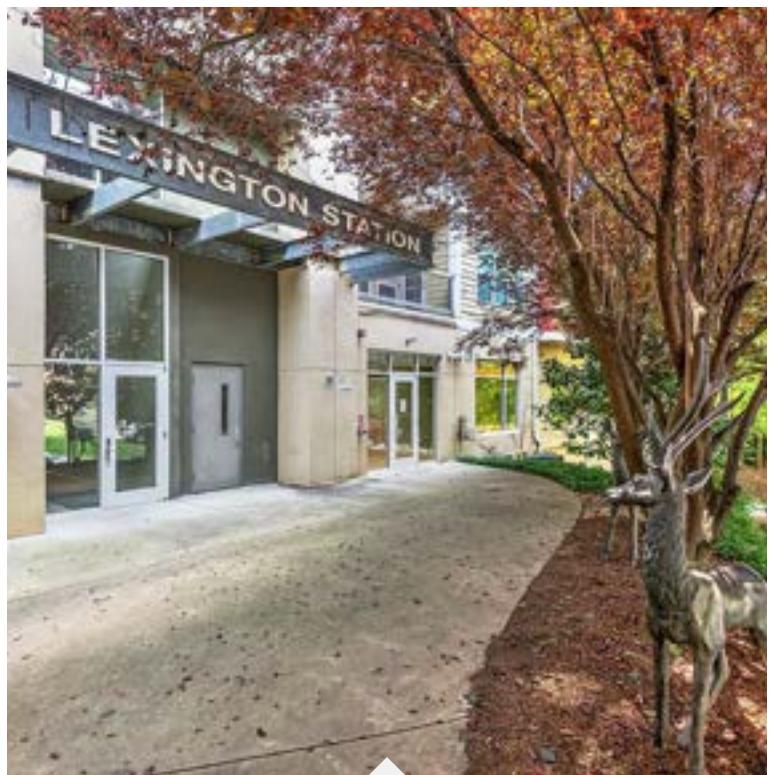
Located in the heart of South Slope, this space is ideal for professional, creative, or wellness users looking for a polished presence near breweries, restaurants, and downtown amenities.

Note: The property is currently for sale. Suite D is leased short-term, and the tenant will vacate upon execution of a new lease.

The eight suites total 4,663 rentable square feet, and are broken down as follows:

- * Suite A = 367 SF (leased); \$850/month rent
- * Suite B1 = 479 SF (leased); \$1,200/month rent
- * Suite B2 = 402 SF (leased); \$800/month rent
- * Suite C = 523 SF (leased); \$1,263.92/month rent
- * Suite D = 936 SF (leased); \$2,106/month rent & also available: \$2,145/month
- * Suite E = 657 SF (leased); \$1,500/month rent
- * Suite F = 939 SF (leased); \$2,300/month rent
- * Suite G = 360 SF (leased); \$875/month rent

All suites have access to two common bathrooms, as well as a common interior hallway. There's a kitchen and breakroom area that is shared by all tenants.



- Prime Downtown Asheville location
- Walkable to amenities, shopping and dining
- Class A finishes throughout
- Flooded with light
- Flexible layout options
- Four parking spaces
- Tenants in place
- Strong investment potential



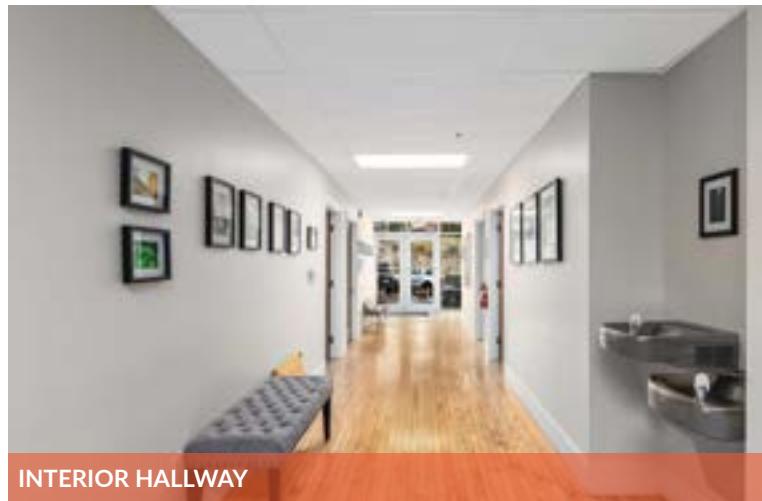
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GALLERY

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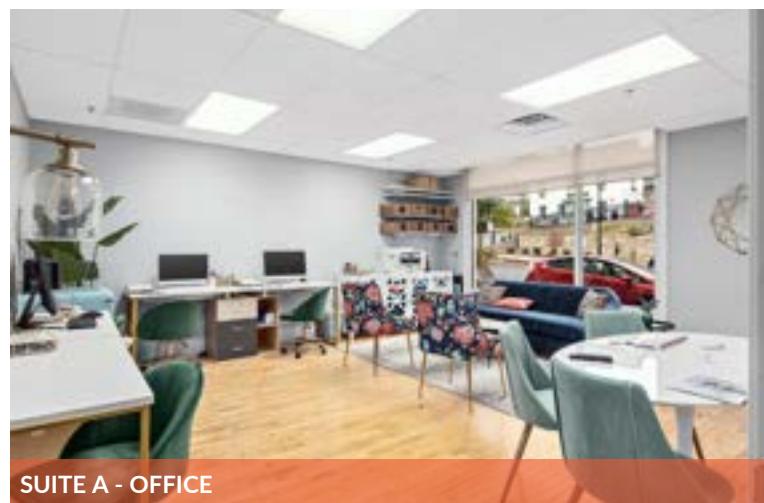
INTERIOR HALLWAY



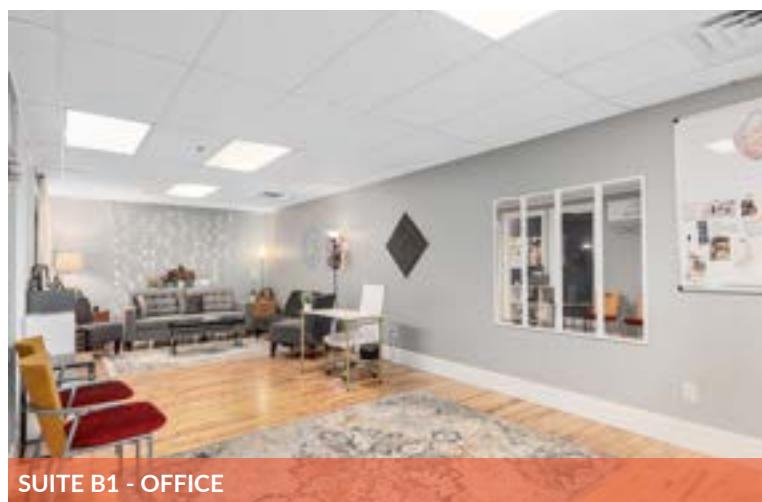
ENTRANCE TO SUITES A, B1, B2



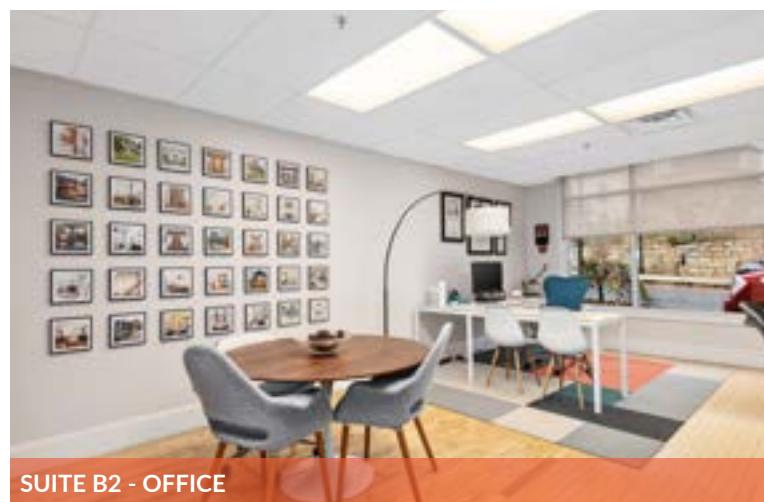
KITCHENETTE



SUITE A - OFFICE



SUITE B1 - OFFICE



SUITE B2 - OFFICE



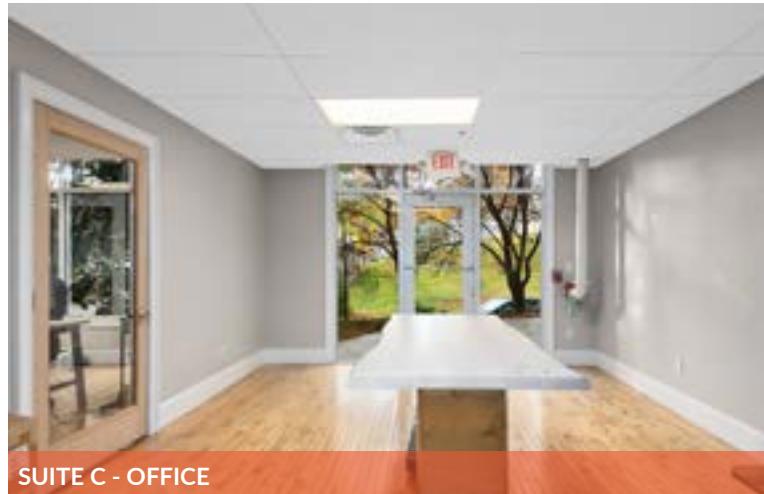
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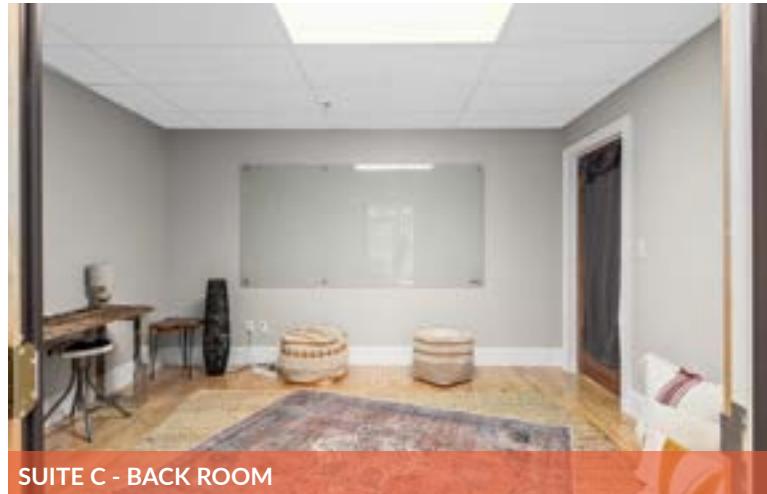
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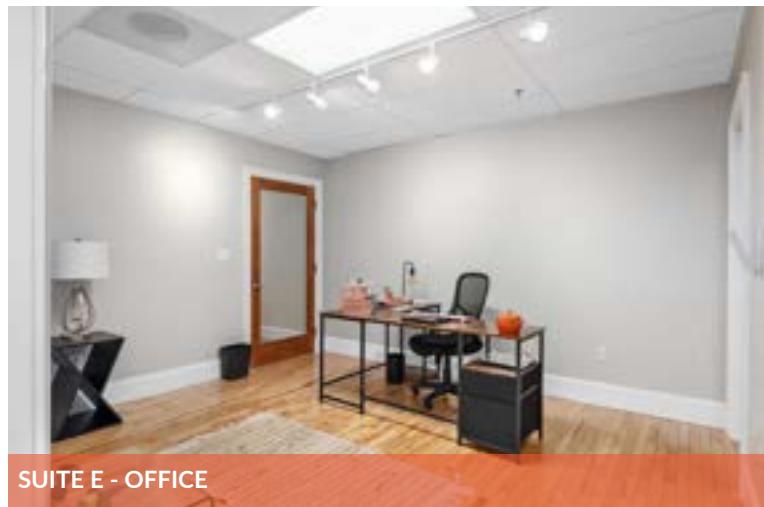
SUITE C - OFFICE



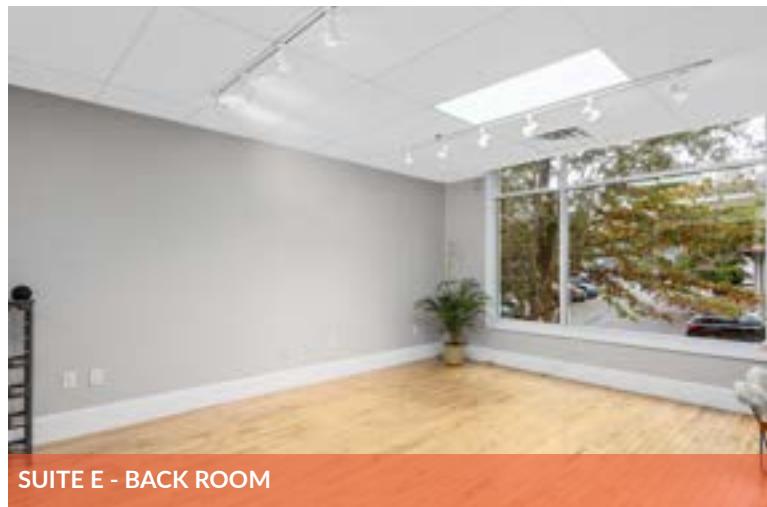
SUITE C - BACK ROOM



SUITE D - OFFICE



SUITE E - OFFICE



SUITE E - BACK ROOM



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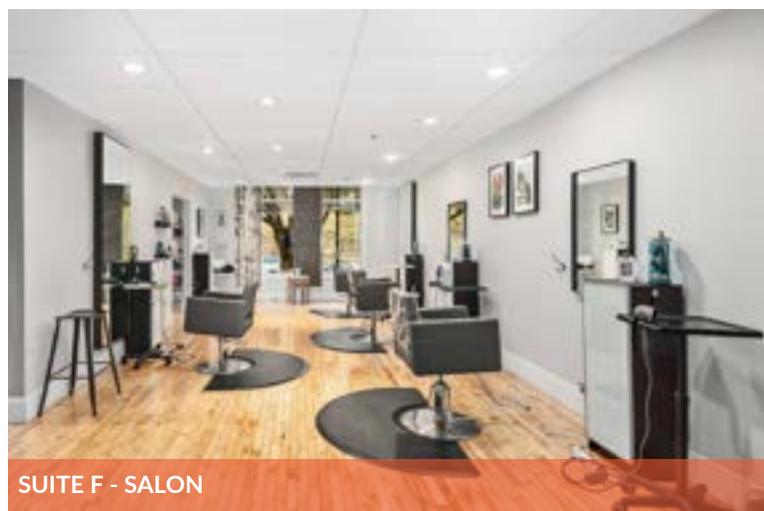
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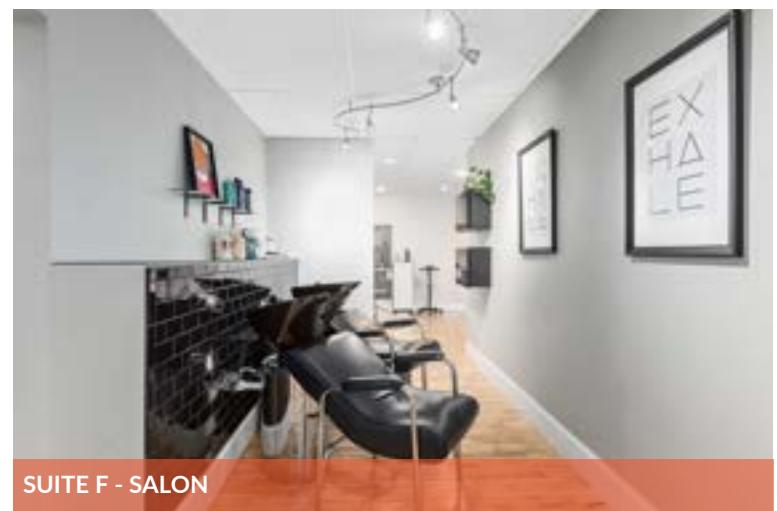
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SUITE F ENTRANCE - SALON



SUITE F - SALON



SUITE F - SALON



SUITE F - SALON



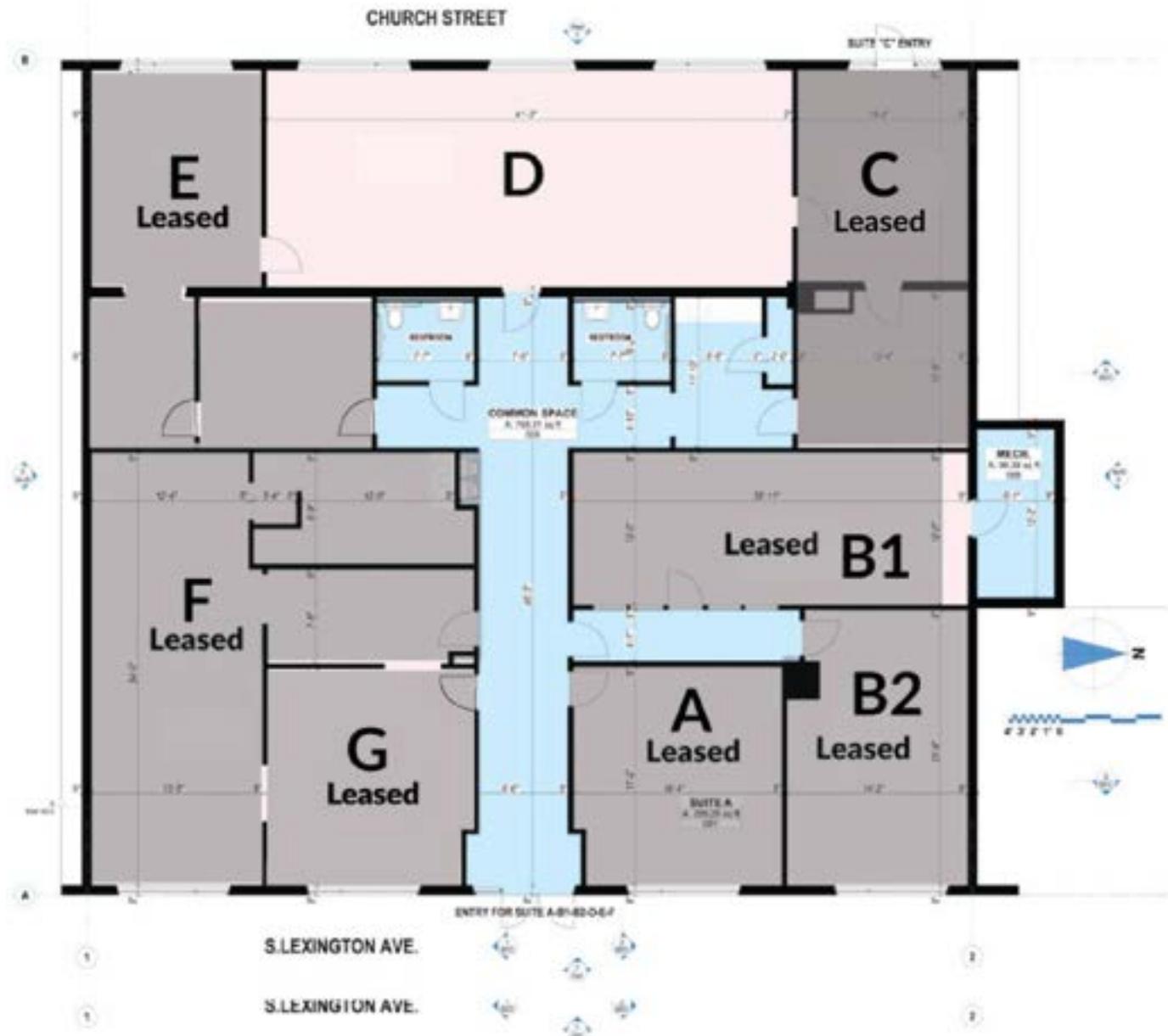
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FLOOR PLANS

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	936 SF	Full Service	\$2,145 per month	One large room with a wall of windows. Common bathrooms and common breakroom. Space can be combined with adjacent suites. Rent is full service structure - Tenant pays suite janitorial and telecommunications.



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POINTS OF INTEREST

157 South Lexington Avenue, Asheville, NC 28801

LOOKING SOUTH



LOOKING NORTH



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