

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

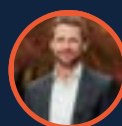
FOR SALE & LEASE
\$241 PSF

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%



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.

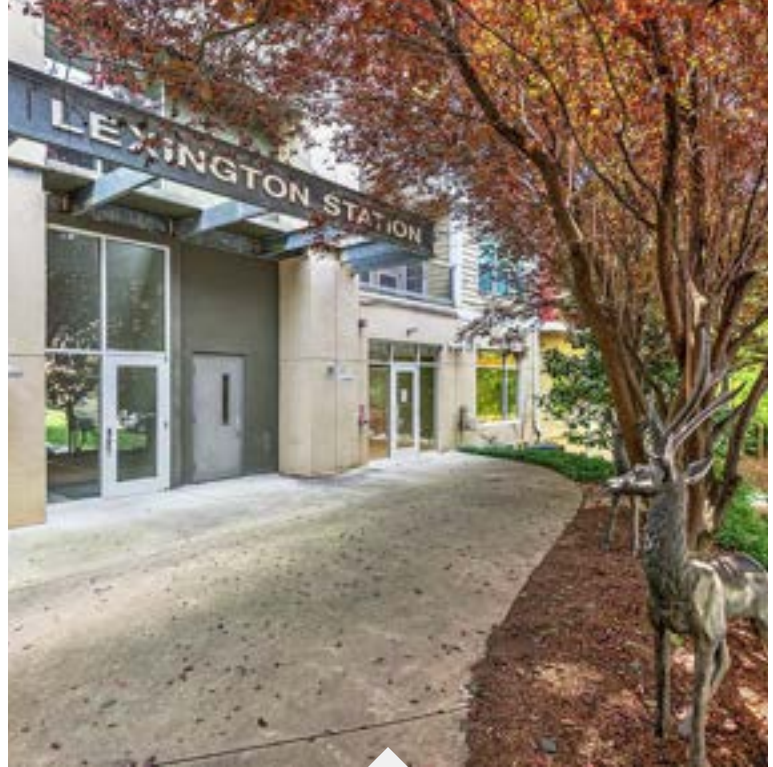
Located in the heart of South Slope, this space is ideal for professional, creative, or wellness users looking for a polished presence near breweries, restaurants, and downtown amenities.

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

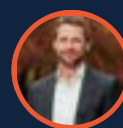
The eight suites total 4,663 rentable square feet, and are broken down as follows:

- * 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



GALLERY

157 South Lexington Avenue, Asheville, NC 28801



INTERIOR HALLWAY



ENTRANCE TO SUITES A, B1, B2



KITCHENETTE



SUITE A - OFFICE



SUITE B1 - OFFICE



SUITE B2 - OFFICE



GALLERY

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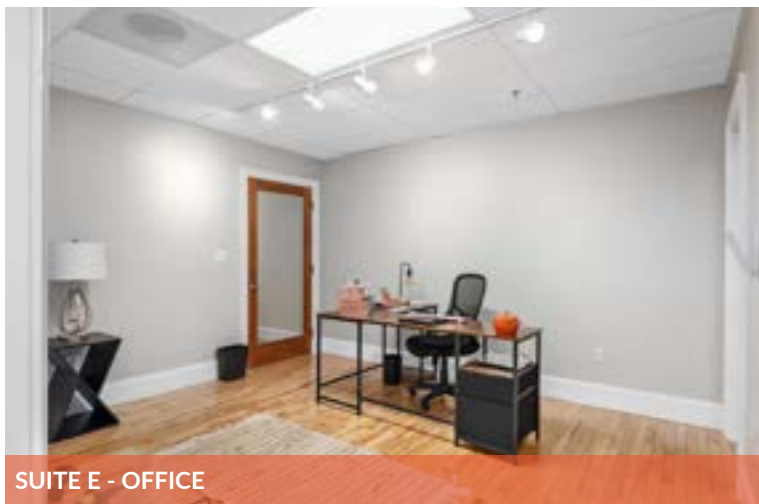
SUITE C - OFFICE



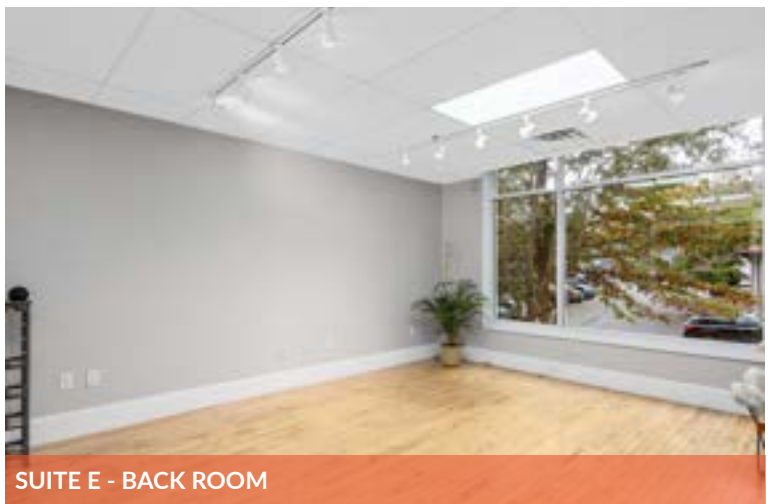
SUITE C - BACK ROOM



SUITE D - OFFICE



SUITE E - OFFICE



SUITE E - BACK ROOM



GALLERY

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SUITE F ENTRANCE - SALON



SUITE F - SALON



SUITE F - SALON



SUITE F - SALON



FLOOR PLANS

157 South Lexington Avenue, Asheville, NC 28801



LEASE SPACES

157 South Lexington Avenue, Asheville, NC 28801



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.



POINTS OF INTEREST

157 South Lexington Avenue, Asheville, NC 28801

