

RETAIL • GALLERY • OFFICE

ONLY TWO SPACES AVAILABLE FOR LEASE » RIVER ARTS DISTRICT

31 ARTFUL WAY • ASHEVILLE • NC

ARTFUL WAY

LIVE. WORK. CREATE. PLAY.

In the Heart of the River Arts District

SEE INSIDE FOR MORE INFORMATION!

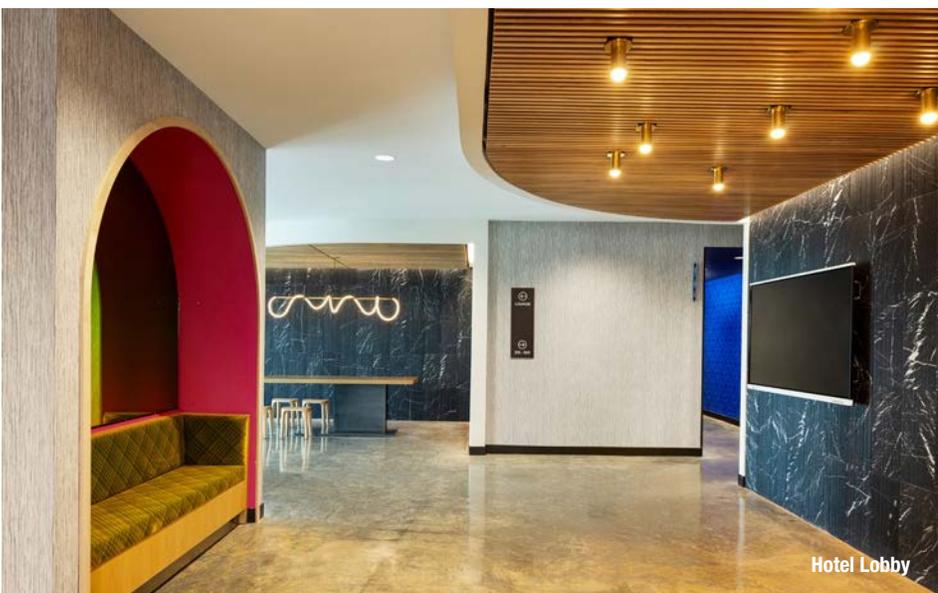
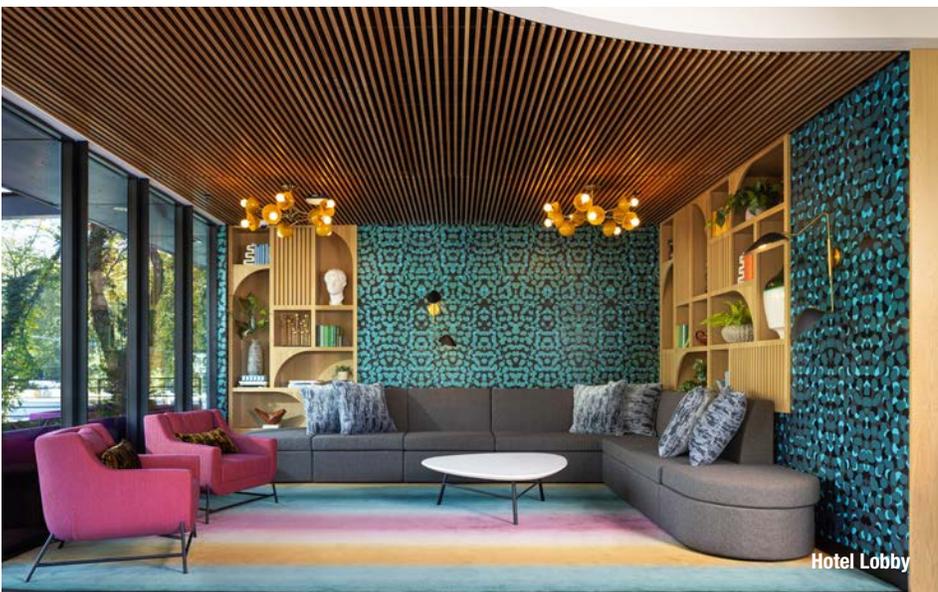
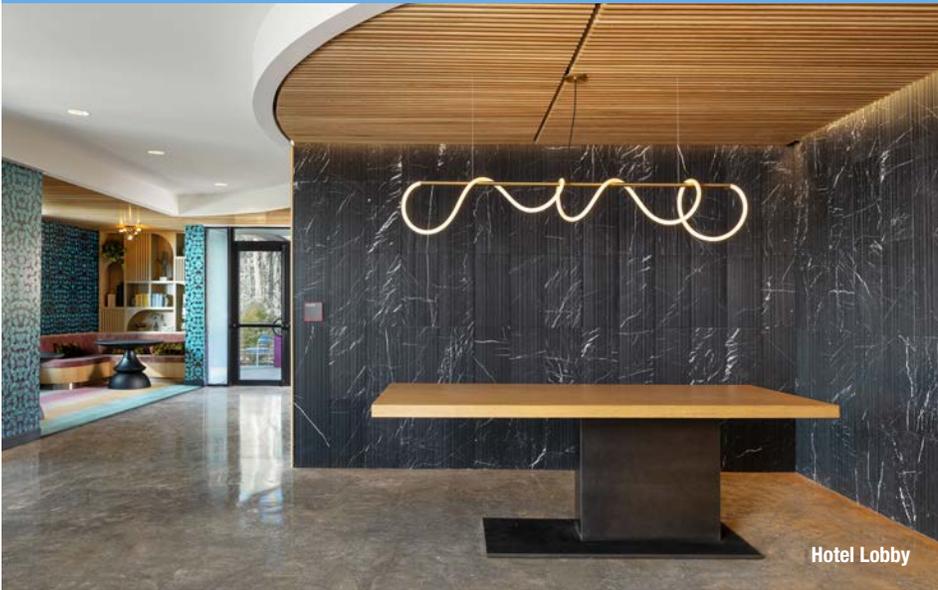
ARTFULWAY

31 ARTFUL WAY ASHEVILLE, NC

LIVE. WORK. CREATE. PLAY.

ARTFUL WAY is a 6-story mixed-use building in the heart of Asheville's River Arts District. The property is completely outside the floodplain behind The Grey Eagle Music Hall and just past Radview, another mixed-use development. The building consists of a 2-story parking garage on Levels 1 and 2, a 27-room boutique hotel on Levels 3 and 4, two (2) fully finished commercial spaces on Level 3 adjacent to the hotel lobby, and 34 studio apartments on Levels 5 and 6.





STREET LEVEL

GROSS LEASE » RETAIL, GALLERY, OFFICE.



STREET LEVEL

GROSS LEASE » RETAIL. GALLERY. OFFICE.

LOCATION	SQFT	MONTHLY RENT
#303	518 SQFT	\$2,740
#305	665 SQFT	\$3,515



DELIVERY

- Fully Finished
- ADA Restroom
- Polished Concrete Floors
- Track and Recessed Lighting
- Fully Sprinklered

» INCLUDED » HIGHLIGHTS

- Water/Sewer
- Common Area Maintenance
- Real Estate Taxes
- Building Insurance
- Common Area Video Surveillances

- Prominent Frontage
- 10-Foot Ceilings
- Expansive Glass Storefront
- Natural Light (Western Facing)
- Dedicated HVAC System



STREET LEVEL

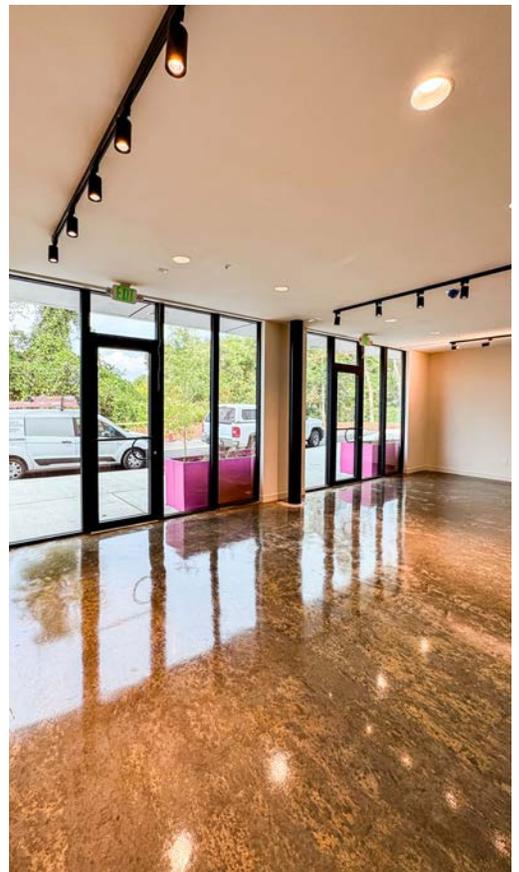
FULL SERVICE >> **HOTEL. GALLERY. RETAIL.**



#303

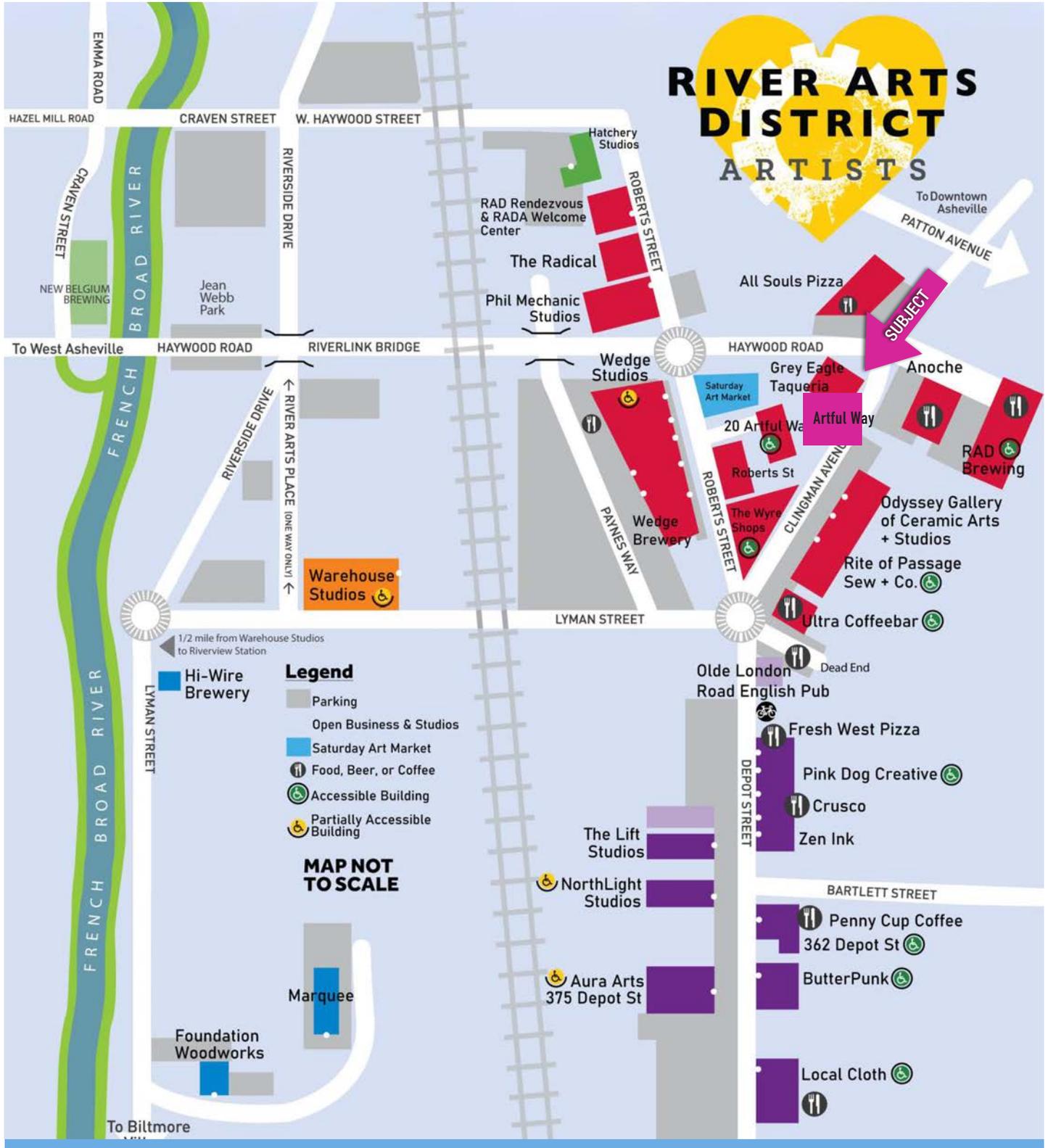


#305



» COMMUNITY » RIVER ARTS DISTRICT

AS A BUSTLING ARTIST ENCLAVE DRAPED ALONG THE FRENCH BROAD RIVER, Asheville's River Arts District (known locally as the "RAD") pulses with an artistic energy born of diverse media, lively interchange and countless handmade projects in motion on any given day. Asheville's former industrial and warehouse section just southwest of downtown is the up-and-coming art-and-crafts center of the region, with many studios and galleries, plus cafés, breweries, and nightclubs. As industrial companies moved out, artists moved in, seeking cheaper rents for studios and loft apartments.





DOWNTOWN ASHEVILLE

HOTEL.COMMERCIAL.APTS.

ARTFUL WAY

ALL SOULS PIZZA

CLINGMAN AVE

THE WYRE

PINEGATE RENEWABLES

WEDGE STUDIOS

ARTFUL WAY

RAUVIEW

All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.



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