

HIGH VISIBILITY TURNKEY OFFICES FOR LEASE



7
ORCHARD STREET

ASHEVILLE, NC

TURNKEY OFFICES

SUITE 101 | 2,139 SF

SUITE 202 | 1,740 SF

\$21.00 SF/yr (FULL SERVICE)

JAMES HARRISON | CCIM
COMMERCIAL BROKER
C: 828.279.0090
JHARRISON@WHITNEYCRE.COM

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

PROPERTY SUMMARY

JAMES HARRISON, CCIM
C: 828.279.0090

7 Orchard Street is an ideal location for an office in Asheville. The lower-level Suite 101 was originally a bank branch, and most recently used by a real estate office. Suite 202 (upper level) recently served as offices for a CPA. The property boasts ample parking (60 spaces), and is situated close to Downtown Asheville, Chestnut Hill, Merrimon Avenue, and Charlotte Street.

HIGHLIGHTS

- FULL-SERVICE LEASES
- PERFECT LAYOUTS FOR PROFESSIONAL SERVICES
- HIGH VISIBILITY ADJACENT TO I-240 (73,000 VPD)
- ABUNDANT OFF-STREET PARKING
- SIGNAGE OPPORTUNITIES AVAILABLE ON CENTRAL AVENUE
- EASY WALKING DISTANCE TO DOWNTOWN ASHEVILLE



SUITE FEATURES

SUITE 101

- Reception area
- Waiting room
- Private office
- Conference room
- Cubicle/open workspace
- Work room
- Storage area (formerly a bank vault)
- Restrooms shared with LL
- Access to upstairs breakroom and kitchen

SUITE 202

- 7 Private offices
- Conference rooms
- Common area bathroom and break room
- Onsite parking



7 ORCHARD ST, 101 + 202, ASHEVILLE - FOR LEASE | WHITNEY COMMERCIAL REAL ESTATE

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SUITE 101 | GALLERY

JAMES HARRISON, CCIM
C: 828.279.0090

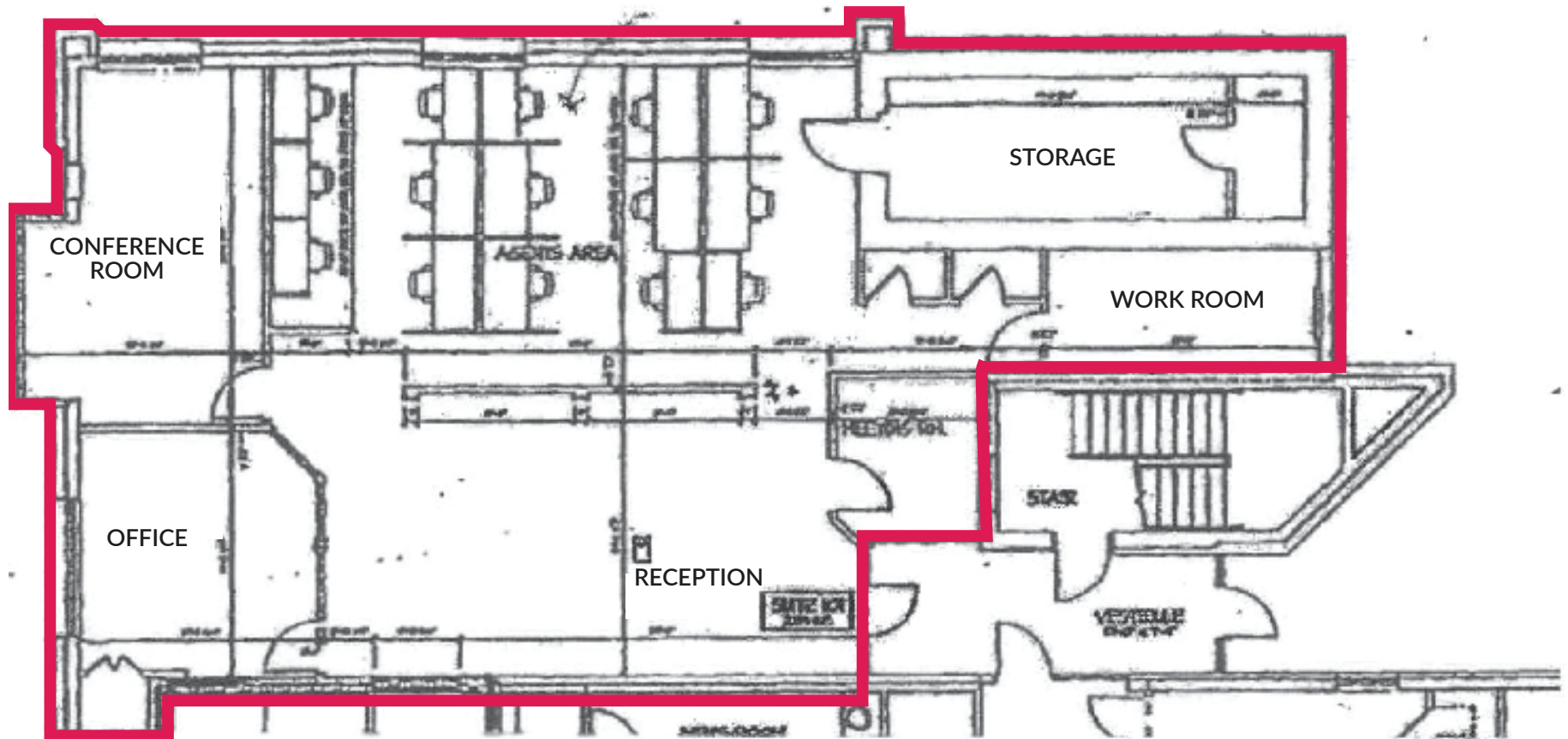


7 ORCHARD ST, 101 + 202, ASHEVILLE - FOR LEASE | WHITNEY COMMERCIAL REAL ESTATE

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SUITE 101 | FLOORPLAN

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SUITE 202 | GALLERY

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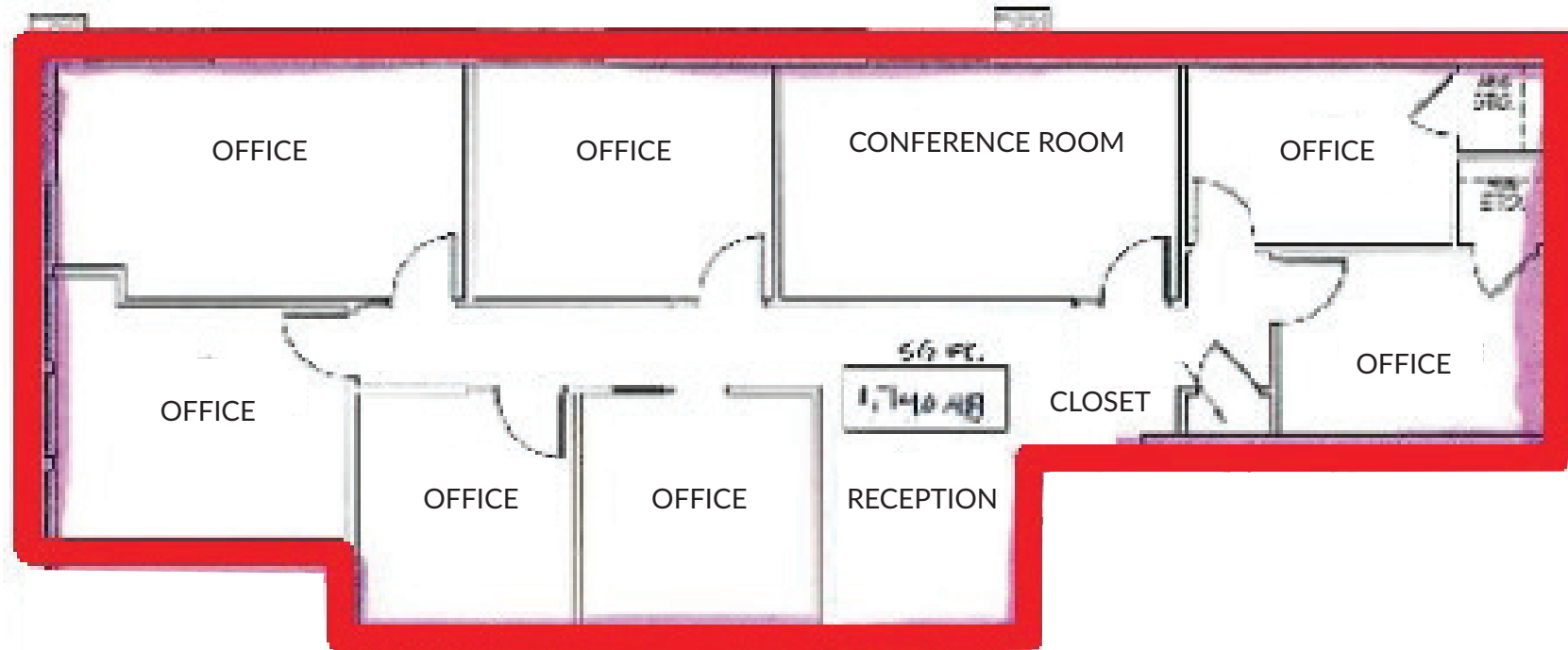


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SUITE 202 | FLOORPLAN

JAMES HARRISON, CCIM
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TRANSACTION BROKER

james harrison
CCIM



Commercial Real Estate Broker
828.279-0090
jharrison@whitneycre.com

James Harrison, CCIM, has been with Whitney Commercial since 2014, focusing on a number of product categories in Western North Carolina. His goal is to provide knowledge and expertise so clients can make important decisions with confidence.

As a 7th-generation native of Asheville and 2nd-generation broker, James has seen how Commercial Real Estate can have a positive impact on a community. He enjoys finding solutions that allow all parties in a transaction to flourish and thrive.

Throughout his career, James has successfully completed more than 200 commercial real estate sale and lease transactions and has amassed a transaction volume in excess of \$80 million.

Clients who have entrusted James with their commercial real estate needs include The City of Asheville, Mission Health, The Blood Connection, Aeroflow Healthcare, The North Carolina Arboretum, First Citizens Bank, Ag-South Farm Credit, and Momentum Art Gallery. James has also represented numerous private owners and investors, start-up businesses, and owners of more than 80 multifamily units.

James is a member of the Asheville Board of Realtors and served as President of Asheville's Commercial Investment Realty Association (CIRA) from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, reside in West Asheville with their three daughters. They are members of City Church Asheville.

James enjoys being outside, music, baseball, and everything Asheville has to offer.

TRANSACTION HIGHLIGHTS

SALE: \$8.1M | 416,500 SF
INDUSTRIAL FACILITY
108 MONTICELLO ROAD,
BUNCOMBE COUNTY

SALE: \$6.55M | 51,271 SF
CLASS A INDUSTRIAL FACILITY
6 COMMERCE WAY, ARDEN

SALE: \$5.8M | 110,572 SF
INDUSTRIAL FACILITY
220 MERRIMON AVENUE, WEAVERVILLE

SALE: \$4.75M | 21,000 SF
OFF-MARKET PROPERTY
52 BROADWAY, DOWNTOWN ASHEVILLE

SALE: \$3.95M | OFF-MARKET
MULTIFAMILY PROPERTY
MOUNTAIN TRACE APARTMENTS, CLYDE

LEASE: \$2.71M | 31,567 SF
CLASS A INDUSTRIAL
FACILITY, 155 JACOB HOLM WAY,
ASHEVILLE.

SALE: \$2.53M
10-UNIT TOWNHOME DEVELOPMENT
50 W. CASCADE, ASHEVILLE.

SALE: \$2.075M
16-UNIT MULTIFAMILY PROPERTY
ELKWOOD ESTATES, ASHEVILLE.

SALE: \$1.65M | 117,000 SF
DISTRESSED INDUSTRIAL PROPERTY
59 BINGHAM ROAD, ASHEVILLE