



64 Biltmore Ave

64 Biltmore Ave, Asheville, NC 28801



Stoner Giltz

Tessier Group

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(828) 338-9240



64 Biltmore Ave

\$28.00 /SF/YR

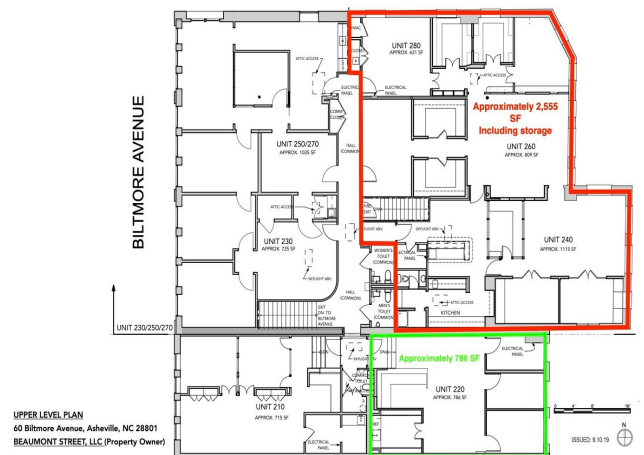
Rare opportunity to lease second floor downtown office space. Current configuration provides four offices, conference room, built-in reception/seating area, break room, and private unisex restroom. Space can be sub-divided into two separate office suites.

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- Historic property located in the heart of downtown Asheville
- 2nd floor office space can be sub-divided into two +/- 775 SF spaces
- Great walkability and close to other offices, retail, restaurants and hotels



Rental Rate:	\$28.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	16,722 SF
Year Built:	1922
Walk Score ®:	80 (Very friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$2.33 /SF/MO



UPPER LEVEL PLAN
60 Biltmore Avenue, Asheville, NC 28801
BEAUMONT STREET, LLC (Property Owner)

2nd Floor Ste 220

1

Space Available	786 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

Upper level has two main spaces 2,555 SF and 786 SF. The larger portion (unit 240, 260, 280 may be able to be sub-divided.

2nd Floor Ste 240,260,280

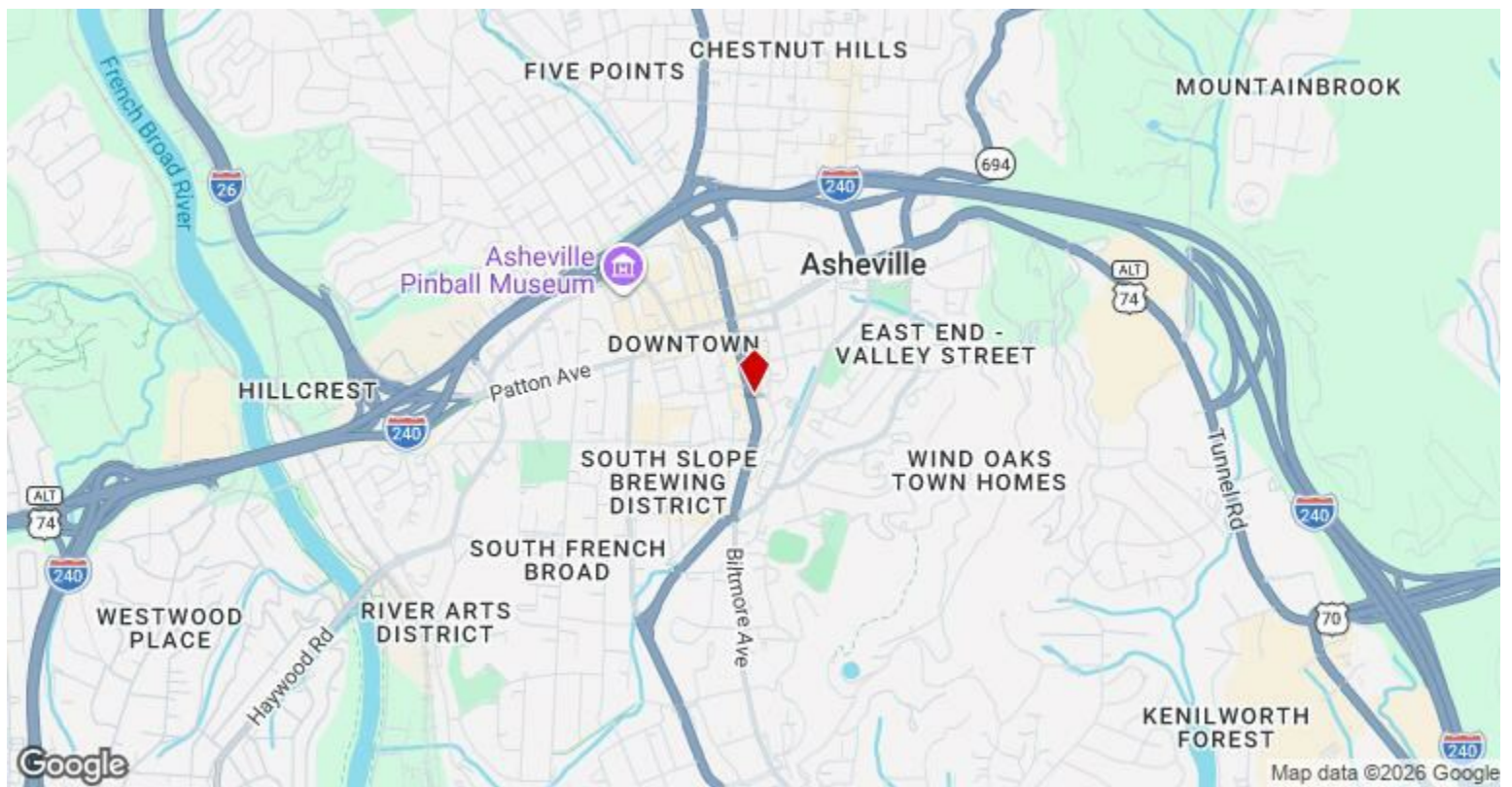
2

Space Available	2,555 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Alchemy Design Studio	-	
Altura Architects	-	
American Folk Art & Framing	-	
Baba Nahm	-	

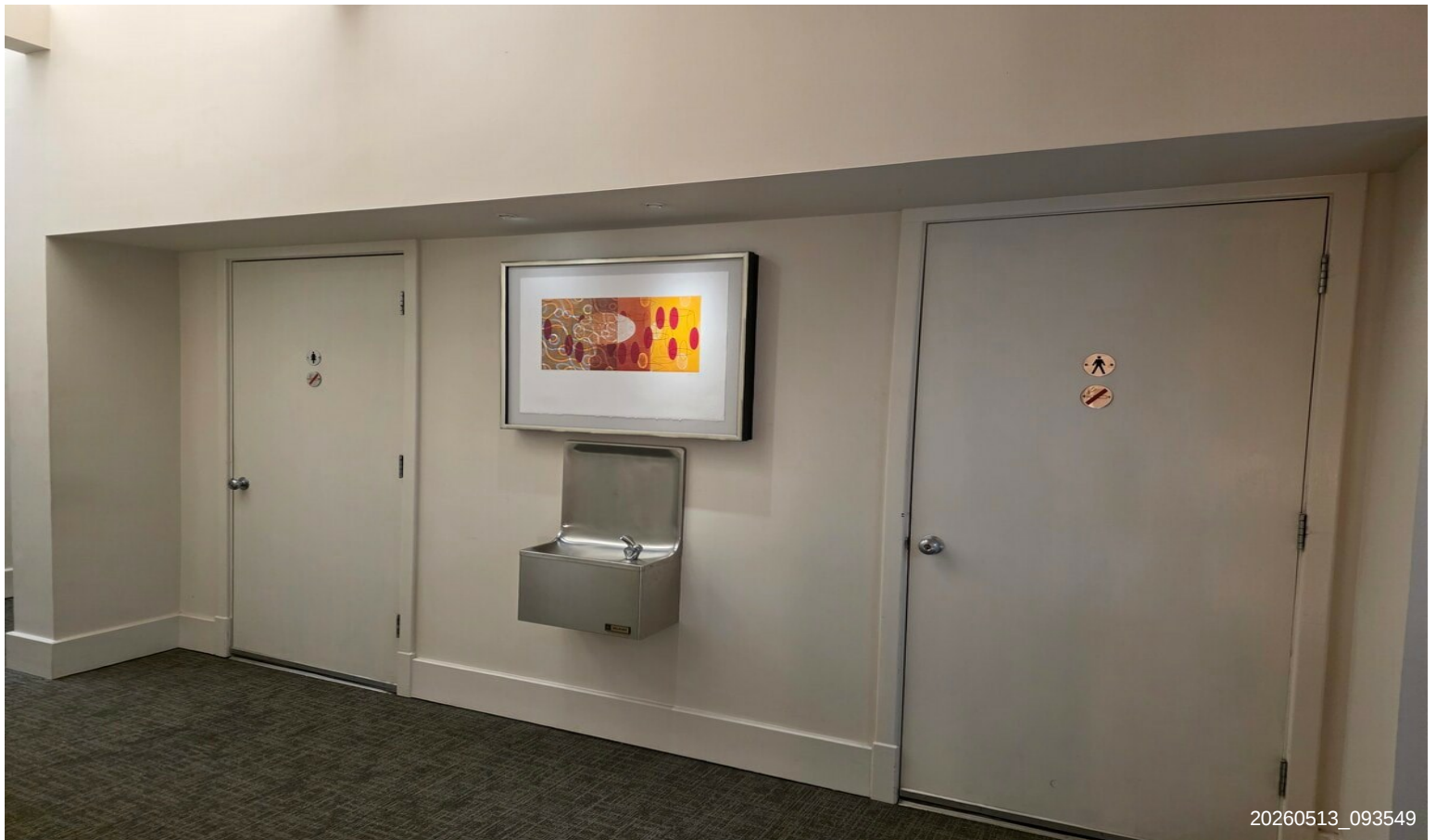


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Property Photos



Property Photos



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Property Photos

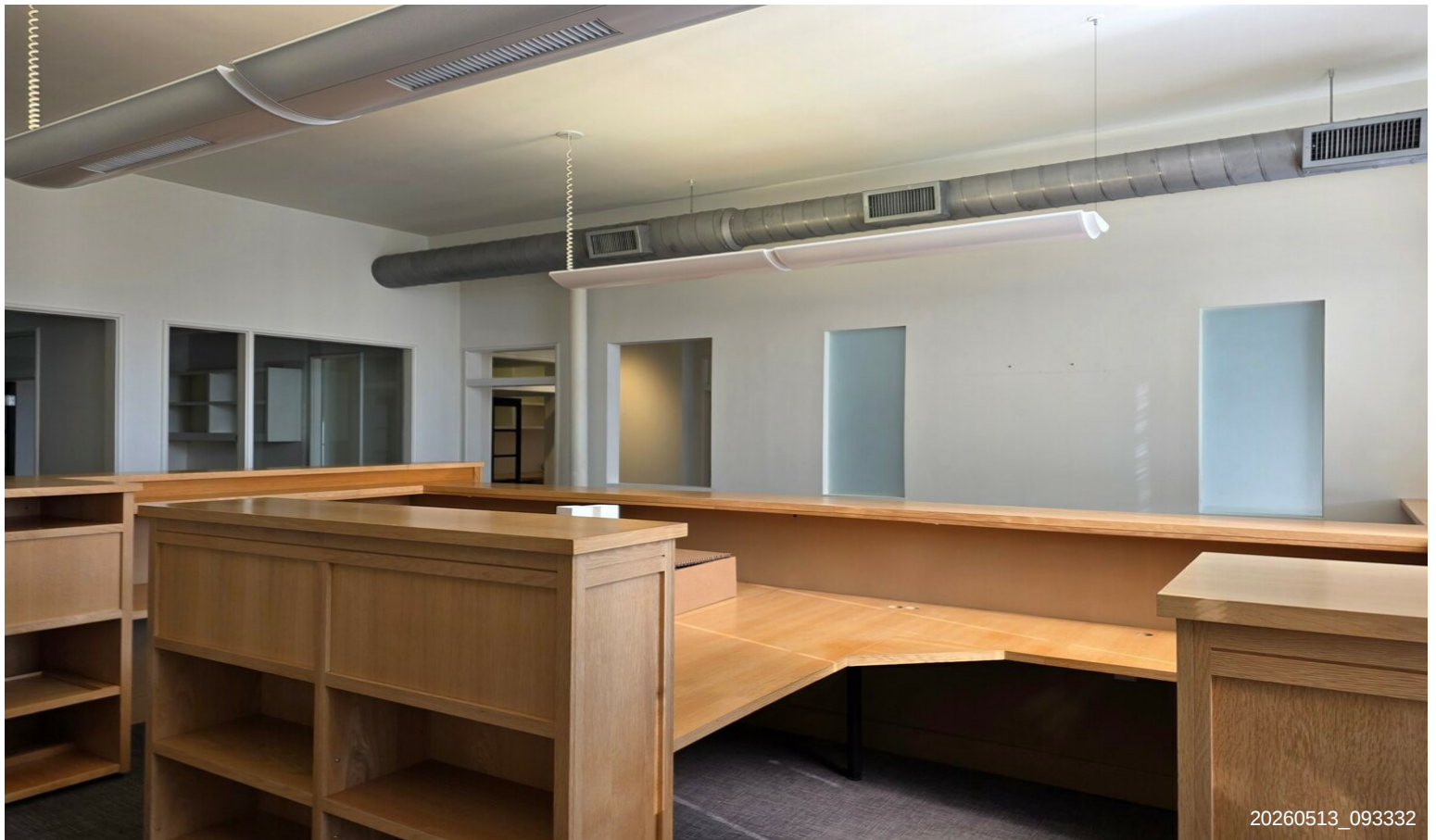


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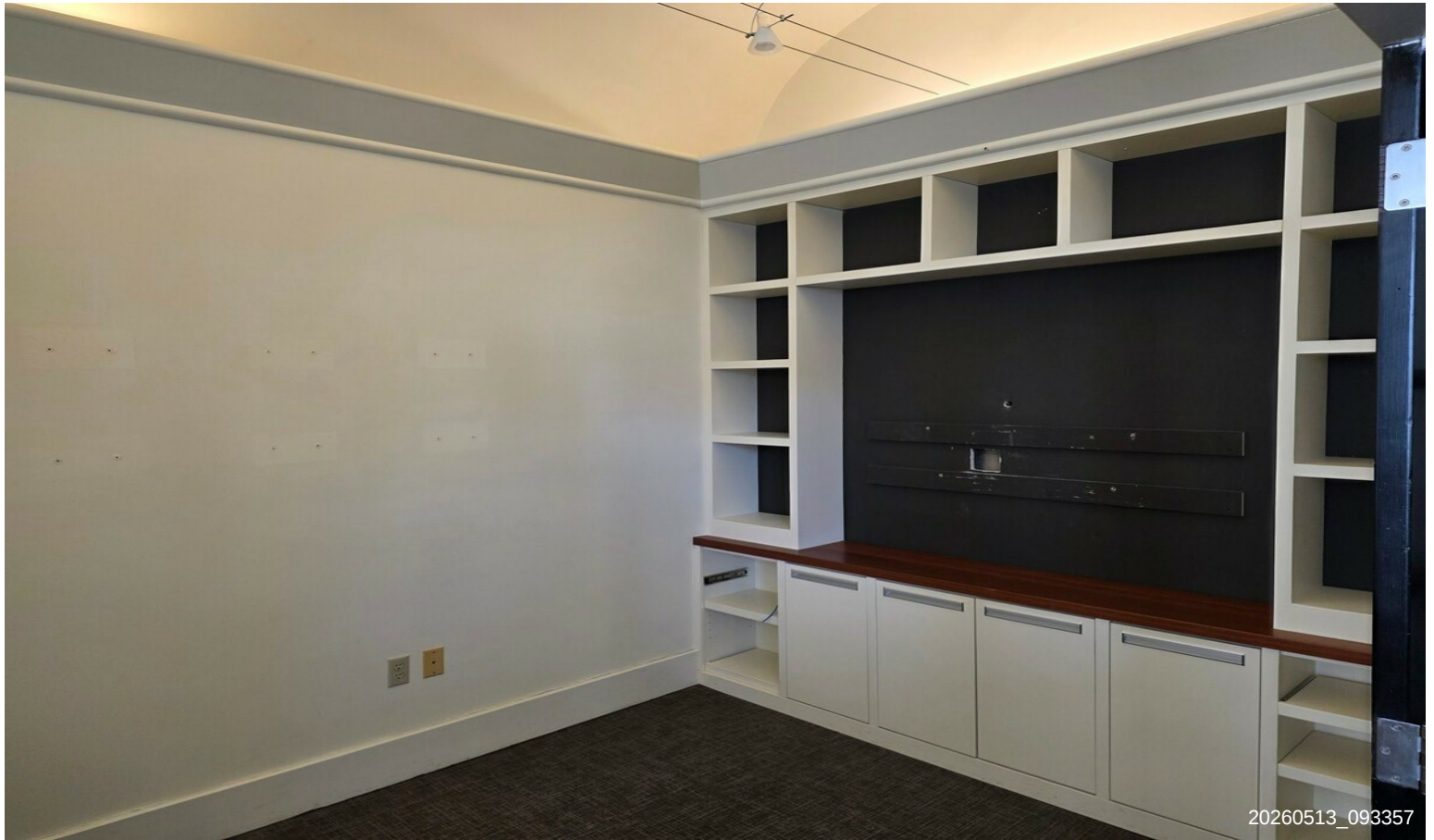
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Property Photos



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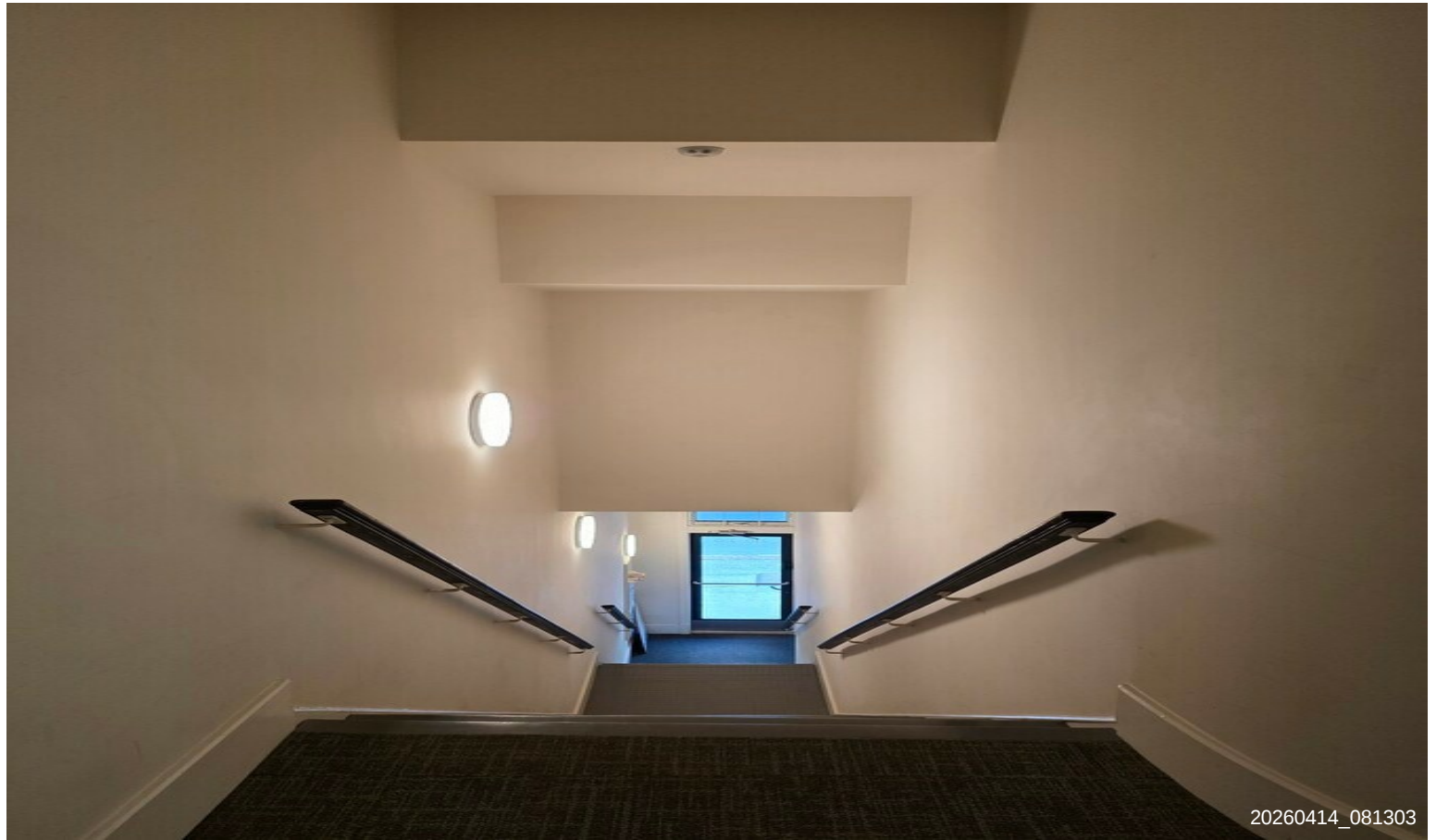


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Property Photos



Property Photos



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60 and 64 Biltmore (23)

Property Photos



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