

For Lease
3,746 SF | \$7,732.37 per month
Medical Office Space



Suite 240, 84 Coxe Avenue

Asheville, North Carolina 28801

Property Overview

Sublease of 3,746 SF of medical office space at 84 Coxe Ave in Suite 240. Class A medical office in excellent condition in South Slope. Convenient location with on-site parking. Modern space with 7 exam rooms and two offices. Outstanding lighting throughout. Large waiting room, including a kitchenette. Space is handicap accessible with three bathrooms.

NNN is estimated to be \$1,944.80 per month or \$6.23/ SF. Property is +/- 1.3 miles from Mission Hospital and under a mile from I-240.

Offering Summary

Lease Rate:	\$7,732.37 per month (plus NNN)
Price per SF:	\$24.77/SF + \$6.23/SF in NNN
Available SF:	3,746 SF
Lot Size:	N/A

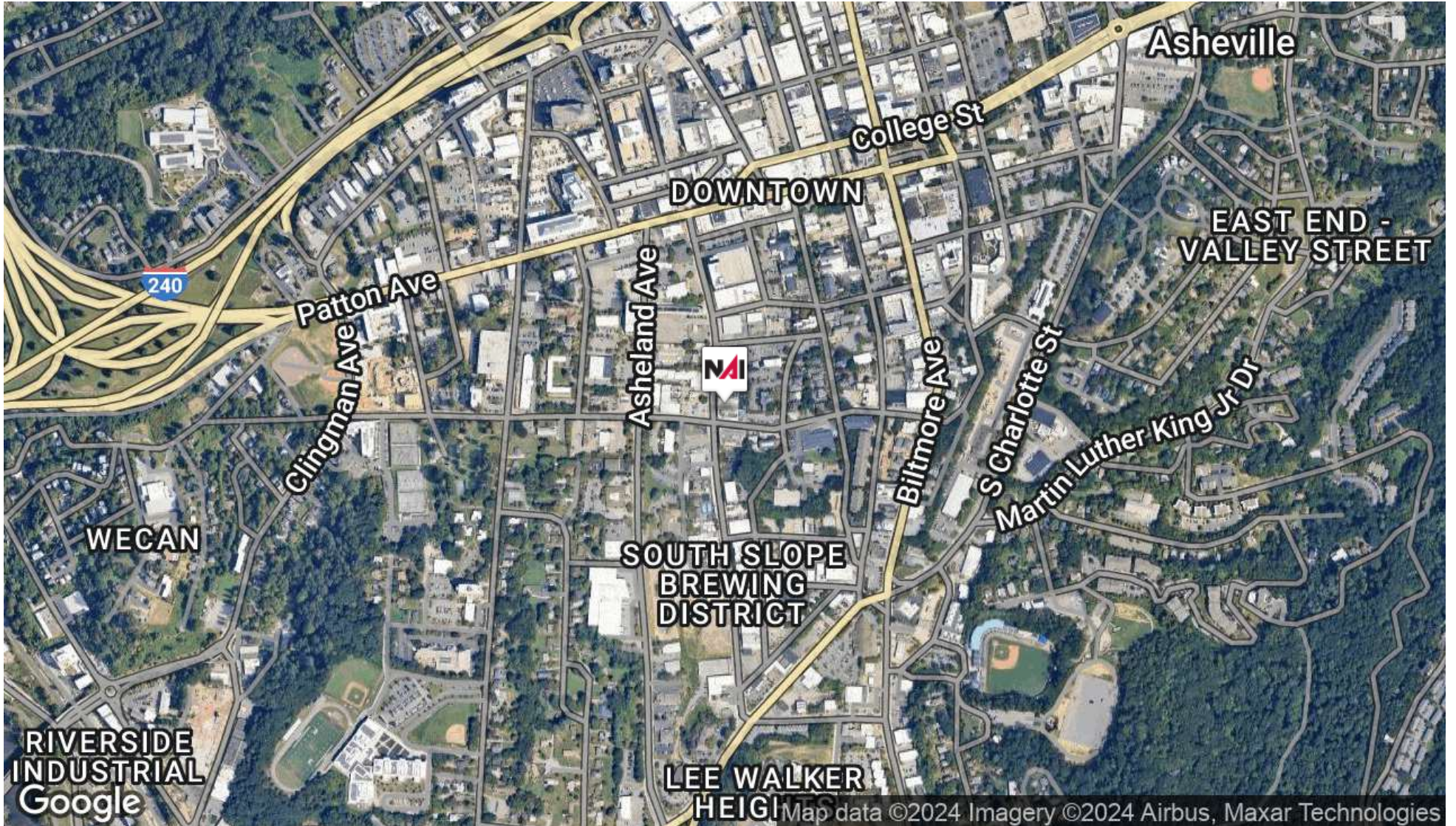
For More Information

James Morgan

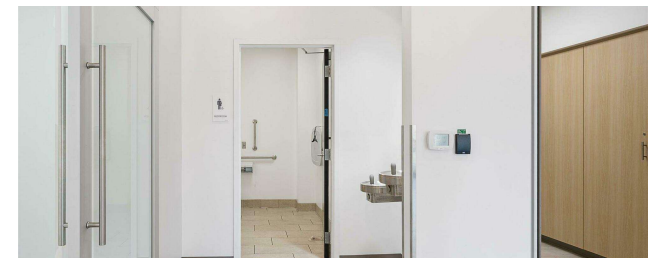
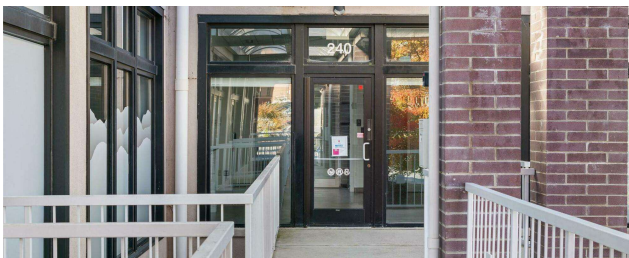
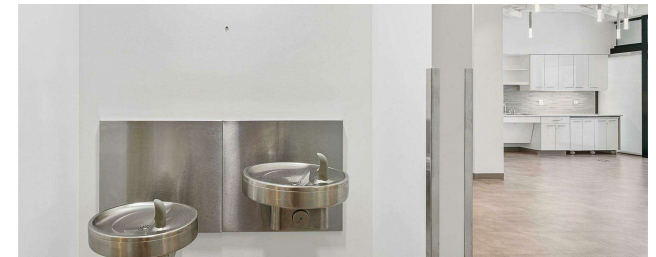
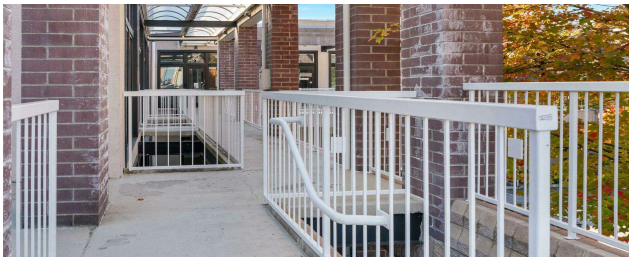
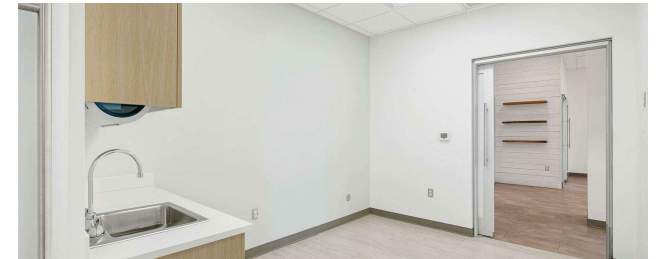
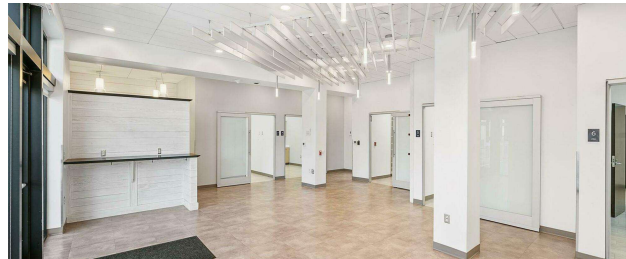
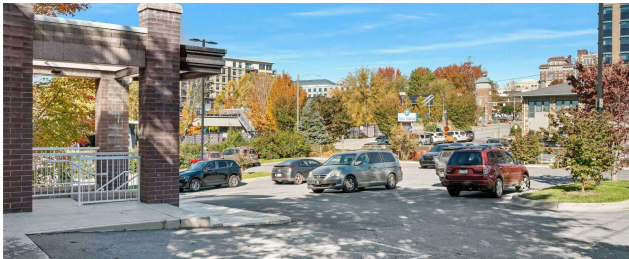
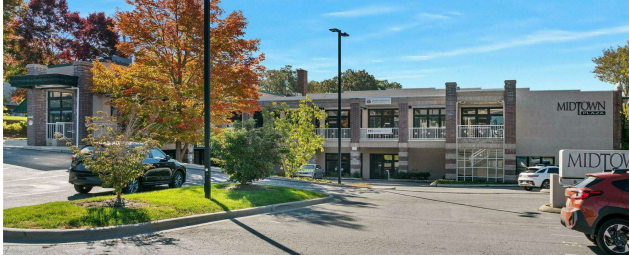
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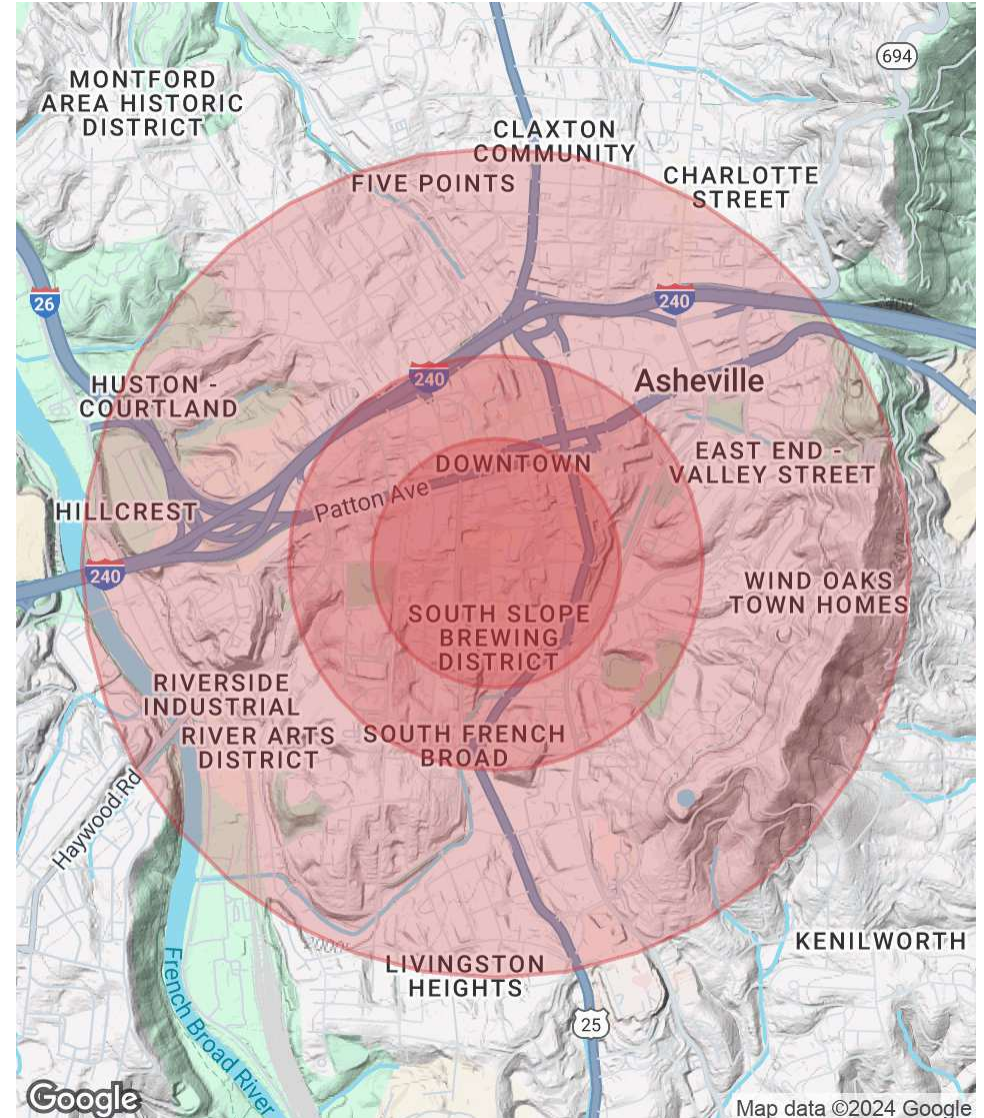


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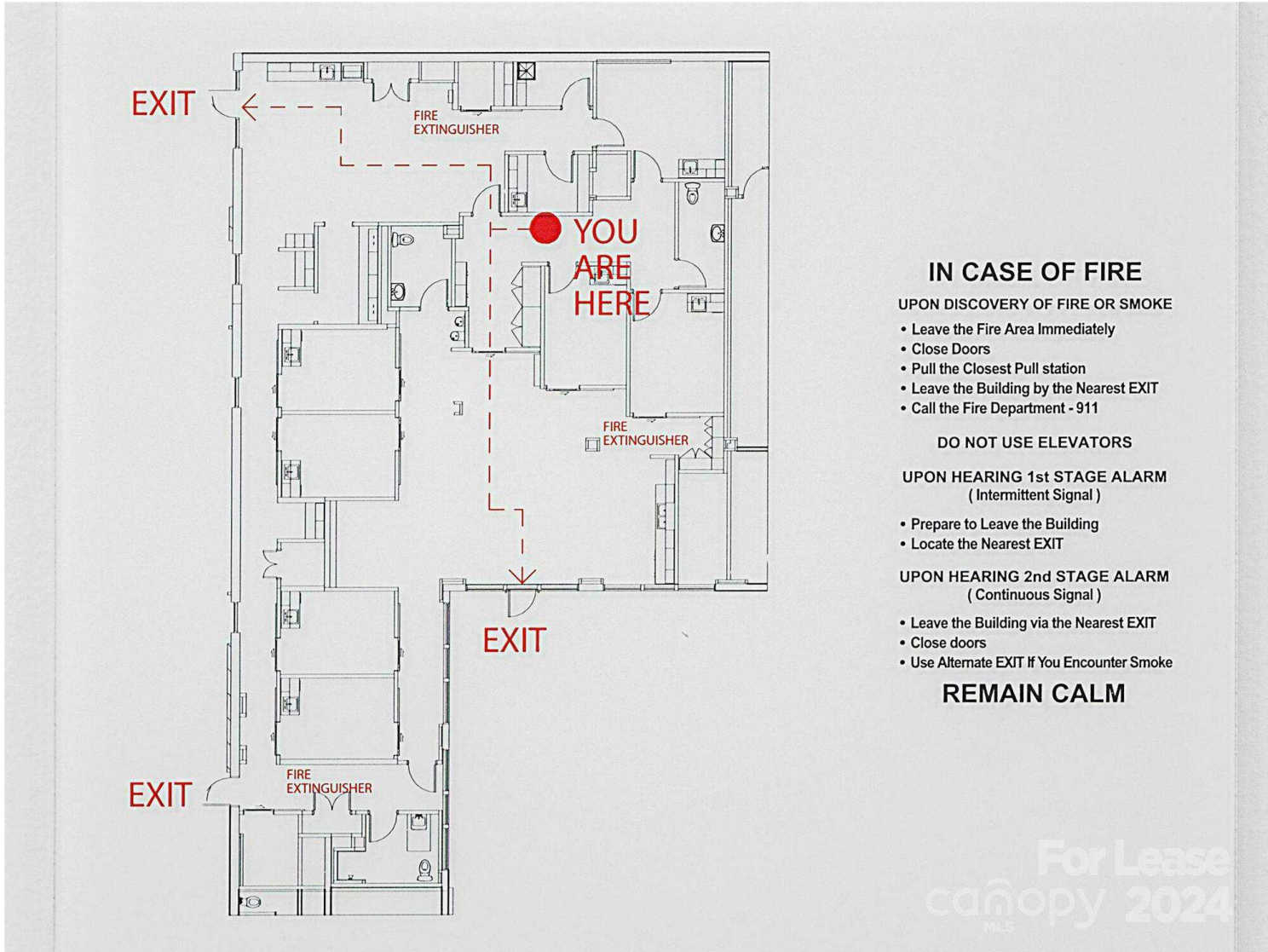
Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	444	2,771	9,703
Average Age	46	48	43
Average Age (Male)	45	47	42
Average Age (Female)	47	49	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	223	1,541	4,911
# of Persons per HH	2	1.8	2
Average HH Income	\$104,668	\$74,260	\$84,479
Average House Value	\$697,288	\$668,665	\$641,191

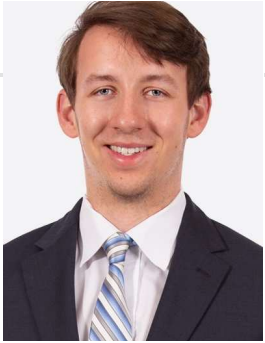
Demographics data derived from AlphaMap



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James Morgan

Commercial Broker

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NC #308343

Professional Background

James joined NAI Beverly-Hanks as a commercial real estate broker in 2020. He previously worked with SVN | BlackStream from 2019-2020 as an Associate Commercial Real Estate Advisor of its Asheville office. James has previously interned with NAI Southern Real Estate in Charlotte, NC. James is specializing in office, industrial, and land property types. He represents tenants and buyers for leasing, sales, and investment property transactions.

In his free time James enjoys hiking in Pisgah and Dupont, playing soccer, and hanging out with his friends. He also loves to mountain bike, watch college football, and cook. James grew up in Charlotte, but has been coming to WNC for his whole life. His father, Gary Morgan, grew up in Asheville.

Education

James majored in real estate at Florida State University. His NC real estate license number is 308343.

Memberships

CIRA, CoStar, Loopnet, & MLS

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