



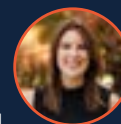
OFFICE SUITES ON PATTON AVEUNE FOR LEASE

PARK TERRACE BUSINESS CENTER
ASHEVILLE, NC 28806



OFFERING SUMMARY

Property Type	Offices, Retail, Medical
Various Suite Sizes From	600 - 6,000 SF



MIXED-USE OFFICES NEAR DOWNTOWN ASHEVILLE

1300 Patton Avenue Asheville, NC 28806



PROPERTY DESCRIPTION

Mixed-use Park Terrace is conveniently located at Patton Avenue and Haywood Avenue in West Asheville, with multiple points of ingress/egress, and ample parking throughout the complex.

Situated in a busy and dynamic area, Park Terrace offers a variety of options and layouts across multiple buildings. Its prominent location at Patton Avenue and Haywood Road makes it ideal for office, retail, flex, and general business uses.

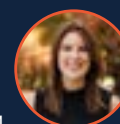
Each suite offers dedicated street-level entrances and ample parking. Maximize your exposure and simplify wayfinding with highly visible signage and retail spaces fronting high traffic Patton Avenue.

Take advantage of attractive lease rates that provide exceptional value in a professional, welcoming, and well-maintained environment. Central location offers easy access to major highways I-240, I-26, and I-40.

PROPERTY HIGHLIGHTS

- Flexible layouts
- Dedicated street level entrance
- Ample parking
- High Visibility Signage
- Competitive Rates
- Well-Maintained Premise

Directions: I-240 to Exit 3A (Patton Ave US - 19/23). Drive west on Patton Ave for 1.3 miles and turn left on Parkwood Rd, complex is on the left.



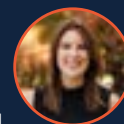
PARK TERRACE BUSINESS CENTER

Park Terrace - Patton Avenue, Asheville, NC 28806

SUITE	TENANT	SF	LEASE TYPE	LEASE RATE
1330 Patton Ave. Suite A	Available	600 SF	Gross	\$25.00 SF/yr.
1306 Patton Ave. Suite B	Available	1,136 SF	NNN	\$17.50 SF/yr.
1328 Patton Ave. Suite D	Available	1,200 SF	NNN	\$14.00 SF/yr.
1340 Patton Ave. Suite L	Available	1,200 SF	NNN	\$17.50 SF/yr.
1328 Patton Ave. Suite B	Available	1,496 SF	NNN	\$14.00 SF/yr.
1340 Patton Ave. Suite J	Available	1,790 SF	NNN	\$17.50 SF/yr.
1312 Patton Ave.	Available	6,000 SF	NNN	\$22.00 SF/yr.



Austin Walker, CCIM, SIOR
COMMERCIAL BROKER
Cell: 828.713.0777
Office: 828.418.1278
AWALKER@WHITNEYCRE.COM



Stephanie West, CCIM
COMMERCIAL BROKER
Cell: 828.712.2828
Office: 828.418.1277
SWEST@WHITNEYCRE.COM

PROPERTY MAP & LOCATION

Park Terrace - Patton Avenue, Asheville, NC 28806

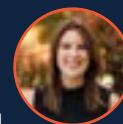


Austin Walker, CCIM, SIOR
COMMERCIAL BROKER

Cell: 828.713.0777

Office: 828.418.1278

AWALKER@WHITNEYCRE.COM



Stephanie West, CCIM
COMMERCIAL BROKER

Cell: 828.712.2828

Office: 828.418.1277

SWEST@WHITNEYCRE.COM

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