

OFFICE FOR LEASE

PACK SQUARE COLLECTION DOWNTOWN ASHEVILLE

22 S PACK SQUARE

14 S PACK SQUARE

9 SW PACK SQUARE

16 BILTMORE AVENUE



Nestled in the heart of downtown Asheville, the Pack Square Collection is an assemblage of the city's most historically and architecturally notable buildings and just steps away from the city's best restaurants, coffee shops, and shopping. Now offering a variety of recently renovated turnkey office spaces with competitive pricing, full service lease rates, and private onsite garage parking.



WHITNEY COMMERCIAL REAL ESTATE SERVICES
1100 Ridgefield Blvd, Suite 100, Asheville, NC 28806
828.665.9085 | whitneycre.com



STEPHANIE WEST, CCIM | COMMERCIAL BROKER
CELL: 828.712.2828 | OFFICE: 828.418.1277 | SWEST@WHITNEYCRE.COM



AUSTIN WALKER, CCIM, SIOR | COMMERCIAL BROKER
CELL: 828.713.0777 | OFFICE: 828.418.1278 | AWALKER@WHITNEYCRE.COM



JACKSON ROW



22 S Pack Square, Asheville, NC



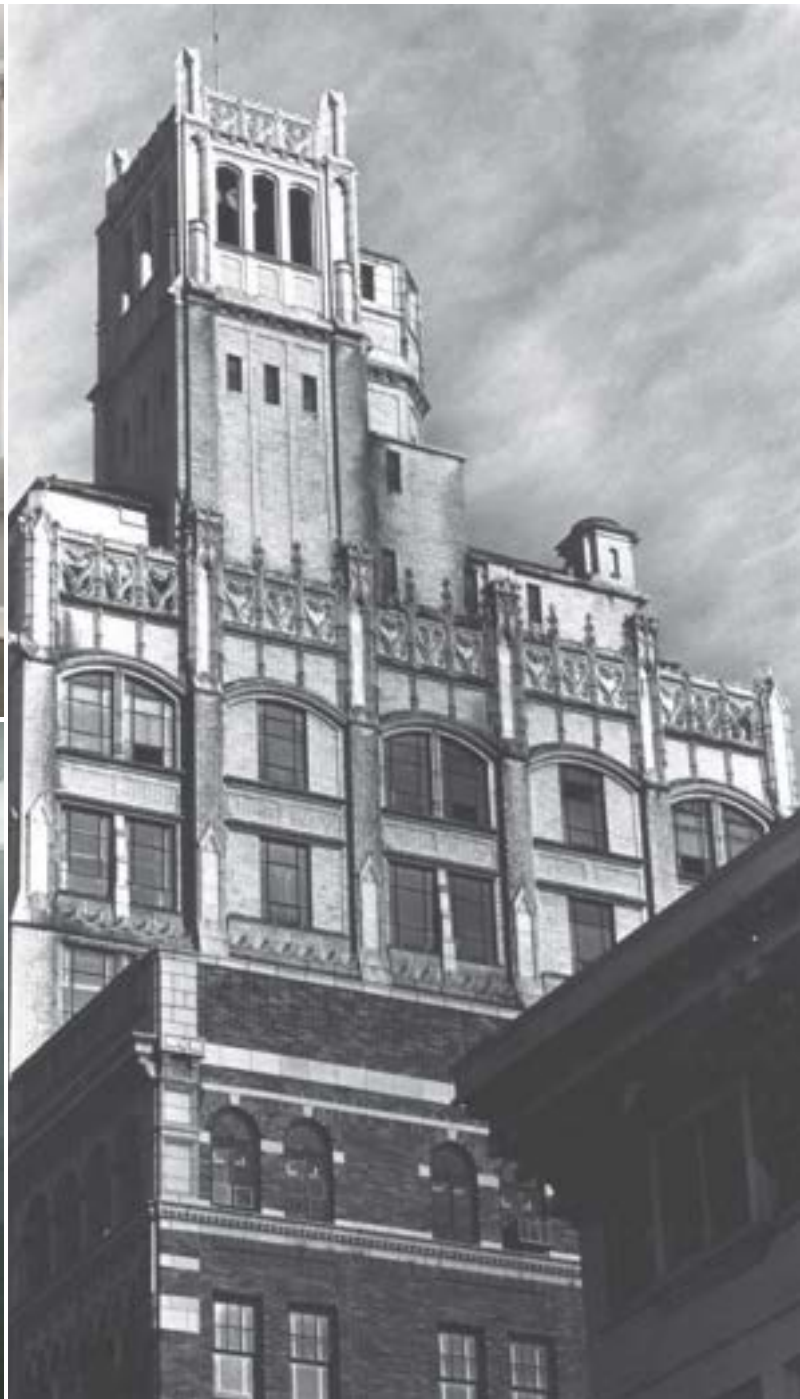
PROPERTY DESCRIPTION

Wide range of office spaces in varying sizes now available in the Jackson Building, one of Asheville's most impressive structures and Western North Carolina's first skyscraper. Architect Ronald Greene captured the neo-gothic style with mountains of glass and terra cotta resulting in one of Asheville's most recognizable buildings.

Quickly check off your must have list with incredible views, abundant natural light, functional floor plans, and competitive pricing.

Recent professionally designed renovations include new paint and carpet in offices and common areas, new restrooms, renovation of main lobby, new elevators, and fun additions including artwork, wayfinding signage, and designer lighting.

JACKSON ROW



LEGAL BUILDING



14 S Pack Square, Asheville, NC



PROPERTY DESCRIPTION

Well appointed and turnkey professional office spaces in varying sizes now available in the historic Legal Building. Designed by one of Asheville's most influential architects, Richard Sharp Smith, resulting in one of Pack Square's most defining and historically significant structures. Historic allure with modern upgrades including new elevator, paint throughout, commercial grade carpet, luxury vinyl tile, high end restrooms, artwork, and wayfinding signage. Enjoy pleasing views of Pack Square or landscaped courtyard from these office suites.





LEGAL BUILDING



ADLER BUILDING



9 SW Pack Square, Asheville, NC

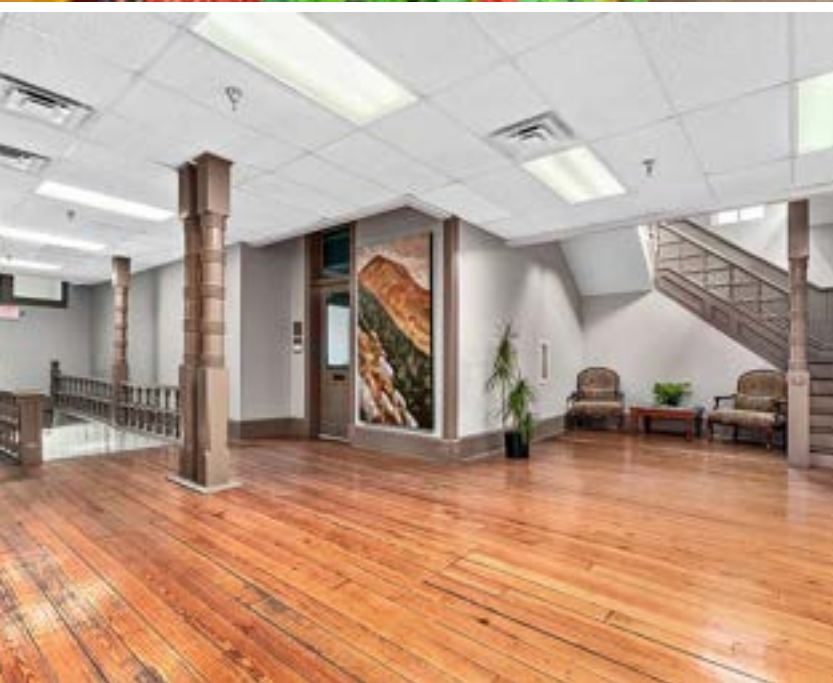
PROPERTY DESCRIPTION

One of a kind offices now available in downtown Asheville's historic Adler Building. This recognizable building serves as the anchor to the corner of Pack Square and just steps away from the epicenter and activity of downtown. A unique variety of suites offering timeless finishes such as fireplaces, original hardwood flooring, intricate woodwork, and other stunning architectural features. Enjoy sky high ceilings, abundant natural light, incredible views, functional floor plans, and new paint and carpet throughout. Attractive and welcoming lobby at every level of the building.





ADLER BUILDING





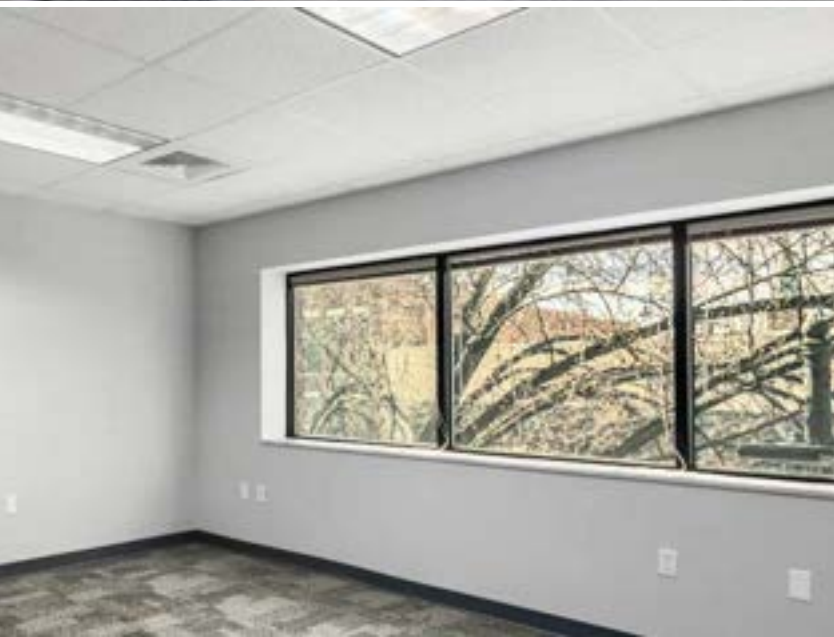
16 Biltmore Avenue, Asheville, NC



PROPERTY DESCRIPTION

Well appointed and turnkey professional offices now available in the epicenter of downtown Asheville. This well maintained mixed used building has quick and direct access to the adjacent Pack Square garage for convenient client and employee parking. Highly efficient layouts, configurable sizes, and first rate finishes. The large suites available in this building make an excellent location for law firms, accounting, financial services, or other professional uses.





CURRENT AVAILABILITY



22 S Pack Square Jackson Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 300	1,752 SF	\$22.00 SF	\$3,212	Cubicle work area, large conference room, 2 private offices with windows, large storage closet, and small conference/work room. Overlooks landscaped courtyard.
Suite 304	930 SF	\$25.75 SF	\$1,996	Welcoming reception area with check in window, 3 private offices, storage closet, and great natural light.
Suite 404	1,543 SF	\$25.75 SF	\$3,311	Three large private offices, conference room, cubicle work area, copy area, storage closet, and secured IT room.

14 S Pack Square Legal Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 361	574 SF	\$23.75 SF	\$1,136	Reception area, two private offices, and ample storage. Overlooks landscaped courtyard.
Suite 362	760 SF	\$23.75 SF	\$1,504	Reception area with work station, large conference room, two private offices, and storage closet. Overlooks courtyard with nice tree backdrop and natural light.
Suite 507	549 SF	\$28.75 SF	\$1,315	Layout comprised of one large open room with great natural light and exposed ceilings.
Suite 600	8,733 SF	\$24.00 SF		Reception area, 18 large private offices, private balcony overlooking Pack Square, kitchen and two breakrooms, cubicle area, and conference room. Potential for subdividing.

9 SW Pack Square Adler Building



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	MONTHLY	DESCRIPTION
Suite 201	1,552 SF	\$27.50 SF	\$3,557	Reception area, 4 private offices, open cubicle area, file room, large conference room, and kitchen/breakroom. Can be combined with Suite 202 totaling ±2,923 SF.
Suite 202	1,371 SF	\$27.50 SF	\$3,142	Reception and five private offices. Can be combined with Suite 201 totaling ±2,923 SF.
Suite 210	1,983 SF	\$27.50 SF	\$4,544	Large reception area, 3 private offices, conference room, spacious cubicle area, and kitchen/breakroom. Potential for subdividing.
Suite 302	1,001 SF	\$27.50 SF	\$2,294	Reception area, 3 private offices, copy area, exposed ceilings, original hardwood floors, and historic fireplaces.

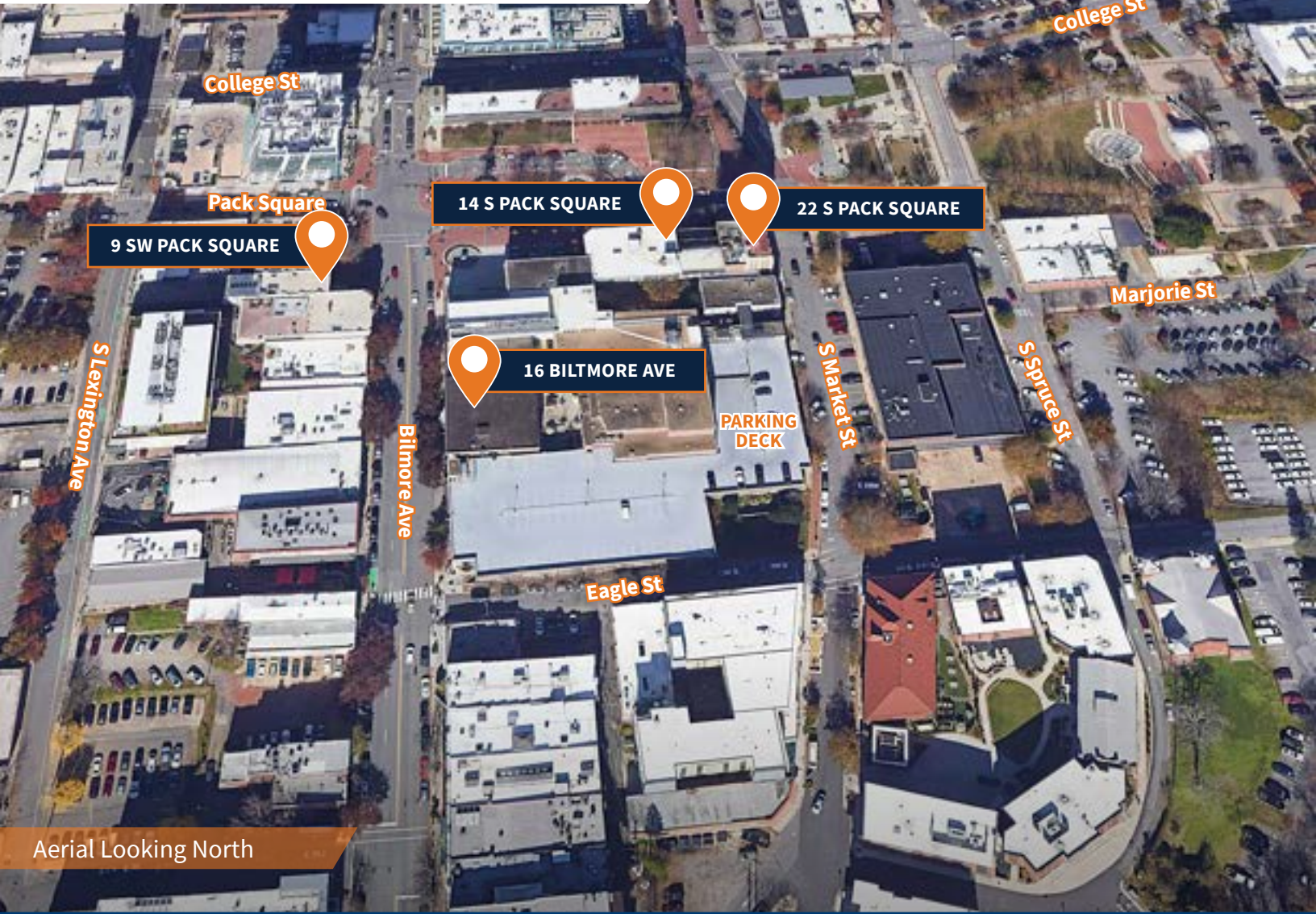
16 S Biltmore



SUITE #	SPACE AVAILABLE	LEASE RATE (FULL SERVICE)	DESCRIPTION
Suite 200A (Entire Floor)	9,150 SF	\$22.00 SF	Reception with waiting area, 15 private offices with windows, work area to accommodate ±17 work stations, large conference room, 2 small conference rooms/offices, kitchen and breakroom, work room, file room, large flex area, private restrooms, and ample storage.
Suite 200 (Subdivided)	5,850 SF	\$22.00 SF	Includes 4 private offices with windows, work area to accommodate ±17 work stations, 2 small conference rooms/offices, kitchen/breakroom, work room, large flex area, private restrooms, and ample storage.
Suite 201 (Subdivided)	3,320 SF	\$24.00 SF	Reception with waiting area, 11 private offices with windows, large conference room, small kitchen/breakroom, work/file room, private restrooms, and ample storage.
Suite 300	9,262 SF	\$22.00 SF	Reception and waiting area, ±25 private offices, multiple cubicle areas, extra large conference/meeting room, private restrooms, file room, copy room, kitchen/breakroom, and private outdoor patio.
Suites 200A&300	18,412 SF	\$20.00 SF	Second and third floors combined



OFFICE FOR LEASE



WHITNEY COMMERCIAL REAL ESTATE SERVICES

1100 Ridgefield Blvd, Suite 100, Asheville, NC 28806

828.665.9085 | whitneycre.com



**STEPHANIE WEST, CCIM
COMMERCIAL BROKER**

CELL: 828.712.2828

OFFICE: 828.418.1277

SWEST@WHITNEYCRE.COM



**AUSTIN WALKER, CCIM, SIOR
COMMERCIAL BROKER**

CELL: 828.713.0777

OFFICE: 828.418.1278

AWALKER@WHITNEYCRE.COM