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REAL ESTATE SERVICES

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# DYNAMIC OFFICE CONDO

FOR SALE & LEASE  
\$262 PSF

**157 SOUTH LEXINGTON AVENUE**  
**Asheville, NC 28801**



## OFFERING SUMMARY

|                   |  |
|-------------------|--|
| Sale Price        | \$1,225,000  |
| Lease Rate        | \$950.00 - \$5,025.92<br>per month<br>(full-service) |
| Available SF      | 360 - 2,116 SF                                       |
| Building Size     | 4,663 SF   |
| Proforma Cap Rate | 6.68%  |



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**James Harrison, CCIM**  
COMMERCIAL BROKER  
Cell: 828.279.0090  
Office: 828.665.9085  
JHARRISON@WHITNEYCRE.COM



**Austin Walker, CCIM, SIOR**  
COMMERCIAL BROKER  
Cell: 828.713.0777  
Office: 828.665.9085  
AWALKER@WHITNEYCRE.COM

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# PROPERTY SUMMARY

157 South Lexington Avenue, Asheville, NC 28801

Welcome to 157 South Lexington Avenue, a premier office property in the heart of Downtown Asheville. The makeup of this property offers a user or investor the ability to enjoy maximum versatility when leasing to tenants or using for their own business.

Consistent across the space are Class A finishes: Hardwood floors, large windows (in many of the suites), and abundant natural light. Several suites feature access to outdoor patio spaces, and all are within easy walking distance of the restaurants, shops, and amenities of Downtown Asheville and the South Slope.

The seven suites total 4,663 rentable square feet, and are broken down as follows:

- \* Suite A = 367 SF (leased); \$850/month rent
- \* Suite B1 = 479 SF (leased); \$1,200/month rent
- \* Suite B2 = 402 SF (leased); \$800/month rent
- \* Suite C = 523 SF (vacant); \$1,263.92/month rent (for lease)
- \* Suite D = 936 SF (vacant); \$2,262/month rent (for lease)
- \* Suite E = 657 SF (vacant); \$1,500/month rent (for lease)
- \* Suite F = 939 SF (leased); \$2,300/month rent
- \* Suite G = 630 SF (vacant); \$900/month rent (for lease)

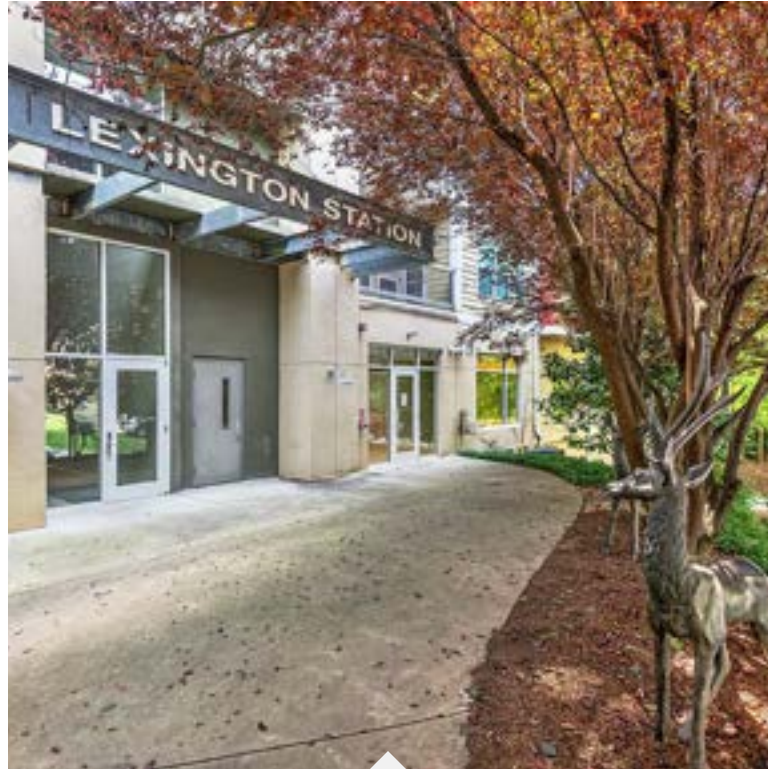
Additionally, suites C, D, and E could be combined into a single suite which would be 2,116 rentable square feet. That option is currently vacant, and would be offered at a rate of \$5,025.92 per month. All leases are a full-service rate.

All of these suites have access to two common bathrooms, as well as a common interior hallway. There's a kitchen and breakroom area that is shared by all suites as well.

The property comes with four parking spaces, located in a lower-level garage.

The property is incredibly flexible and allows an investor with several different options for tenant configurations. Additionally, the property could be perfect for an owner-occupant who can utilize a portion of the space for their own business, while leasing out other suites for supplemental income.

Fully stabilized, this property offers an attractive opportunity for investors seeking stable returns and room for growth.



- Prime Downtown Asheville location
- Walkable to amenities, shopping and dining
- Class A finishes throughout
- Flooded with light
- Flexible layout options
- Four parking spaces
- Tenants in place
- Strong investment potential



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# LEASE SPACES

157 South Lexington Avenue, Asheville, NC 28801

## AVAILABLE SPACES

| SUITE         | SIZE (SF) | LEASE TYPE   | LEASE RATE        | DESCRIPTION   |
|---------------|-----------|--------------|-------------------|---|
| Suite C       | 523 SF    | Full Service | \$1,264 per month | Two room executive suite in Lexington Station. Private entrance and exterior patio. Common bathrooms and common breakroom. Space can be combined with adjacent suites.<br>Rent is full service structure - Tenant pays suite janitorial and telecommunications. |
| Suite D       | 936 SF    | Full Service | \$2,262 per month | One large room with a wall of windows. Common bathrooms and common breakroom. Space can be combined with adjacent suites.<br>Rent is full service structure - Tenant pays suite janitorial and telecommunications.  |
| Suite E       | 657 SF    | Full Service | \$1,500 per month | Three room executive suite in Lexington Station. Common bathrooms and common breakroom. Space can be combined with adjacent suites.<br>Rent is full service structure - Tenant pays suite janitorial and telecommunications.                                    |
| Suite C, D, E | 2,116 SF  | Full Service | \$5,026 per month | Functional, bright office suite in Lexington Station. Private entrance and patio. Common bathrooms and common breakroom.<br>Rent is full service structure - Tenant pays suite janitorial and telecommunications.   |
| Suite G       | 360 SF    | Full Service | \$950 per month   | One room executive suite in Lexington Station. Common bathrooms and common breakroom.<br>Rent is full service structure - Tenant pays suite janitorial and telecommunications.  |





# GALLERY

157 South Lexington Avenue, Asheville, NC 28801



INTERIOR HALLWAY



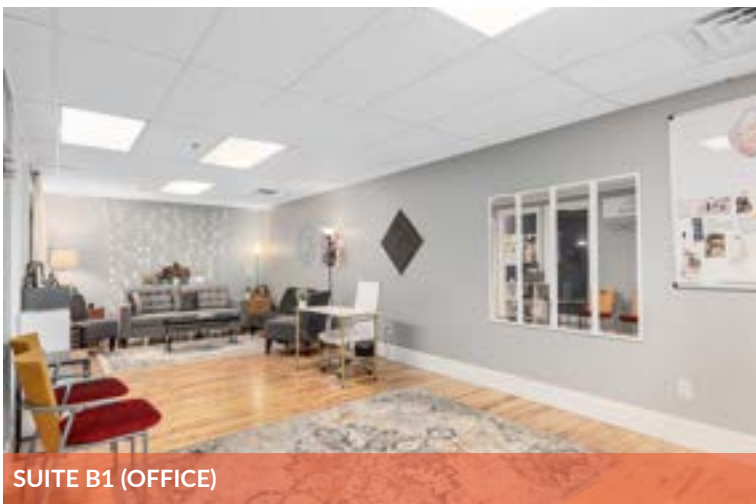
ENTRANCE TO SUITES A, B1, B2



KITCHENETTE



SUITE A (OFFICE)



SUITE B1 (OFFICE)



SUITE B2 (OFFICE)



# GALLERY

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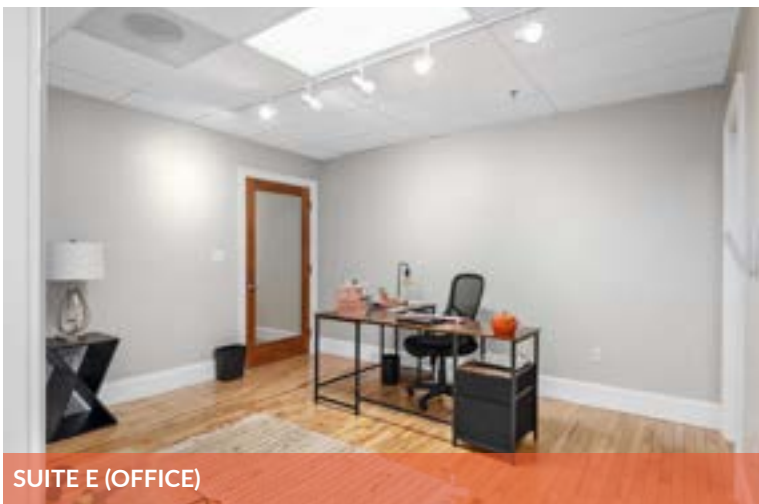
SUITE C (OFFICE)



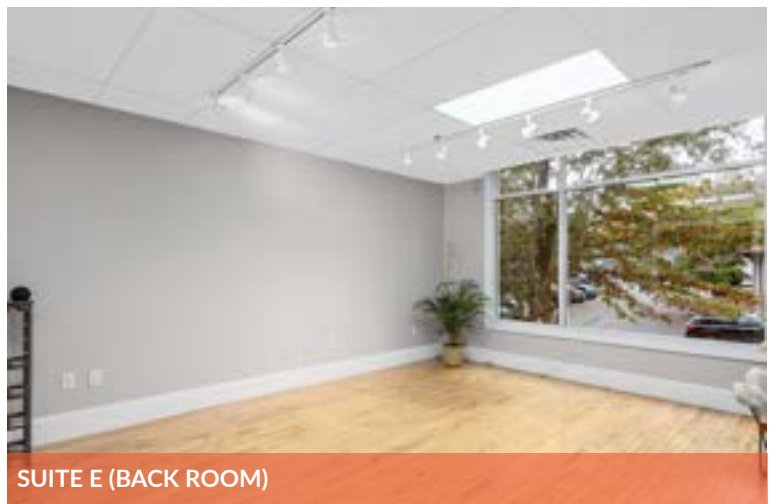
SUITE C (BACK ROOM)



SUITE D (OFFICE)



SUITE E (OFFICE)



SUITE E (BACK ROOM)





# GALLERY

157 South Lexington Avenue, Asheville, NC 28801



SUITE F ENTRANCE (SALON)



SUITE F (SALON)



SUITE F (SALON)



SUITE F (SALON)



# FLOOR PLANS

157 South Lexington Avenue, Asheville, NC 28801





# POINTS OF INTEREST

157 South Lexington Avenue, Asheville, NC 28801

