

Stunning Class-A Office in Downtown Asheville Fully-furnished 2,550 SF suite in historic building

49 Broadway Street, Suite 202, Asheville, NC 28801



For Lease
2,550 SF
\$24.00 / SF NNN
(\$5,100 / mo.)

49 Broadway, Suite 202, is finely appointed with Steelcase furniture, from offices to open work areas

- 2,550 SF in multi-tenant building downtown
- Contemporary offices, 2005 renovation
- Exposed brick, heart-pine hardwood, glass partitions
- Custom Steelcase furniture throughout
- Full kitchen with granite and stainless steel finishes
- Two parking spaces included with lease
- Open floor plan with secured entry glass doors, elegant gallery, reception, and waiting area
- Five offices: Executive office plus four private offices
- Five open-area workstations, including reception
- Conference room with Samsung Smart TV; Open work areas; Custom bookshelves; Credenzas; Two restrooms
- Downtown amenities and businesses at your doorstep

MLS: 3494926

Catylist: 30408022

Loopnet: 15692522

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SUMMARY: 49 Broadway Street, Suite 202, Asheville, NC

BEST USES: Office **PERMITTED USES:** Per Asheville CBD Zoning/Landlord approval

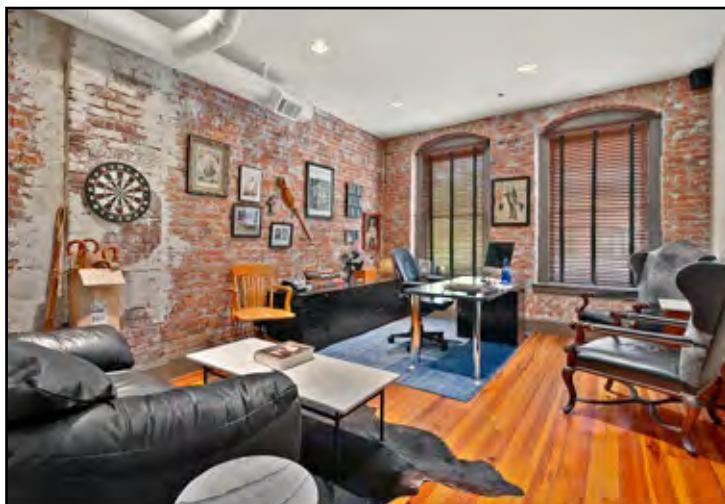
MUNICIPALITY: ASHEVILLE	FLOORS: 1 (Suite on 2nd Floor)	HEATING: FORCED AIR DUCTED HEAT PUMP
COUNTY: BUNCOMBE	FLOORING: Heart Pine	COOLING: CENTRAL A/C
COMMUNITY: DOWNTOWN	CEILINGS: 10'	
ZONING: CBD	RESTROOMS: 2	ADDITIONAL: NEARLY FULLY FURNISHED
TYPE: OFFICE	ELEVATOR: 1	SECURITY ENTRY
TOTAL SQUARE FEET: 2,550 SF	PARKING: 2 GARAGE SPACES	ELEVATOR
YEAR BUILT: 1928	WATER: PUBLIC	220 VOLTS
YEAR RENOVATED: 2005	SEWER: PUBLIC	ADA RESTROOMS
CONSTRUCTION: BRICK & MORTAR	GAS: PUBLIC	SOME AUDIO/VISUAL EQUIPMENT INCLUDED
EXTERIOR: BRICK	ELECTRIC: PUBLIC	



Elegant entry, with security doors and gallery



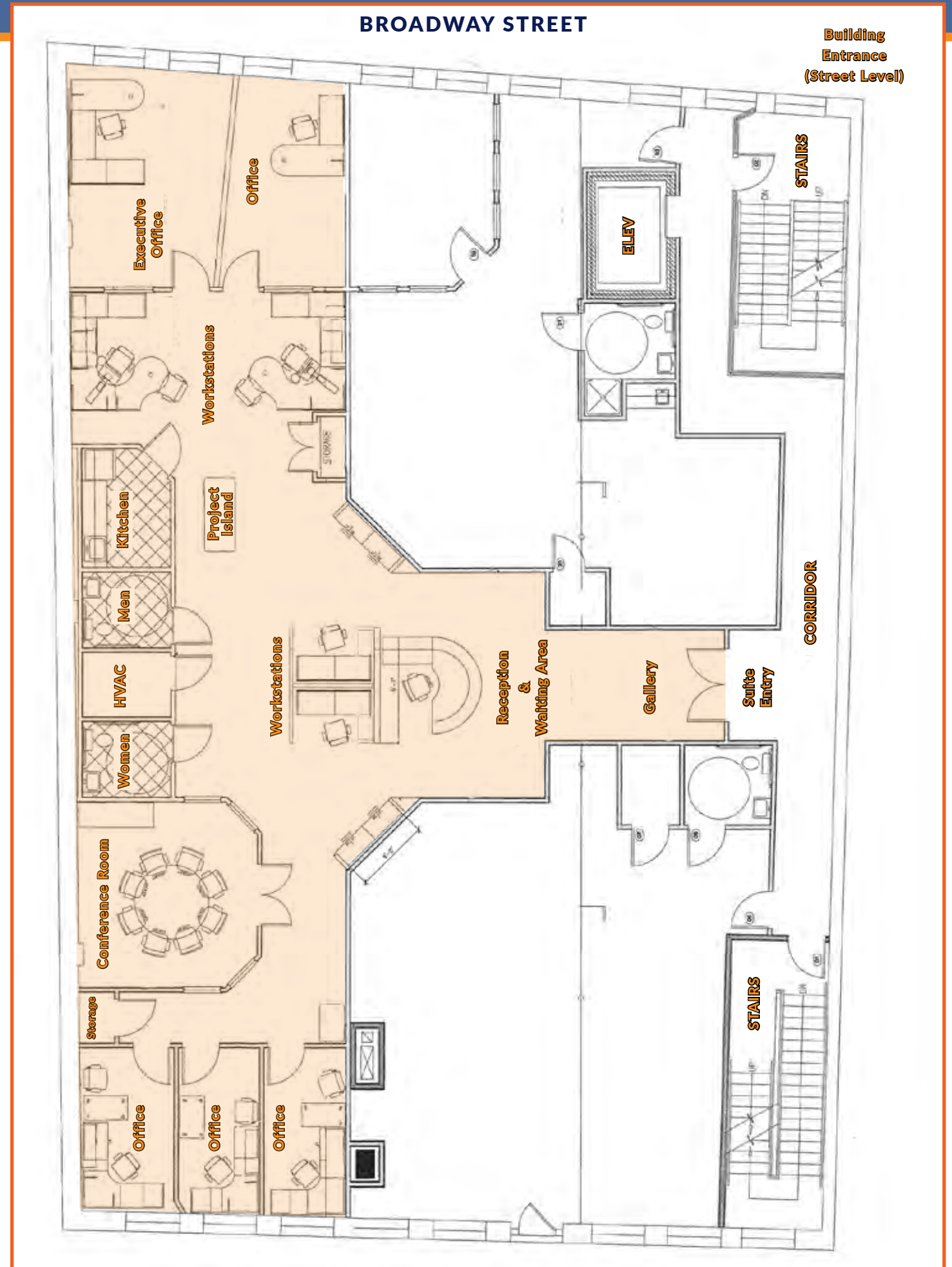
Conference room with custom Karastan rug, credenza, Smart TV



Executive office* overlooks Broadway Street (*Previous furnishings)



One of three matching private offices



*All maps, aerials, illustrations, lot lines, measurements are approximated.

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Full kitchen



View from across Broadway Street



49 Broadway is 0.2 miles from both Pack Square and I-240

DIRECTIONS

From I-240:

- Take Exit 5A, head South into downtown on Broadway Street for 0.2 miles
- Property will be on your right, across from Momentum Art Gallery

From Pack Square Park:

- Head North on Broadway Street for 0.2 miles
- Property will be on your left, across from Momentum Art Gallery

market | >>>intel

GREATER AVL MSA - 4 COUNTIES:

Buncombe, Haywood, Henderson & Madison

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Household Size: 2.28

Median Home Value: \$207,170

Average Family Income: \$73,638

Median Age: 44.2

Private Industries: 12,881

Service Providing Industries: 10,793

Federal, State & Local Industries: 12,235

3 MILE RADIUS:

2016 Population: 52,400

Average Household

Income: \$57,279

Owner Occupied

Housing Units: 10,828

Population 35 - 64:

12.53%

Population 20 - 34:

12.55%

Population 65+: 5.47%

12.93%

Population 20 - 34:

6.35%

Population 65+: 5.83%

10 MILE RADIUS:

2016 Population:

187,500

Average Household

Income: \$67,735

Owner Occupied

Housing Units: 52,076

Population 35 - 64:

13.7%

Population 20 - 34:

9.45%

Population 65+: 6.07%

5 MILE RADIUS:

2016 Population: 98,400

Average Household

Income: \$59,228

Owner Occupied

Housing Units: 22,539

Population 35 - 64:



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4/19/19

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