

4,098 - 9,776 RSF Office in Downtown Asheville Office/Medical on 2 Floors, With Parking

53 S French Broad Ave, Sts 300, 400, Asheville, NC 28801



**FOR LEASE
Full Service**

**Both Floors:
9,776 RSF
\$26.00 / RSF**

**Suite 300:
5,678 RSF
\$27.00 / RSF**

**Suite 400:
4,098 RSF
\$28.00 / RSF**

This centrally located, historic building has been fully updated

- Multi-tenant office building conveniently located in downtown Asheville
- Efficient office or medical office floorplan on the third and fourth floors
- Parking on site
- Full Service lease structure
- Efficient layout for many users, with multiple conference rooms, 20+ offices, breakroom (3rd floor), security entry on each floor
- Hard corner (traffic light) at S. French Broad Ave. and Hilliard Ave.
- Convenient to I-26, I-240, and steps from downtown and River Arts District

Both Floors: MLS: 3543218 Loopnet: 17009951

Suite 300: MLS: 3543193 Catylist: 23628524 Loopnet: 17009951

Suite 400: MLS: 3543214 Catylist: 23628513 Loopnet: 17009951

Austin Walker, CCIM, SIOR
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SUMMARY: 53 S French Broad Ave, Stes 300, 400, Asheville

BEST USE: Medical Office, Office **PERMITTED USES VARY**

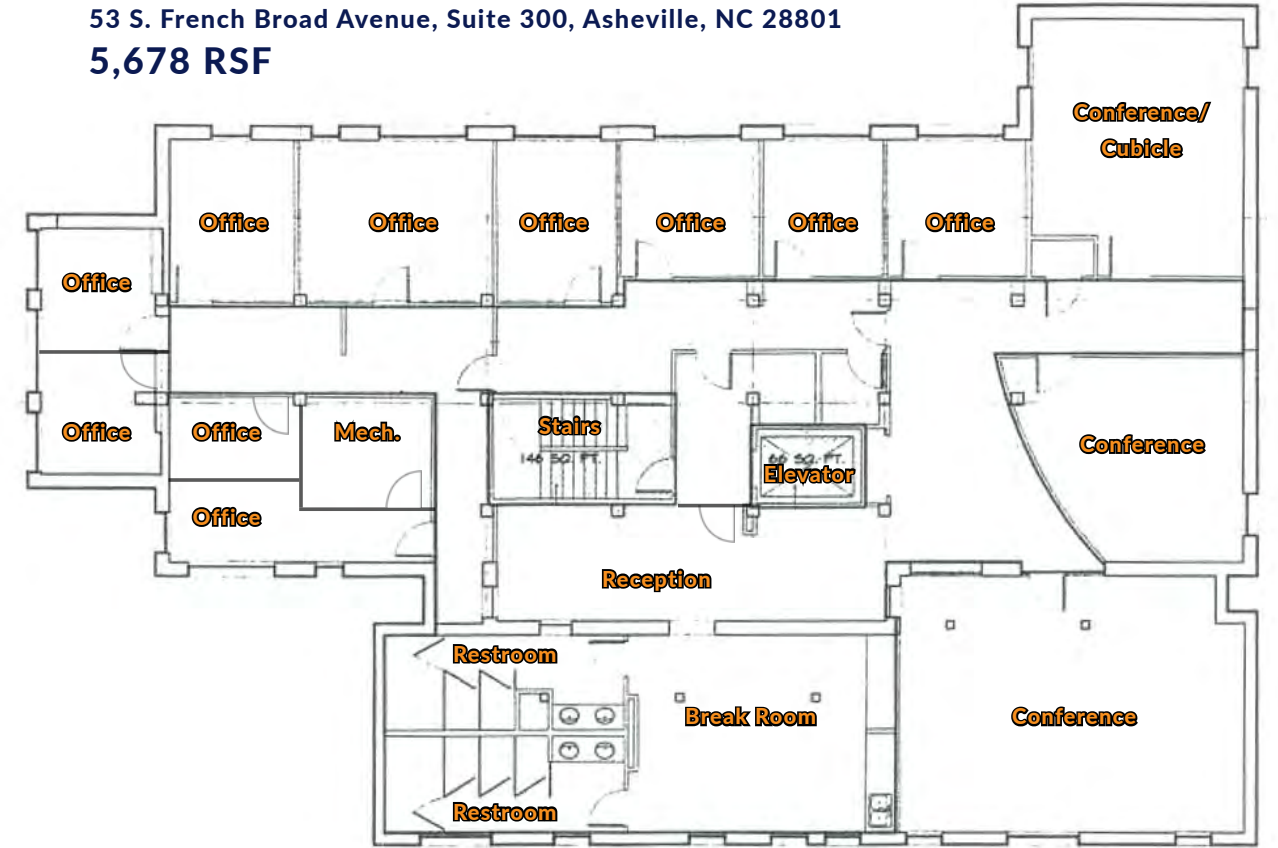
MUNICIPALITY: ASHEVILLE
 COUNTY: BUNCOMBE
 COMMUNITY: DOWNTOWN/CENTRAL
 ZONING: CBD
 TYPE: OFFICE
 DEED BOOK, PAGE: 5276, 1997
 PIN #: 9648-19-9116
 TAXES: (INCLUDED)

BOTH FLOORS
TOTAL SQUARE FEET: 9,776 RSF
YEAR BUILT / RENOVATED: 1930 / 2014
CONSTRUCTION: MASONRY/WOOD
EXTERIOR: STUCCO
ROOF: RUBBER MEMBRANE
APPROX. ROOF AGE: 5 YEARS
FLOORING: CARPET, CERAMIC TILE, VINYL TILE, WOOD
RESTROOMS: 9
UTILITIES: PUBLIC
HEATING: FORCED AIR GAS
COOLING: CENTRAL A/C
PARKING: 103 (Shared lot)
ADDITIONAL FEATURES: SIGNAGE AT STREET

SUITE 300
TOTAL SQUARE FEET: 5,678 RSF
RESTROOMS: 7
ADDITIONAL FEATURES: BREAK ROOM
 ELEVATOR ACCESS
 SECURITY ENTRY

SUITE 400
TOTAL SQUARE FEET: 4,098 RSF
RESTROOMS: 2
ADDITIONAL FEATURES: ELEVATOR ACCESS
 SECURITY ENTRY

53 S. French Broad Avenue, Suite 300, Asheville, NC 28801
5,678 RSF



Suite 300: Reception area



Suite 300: Office with multiple windows



Suite 300: One of multiple conference rooms



Suite 300: Breakroom



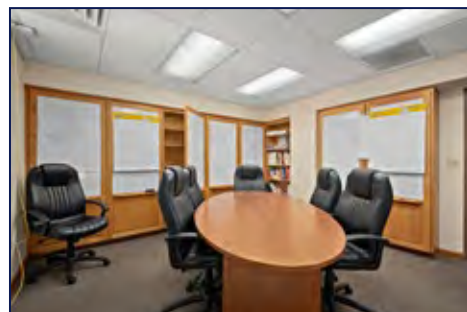
Suite 300: Corridor



Suite 400: Conference room



Suite 400: Office

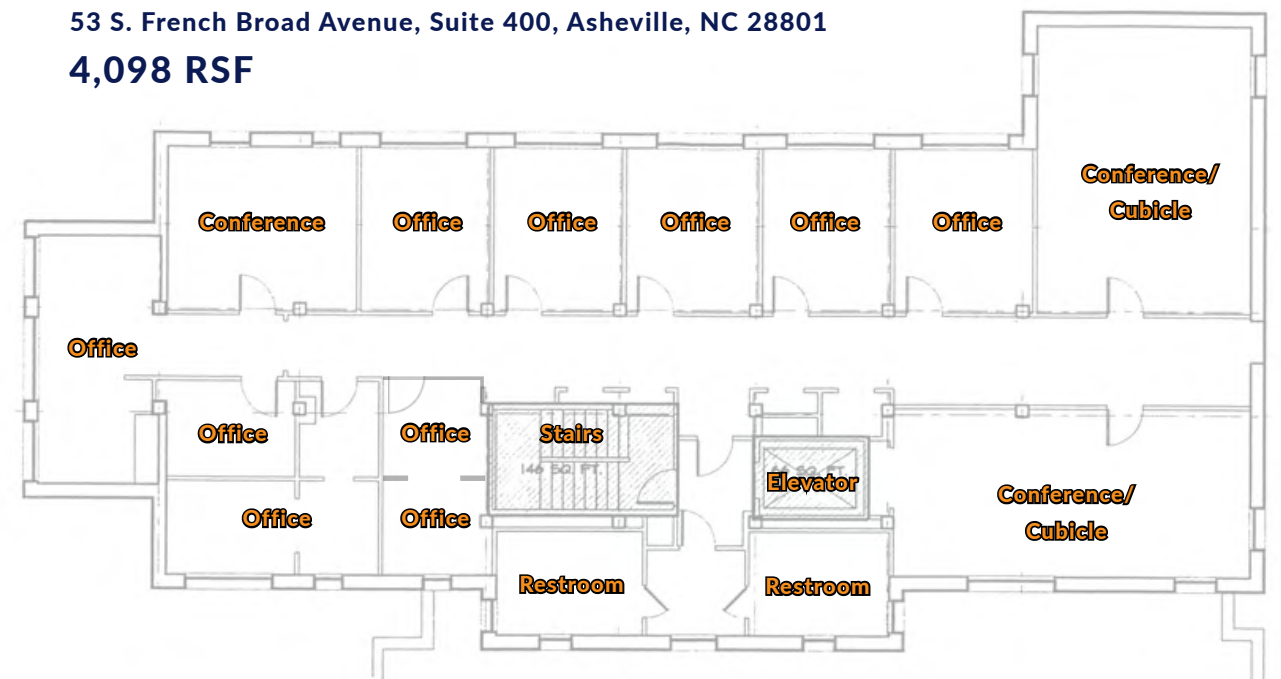


Suite 400: Conference room with whiteboards



Suite 400: Conference room/cubicle area

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4,098 RSF



*Maps, illustrations and measurements are approximated.

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Prominent signage



West entrance

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

ASHEVILLE DATA:

3 MILE RADIUS:	12.93%
2016 Population: 52,400	Population 20 - 34:
Average Household	6.35%
Income: \$57,279	Population 65+: 5.83%
Owner Occupied	10 MILE RADIUS:
Housing Units: 10,828	2016 Population:
Population 35 - 64:	187,500
12.53%	Average Household
Population 20 - 34:	Income: \$67,735
12.55%	Owner Occupied
Population 65+: 5.47%	Housing Units: 52,076
5 MILE RADIUS:	Population 35 - 64:
2016 Population: 98,400	13.7%
Average Household	Population 20 - 34:
Income: \$59,228	9.45%
Owner Occupied	Population 65+: 6.07%
Housing Units: 22,539	
Population 35 - 64:	



DIRECTIONS FROM I-240:

- Take Exit 4B to Patton Avenue
- Travel 0.4 miles, turn right onto S French Broad Avenue
- Property is on right at next intersection



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\$26 - \$28 / RSF Full Service

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9/10/19