

# 1,300 SF Downtown Office Suite Historic Minnie Alexander Cottage

218 Patton Avenue, Asheville, NC 28801



**For Lease  
\$18.00 / SF  
Full Service**

View from Patton Avenue

- Located in historic Minnie Alexander Cottage
- Dedicated private entrance and parking
- Five offices
- Shared kitchen, breakroom, and patio
- Easy access to I-240
- Walkable to downtown Asheville and all amenities
- Building renovated in 1988, new roof
- Natural light through many windows
- Professional landscaping, good upkeep
- Professional business neighbors

MLS#: 3438059 Catylist: 30336222 Loopnet: 13889650

**James Harrison**  
828.279.0090  
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# SUMMARY: 218 Patton Avenue, Asheville, NC

**BEST USE:** Office **PERMITTED USE:** Per CBD zoning

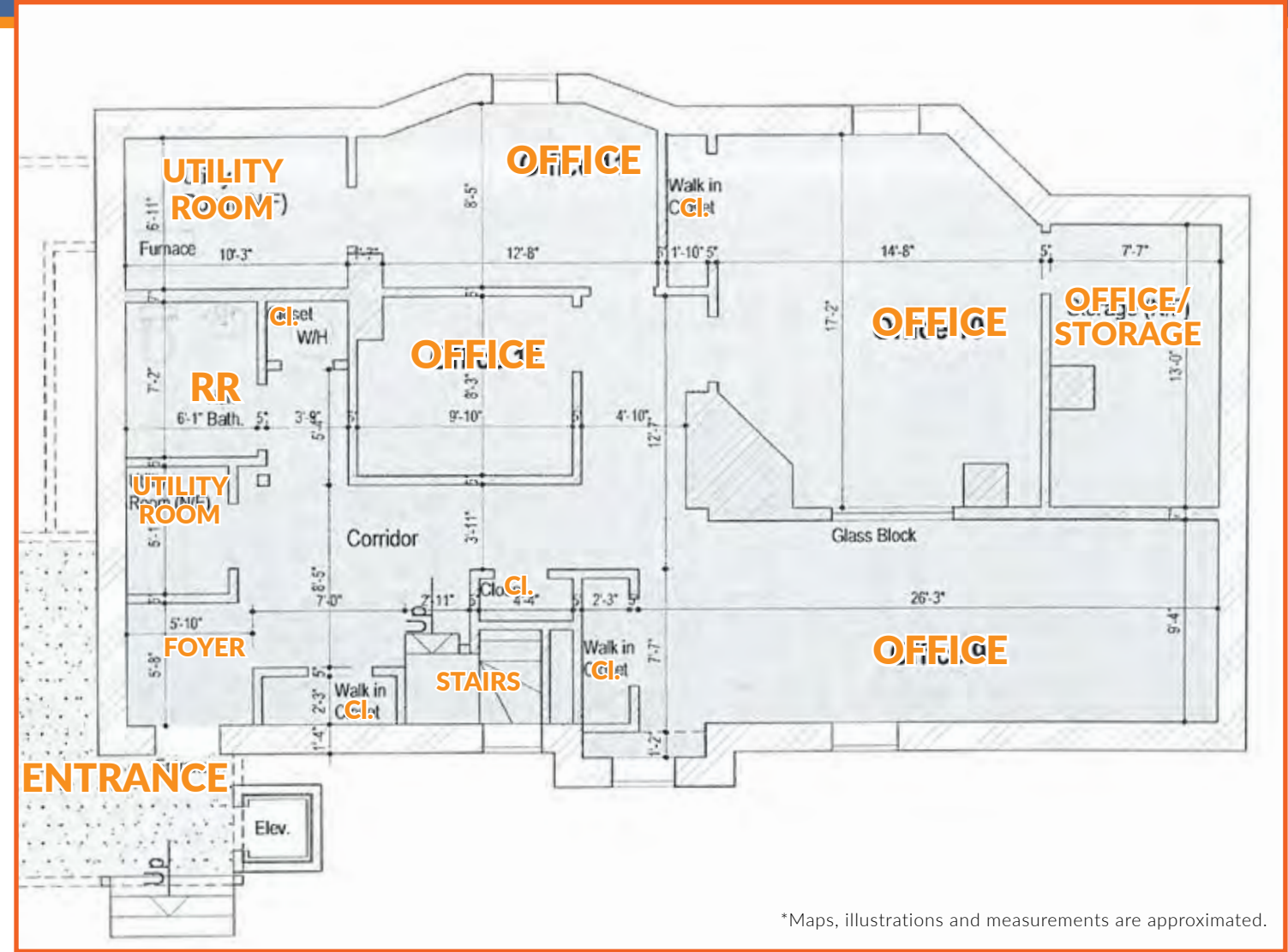
**OVERALL**

MUNICIPALITY: ASHEVILLE  
 COUNTY: BUNCOMBE  
 ZONING: CBD (Central Business District)  
 TYPE: OFFICE  
 DEED BOOK, PAGE: 5834, 0848  
 PIN #: 9648-19-6722

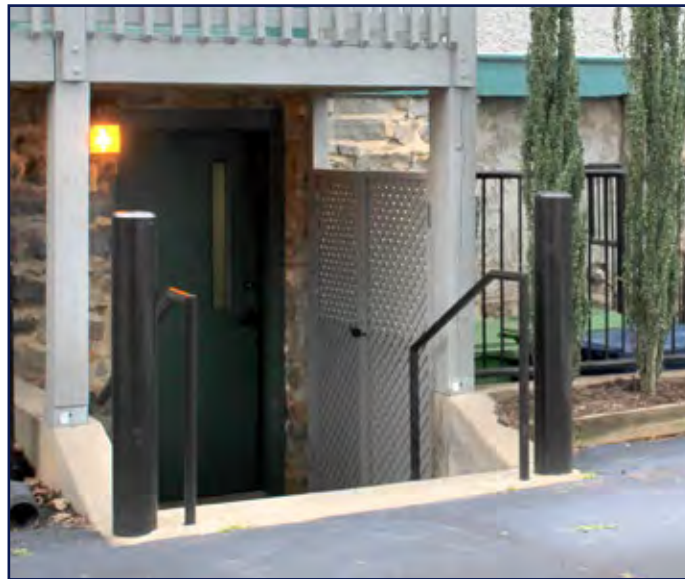
YEAR BUILT: 1900  
 RENOVATED: 1988 (Roof 2017)  
 FLOORS: 2 (This office: lower level)  
 EXTERIOR: STUCCO  
 FLOORING: CONCRETE SLAB/GRADE CERAMIC TILE  
 OFFICES: 5  
 RESTROOMS: 1  
 PARKING SPACES: 2

UTILITIES: ON-SITE / PUBLIC  
 HEATING: HEAT PUMP  
 COOLING: CENTRAL A/C  
 TRAFFIC COUNTS: 16,000 VPD  
 ADDITIONAL: 220 VOLT

TOTAL SQUARE FEET: 1,300 SF



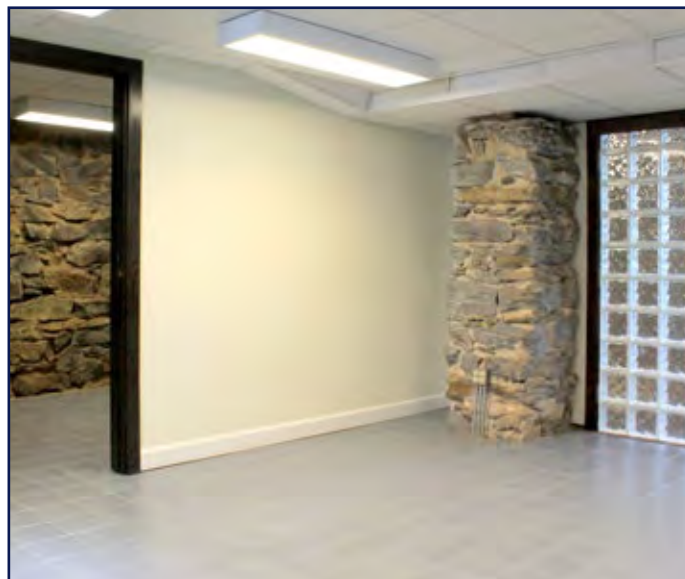
\*Maps, illustrations and measurements are approximated.



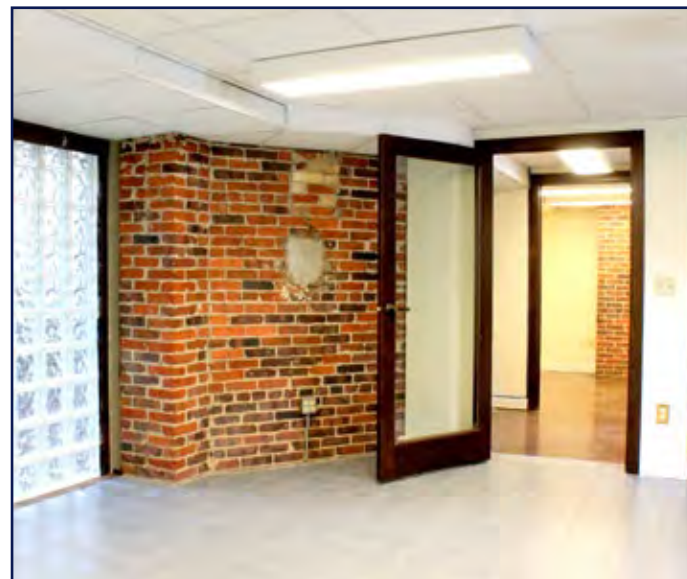
Suite entrance



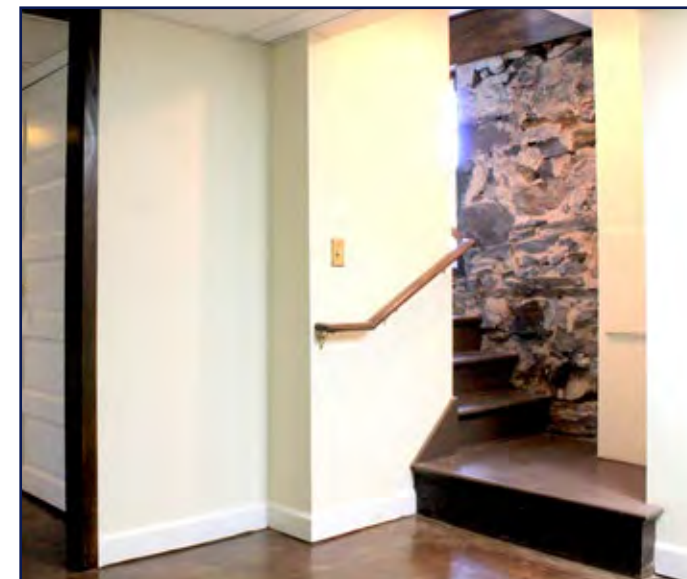
One of five offices



One of five offices



One of five offices



Open space



Kitchen area



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Courtyard and signage



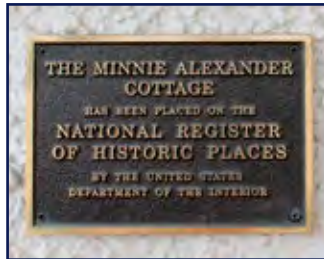
Parking



Patio



View up Patton Avenue



National Historic Register plaque



## 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:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

Owner Occupied

Housing Units: 10,828

Population 35 - 64:

### 10 MILE RADIUS:

2016 Population:

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:

2016 Population: 98,400

Population 35 - 64:

13.7%

Average Household

Population 20 - 34:

9.45%

Owner Occupied

Housing Units: 22,539

Population 65+: 6.07%

Population 35 - 64:

## DIRECTIONS

FROM I-240:

- From I-240 East, take Exit 4B for Patton Ave/Downtown
- After 0.1 miles, property will be located on right



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12/7/18

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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