

## Class-A Executive Offices on Pack Square A Variety of Options at Downtown's Premier Address

1 North Pack Square, Asheville, NC 28801



**3,263 SF**  
**\$29.80 - \$41.35 / SF**  
**Variety of Suite Sizes**  
**Full Service**

The Biltmore Building, designed by I. M. Pei, sits directly on Pack Square, facing the fountain, monument, and art museum

- Executive offices in one of Asheville's architectural gems, designed by I. M. Pei in 1978
- Located on Pack Square at the corner of Broadway and College, it faces the fountain, Vance Monument, and art museum
- High-end finishes throughout property
- Variety of suite sizes on third and fourth floors
- Full Service leases, shared amenities in building
- Excellent views of downtown Asheville and surrounding mountains
- Parking available for monthly fee, depending on availability

MLS: 3521305

Catylist: 30447245

Loopnet: 16401678

**Austin Walker / CCIM, SIOR**  
**828.713.0777**  
**awalker@whitneycre.com**

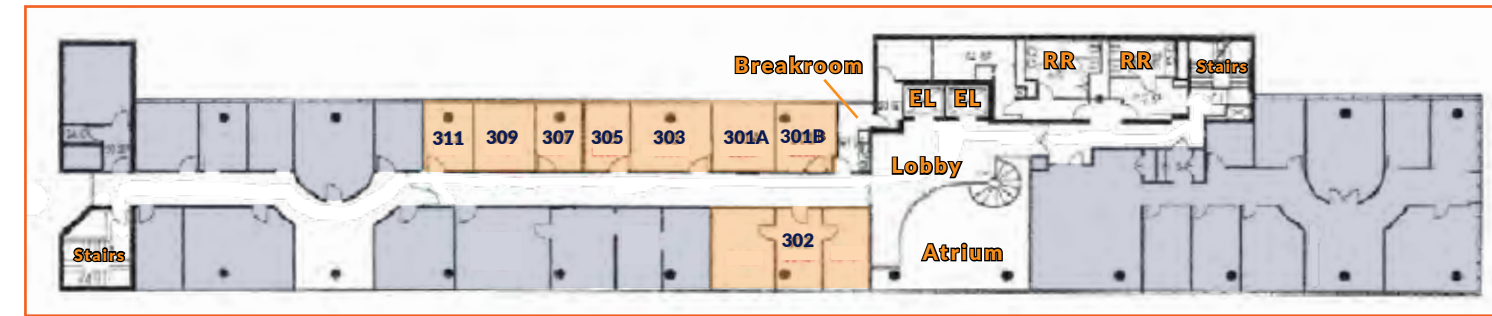
# SUMMARY: 1 North Pack Square, Asheville, NC 28801

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

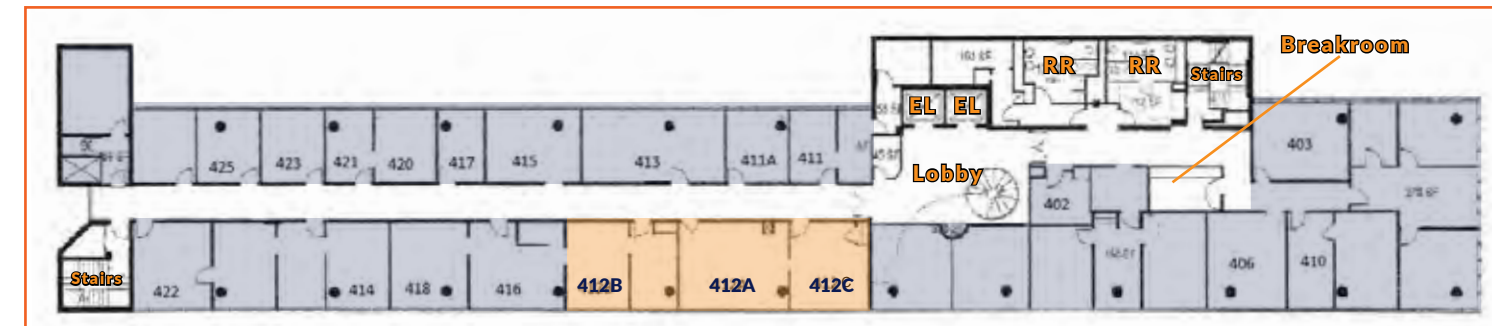
MUNICIPALITY: ASHEVILLE	FLOORS: 6	ADDITIONAL: RECEPTION AREA
COUNTY: BUNCOMBE	(Suites on 3 and 4)	CONTROLLED ACCESS BUILDING
COMMUNITY: DOWNTOWN	FLOORING: Carpet	ELEVATOR
ZONING: CBD	RESTROOMS: 8	3 PHASE
TYPE: OFFICE	ELEVATOR: 2	ADA FACILITIES
TOTAL SQUARE FEET: 3,263 SF	HEATING: BOILER	SMALL BREAKROOM ON EACH FLOOR
YEAR BUILT: 1980	COOLING: CENTRAL A/C	MASTER BREAKROOM ON 1ST FLOOR
YEAR RENOVATED: 2016		

## Third Floor

Available    Occupied



## Fourth Floor



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



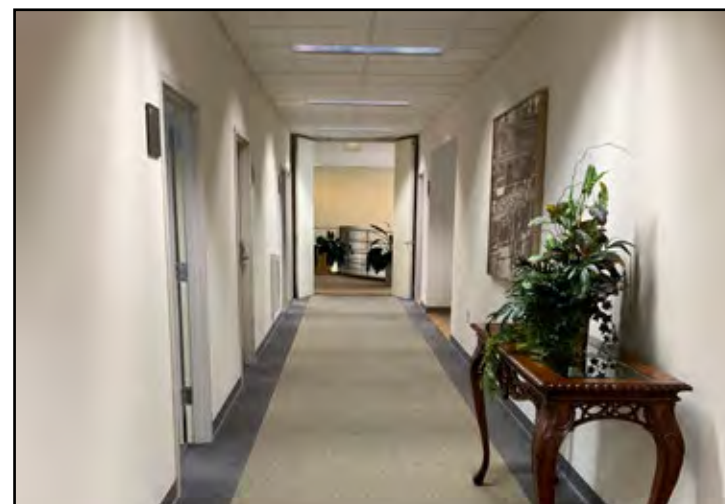
Fourth floor offices



Fourth floor office



Third floor office



Third floor hallway

### THIRD FLOOR

Suite	RSF	\$/SF	Annual \$	Monthly \$
Suite 302	612	\$29.90	\$18,300.00	\$1,525.00
Suite 301A	264	\$31.82	\$8,400.00	\$700.00
Suite 301B	264	\$31.82	\$8,400.00	\$700.00
Suite 303	264	\$31.82	\$8,400.00	\$700.00
Suite 305	160	\$41.35	\$6,600.00	\$550.00
Suite 307	160	\$41.35	\$6,600.00	\$550.00
Suite 309	208	\$37.57	\$7,800.00	\$650.00
Suite 311	160	\$41.35	\$6,600.00	\$550.00
<b>Total</b>	<b>2090</b>			

### FOURTH FLOOR

Suite	RSF	\$/SF	Annual \$	Monthly \$
Suite 412A	413	\$29.80	\$12,300.00	\$1,025.00
Suite 412B	442	\$29.89	\$13,200.00	\$1,100.00
Suite 412C	318	\$30.19	\$9,600.00	\$800.00
<b>Total</b>	<b>1172</b>			

**Total** ..... **3,263** ..... **\$108,300.00**

# Class-A Executive Offices on Pack Square

## A Variety of Options at Downtown's Premier Address

1 North Pack Square, Asheville, NC 28801



Third floor lobby



Entrance on Pack Square



1 North Pack Square in relation to I-240

### DIRECTIONS

#### From I-240:

- Take Exit 5A, head South into downtown on Broadway Street for 0.4 miles
- Property will be on your right, overlooking Pack Square

## 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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**FOR LEASE: CLASS-A OFFICE**  
**1 N Pack Square, Multiple Suites**  
**Asheville, NC 28801**  
**\$29.80 - \$41.35 / SF**

\*All maps, aerials, illustrations, and measurements are approximated.

8/9/19