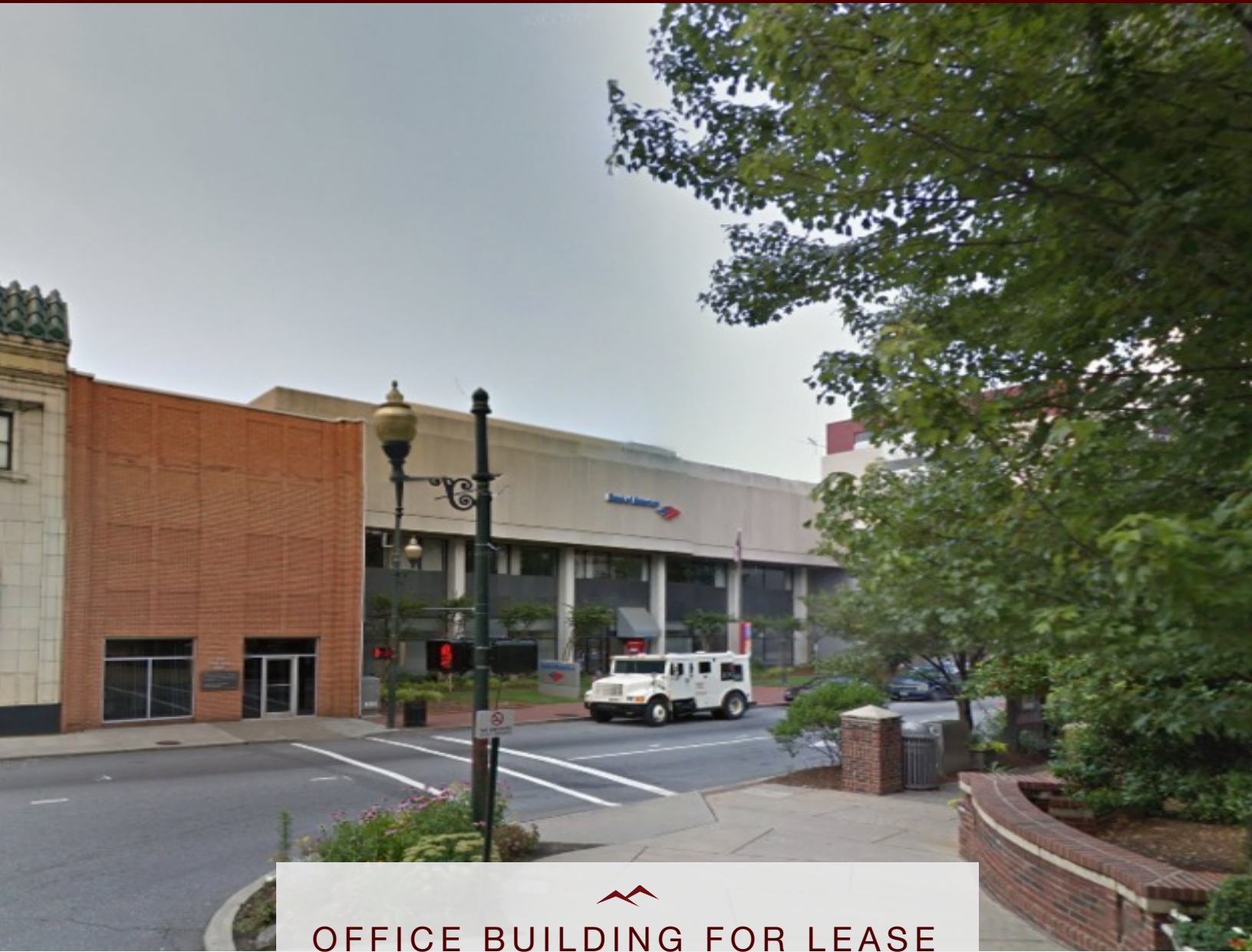




Dewey Property Advisors

DOWNTOWN OFFICE FOR LEASE




OFFICE BUILDING FOR LEASE

60 PATTON AVE, ASHEVILLE, NC 28801

Presented By

TIM BRAMLEY

828.548.0090 x103
tim.bramley@deweypa.com

DEWEY PROPERTY ADVISORS

9 Pack Square SW
Asheville, NC 28801
828.548.0090
deweypa.com

DOWNTOWN 3RD FLOOR OFFICE | 60 PATTON AVE, ASHEVILLE, NC 28801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 - 18.00 SF/yr (MG)
Available SF:	2,400 SF
Year Built:	1957
Building Size:	2,400
Zoning:	CBD/CENTRAL BUSINESS DIST



PROPERTY OVERVIEW

Centrally located across from Pritchard Park in downtown Asheville, 60 Patton Avenue is a 3-story mixed use building with excellent visibility and easy access. The office space can be accessed directly off of Commerce Street.

Modified Gross Lease - Tenant pays utilities.



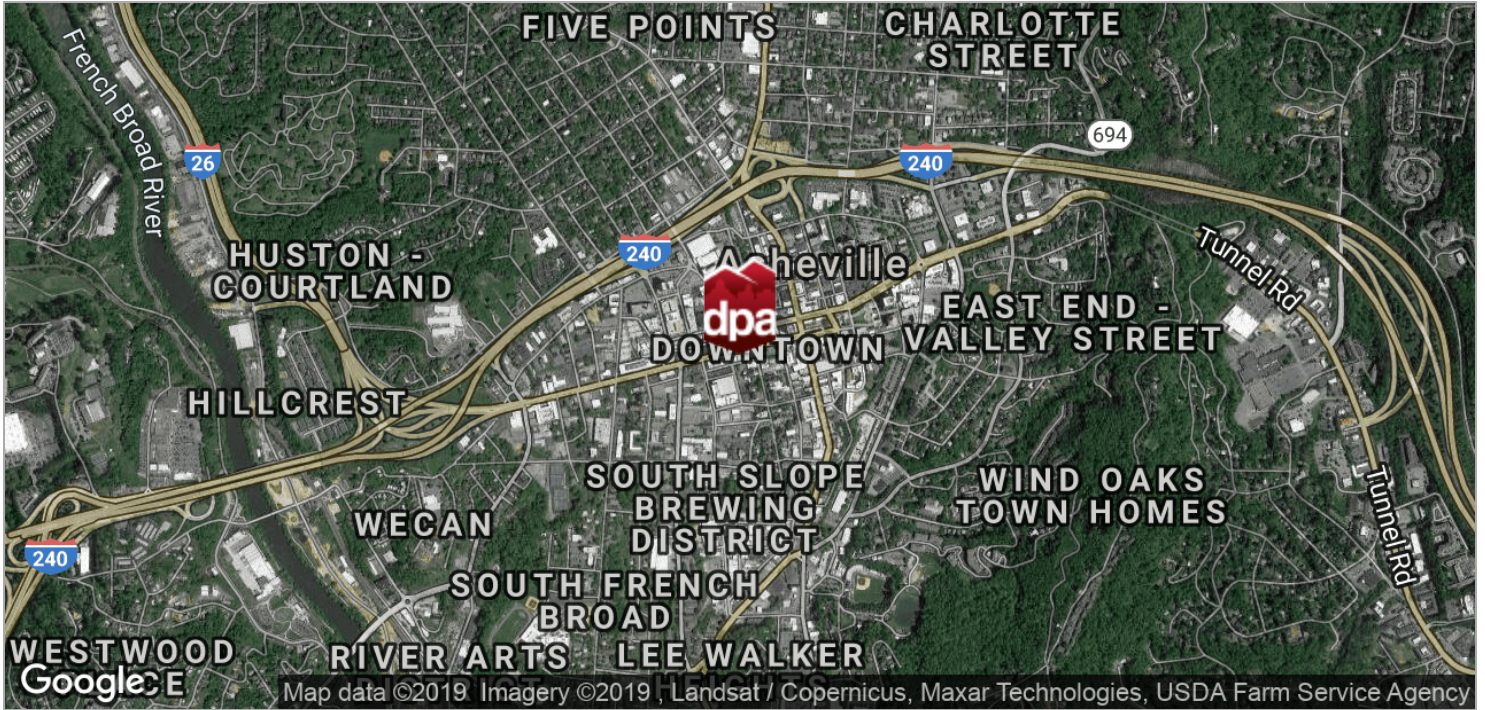
TIM BRAMLEY
828.548.0090 x103
tim.bramley@deweypa.com

RETAIL / LOCATOR MAP



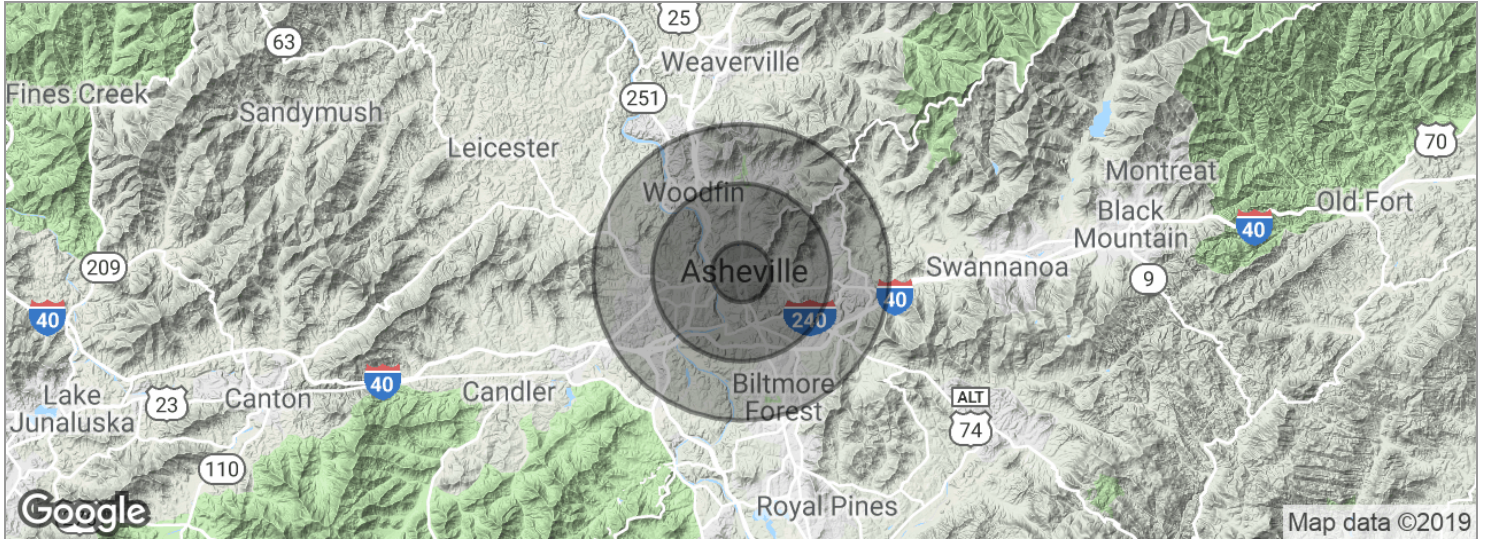
TIM BRAMLEY
828.548.0090 x103
tim.bramley@deweypa.com

LOCATION MAPS



TIM BRAMLEY
828.548.0090 x103
tim.bramley@deweypa.com

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,490	47,579	93,284
Median age	39.8	37.2	38.5
Median age (Male)	39.7	36.2	37.0
Median age (Female)	39.5	38.1	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,799	21,452	41,552
# of persons per HH	2.0	2.2	2.2
Average HH income	\$43,734	\$52,243	\$55,171
Average house value	\$250,665	\$291,701	\$278,894

* Demographic data derived from 2010 US Census



TIM BRAMLEY
 828.548.0090 x103
 tim.bramley@deweypa.com