



175 Patton Ave

175 Patton Ave, Asheville, NC 28801



Stoner Giltz

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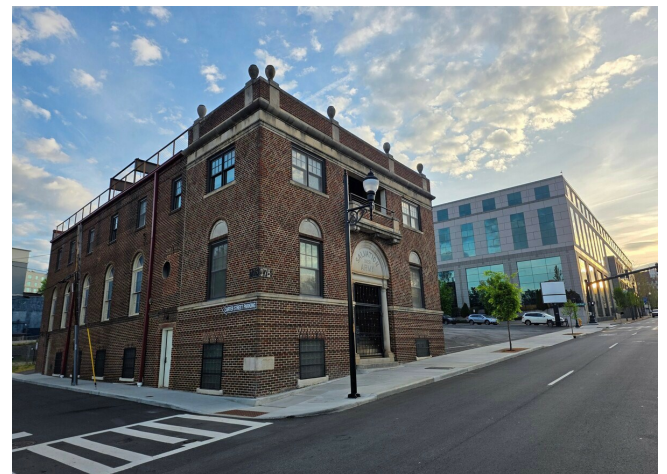


175 Patton Ave

\$24.00 /SF/YR

Rare opportunity to lease space in the former Echo Mountain Recording building. Position your business in the heart of downtown at 175 Patton Avenue—an exceptional...

- Full-building availability in the highly recognizable former Echo Mountain Recording building on Patton Avenue.
- Exceptional location along one of Asheville's most historic and commercially vibrant corridors with strong visibility and high traffic counts.
- Flexible lease structure with potential to accommodate larger sections of the building if not leased as a whole.
- Surrounded by a dynamic downtown mix of restaurants, retail, galleries, and professional offices, offering unmatched convenience for employees.
- NNN lease terms with tenants responsible for utilities and multiple parking options nearby for added accessibility.
- Positioned within Asheville's thriving commercial core, benefiting from consistent pedestrian activity and proximity to key districts.



Rental Rate: \$24.00 /SF/YR

Property Type: Office

Property Subtype: Office/Residential

Building Class: B

Rentable Building Area: 8,822 SF

Year Built: 1928

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 50 (Fairly friendly)

Rental Rate Mo: \$2.00 /SF/MO

1st Floor

Space Available	2,887 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Rare opportunity to lease space within the former Echo Mountain Recording building at 175 Patton Avenue, in the heart of Asheville's downtown corridor. This property offers visibility along one of the city's most historic and well-traveled streets, connecting a vibrant mix of local businesses, restaurants, and retail. The building is available as a full-building lease, providing maximum branding potential for tenants seeking a strong presence in the market. Owners may also consider leasing larger sections if the entire building is not taken by a single user. Tenants will benefit from NNN lease terms and responsibility for utilities, while enjoying nearby parking options that add convenience for staff and visitors. The property's location ensures consistent pedestrian activity and excellent client accessibility, making it well-suited for professional firms, creative enterprises, and service providers. Surrounded by Asheville's commercial and cultural amenities, this address offers a high-profile setting that supports business growth and visibility within a dynamic urban environment.

2nd Floor

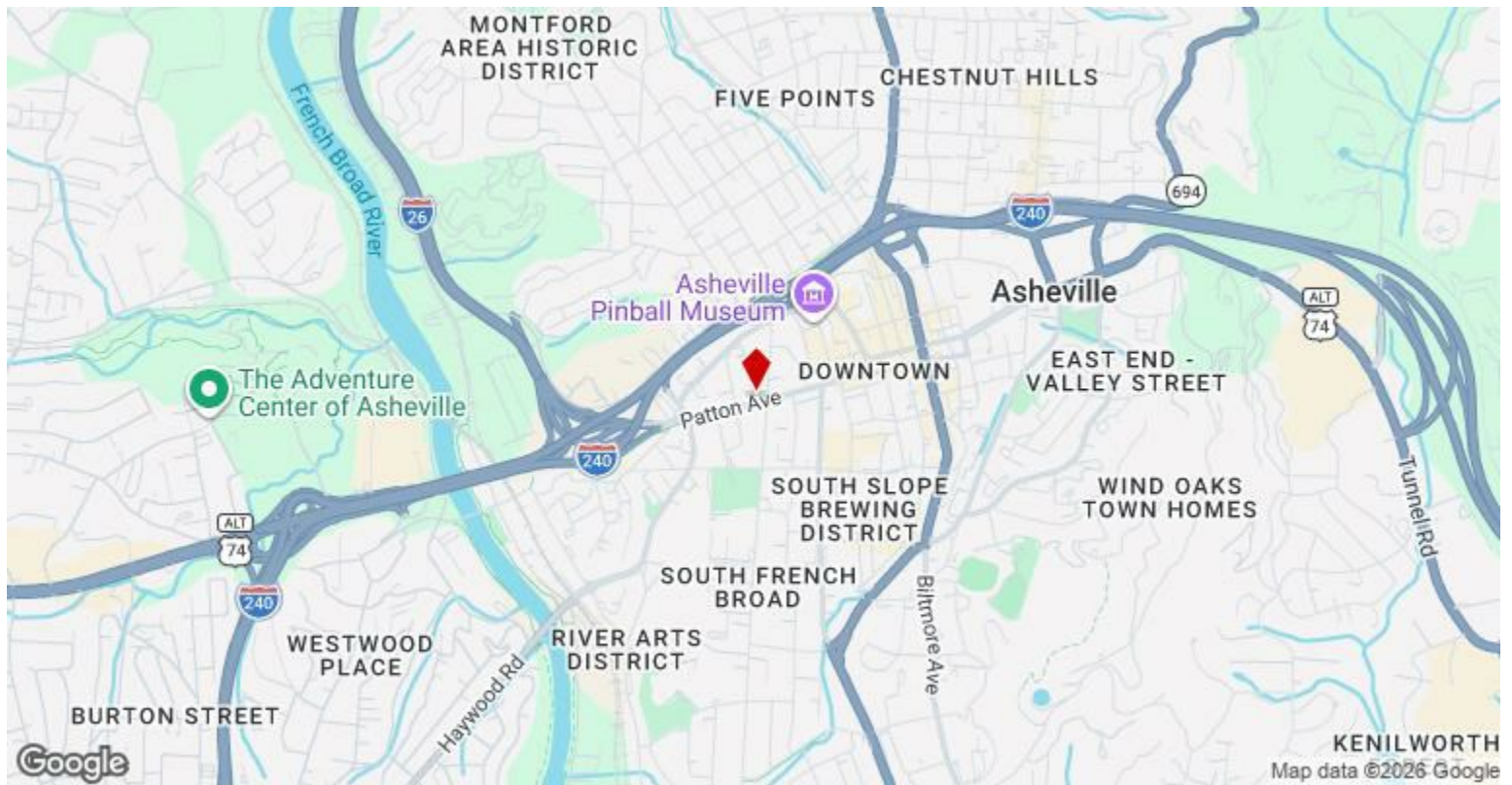
Space Available	2,962 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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3rd Floor

Space Available	2,972 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Rare opportunity to lease space in the former Echo Mountain Recording building. Position your business in the heart of downtown at 175 Patton Avenue—an exceptional office opportunity along one of Asheville’s most historic and commercially active corridors. Patton Avenue remains one of the city’s most visible and high-traffic streets, connecting key districts, local businesses, and consistent pedestrian activity throughout the day. It is the owner’s intent to lease the entire building as a whole, but there may be options to lease larger sections of the building. All leases are NNN, with tenants responsible for utilities. Nearby parking options are available for added convenience. Ideal for professional, creative, or service-oriented users, this space places your business within Asheville’s thriving commercial core, surrounded by restaurants, retail, galleries, and offices—offering both convenience and strong client accessibility.

Property Photos



Side wall

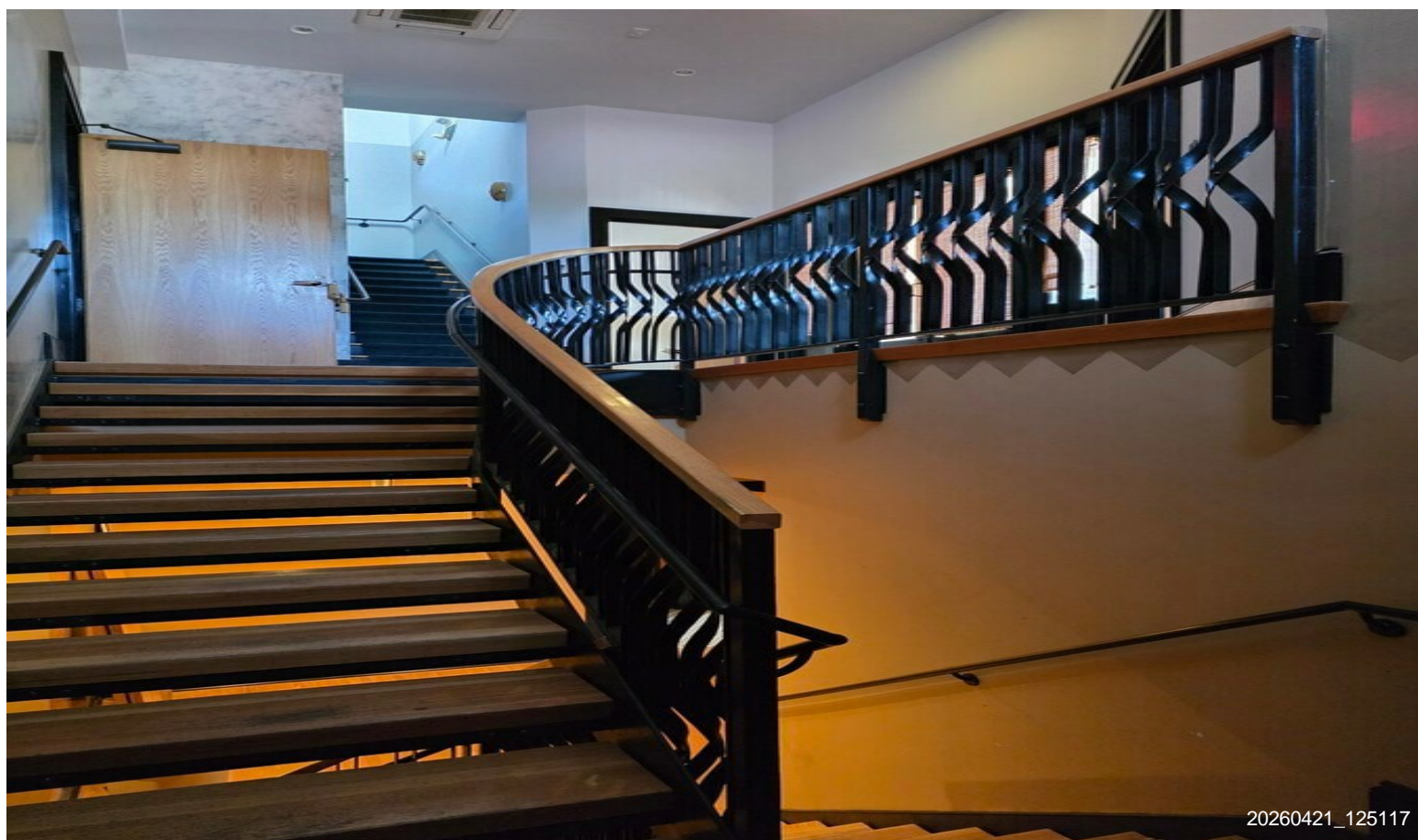


parking

Property Photos



14 N French Broad Ave., 15 Carter St. & 175 Patton Ave. (241)



Property Photos

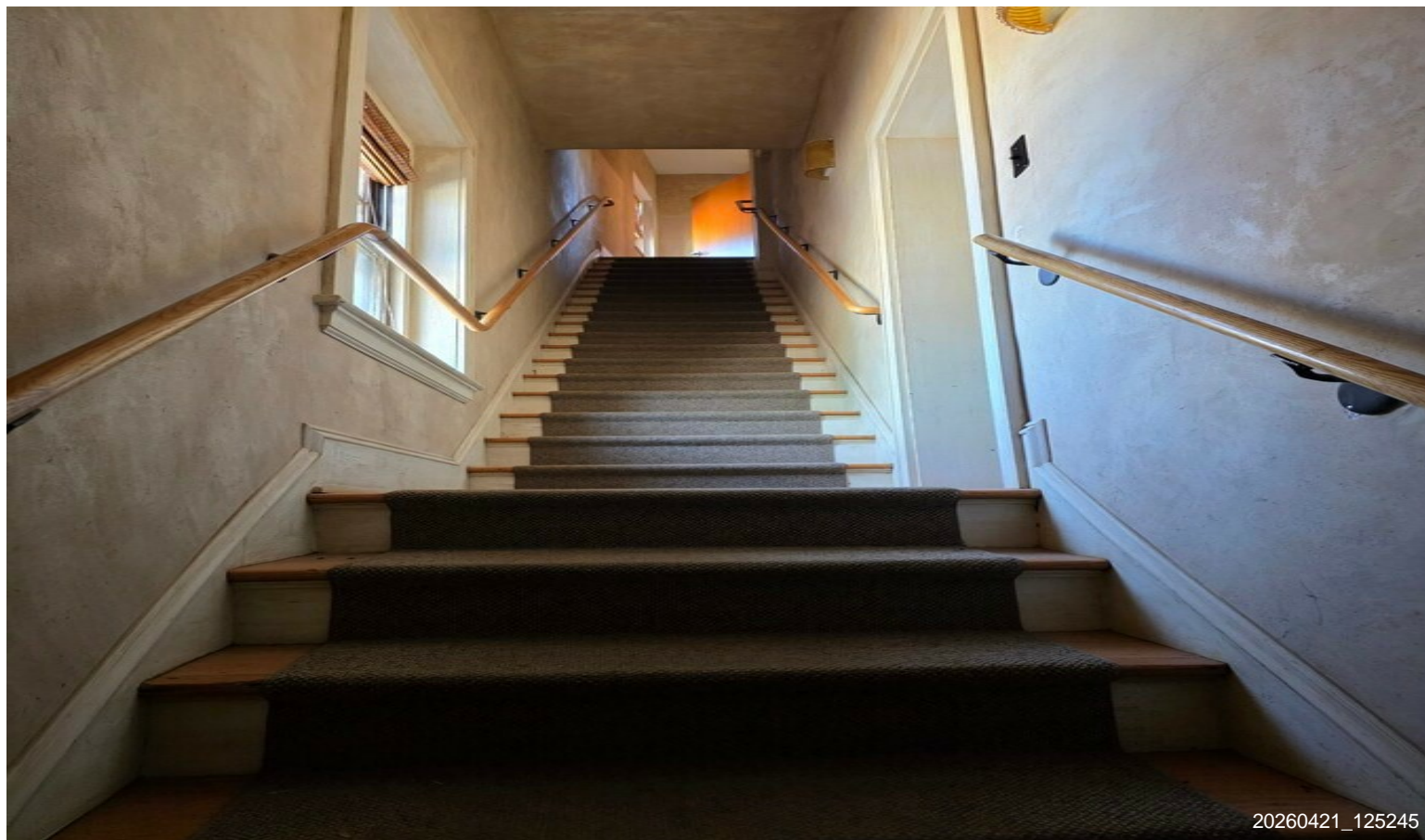
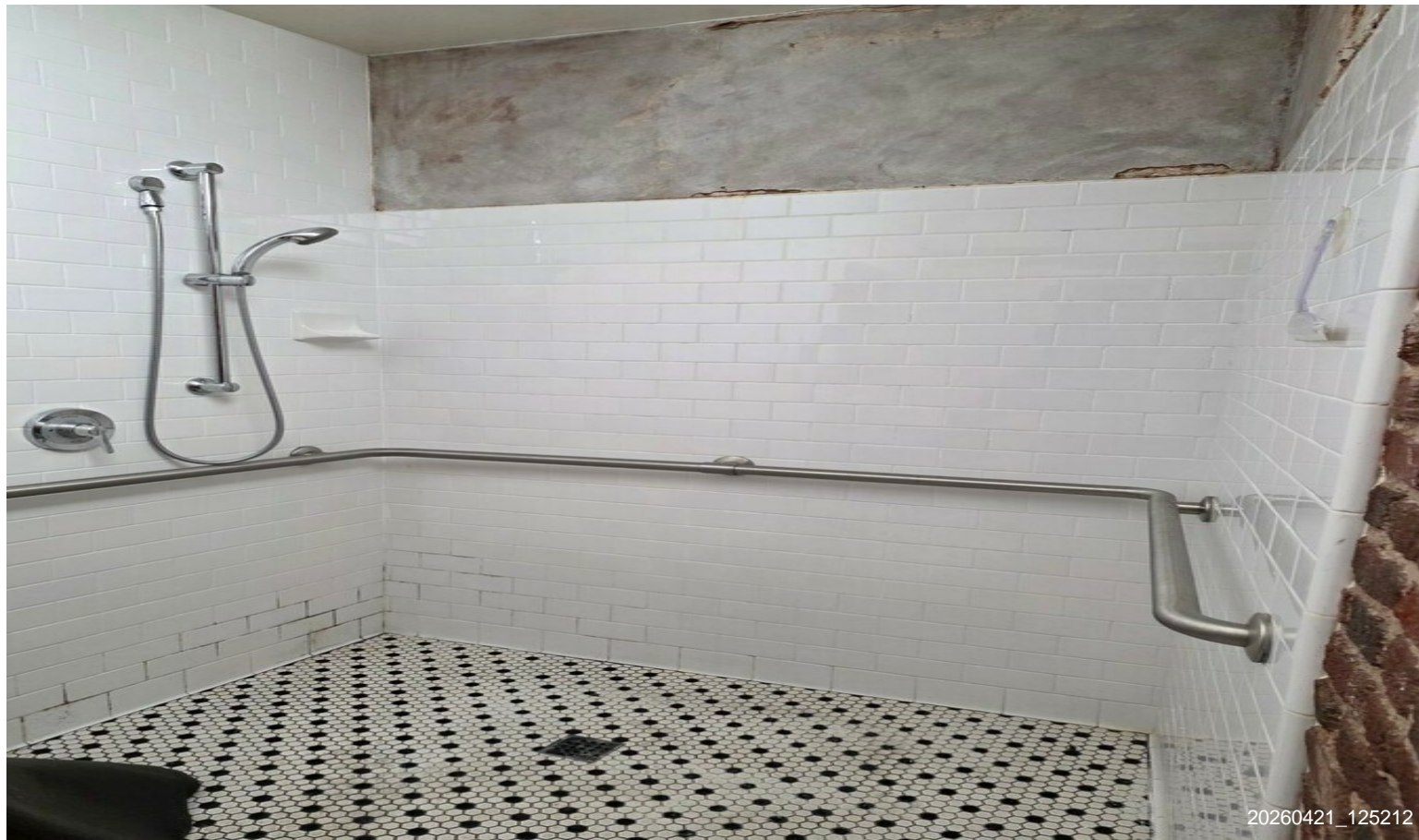


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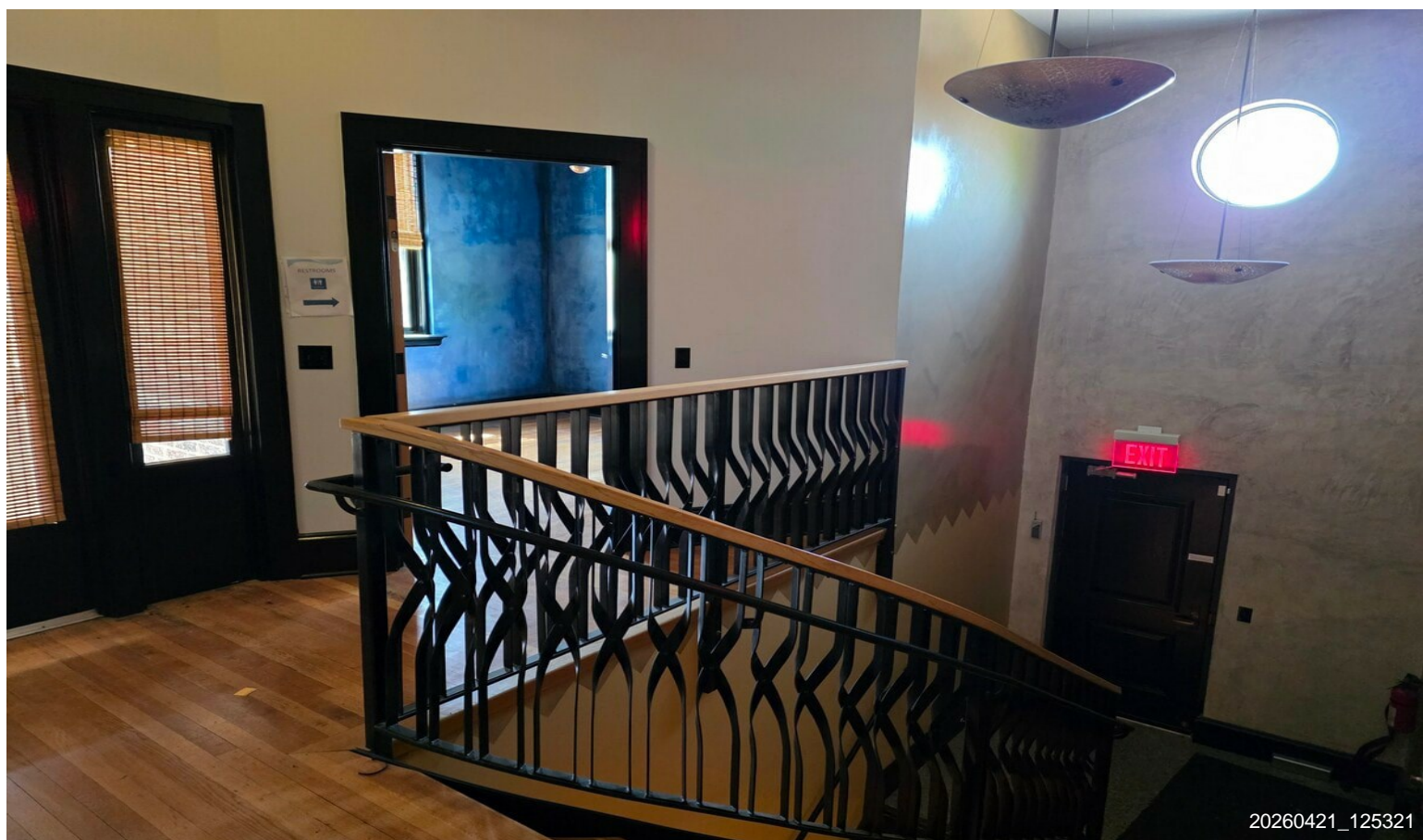


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Property Photos



Property Photos



Property Photos



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Property Photos



Property Photos



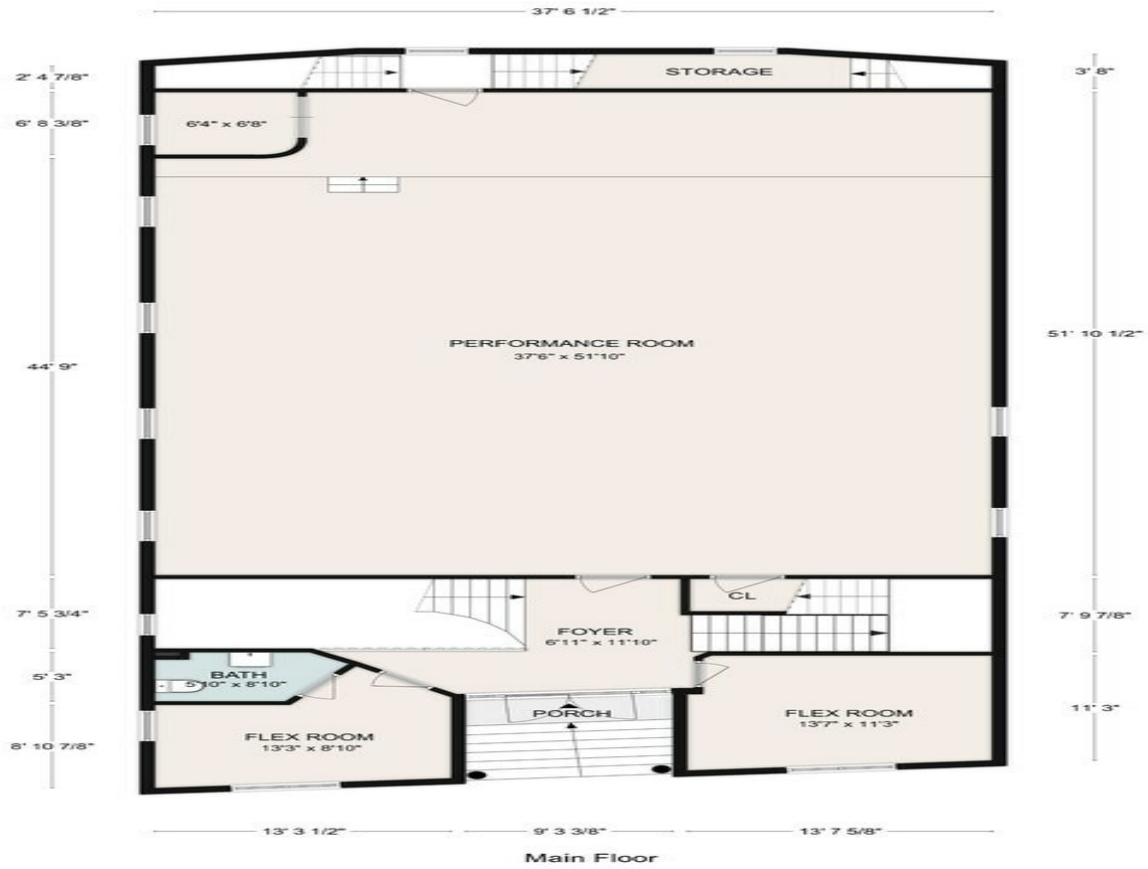
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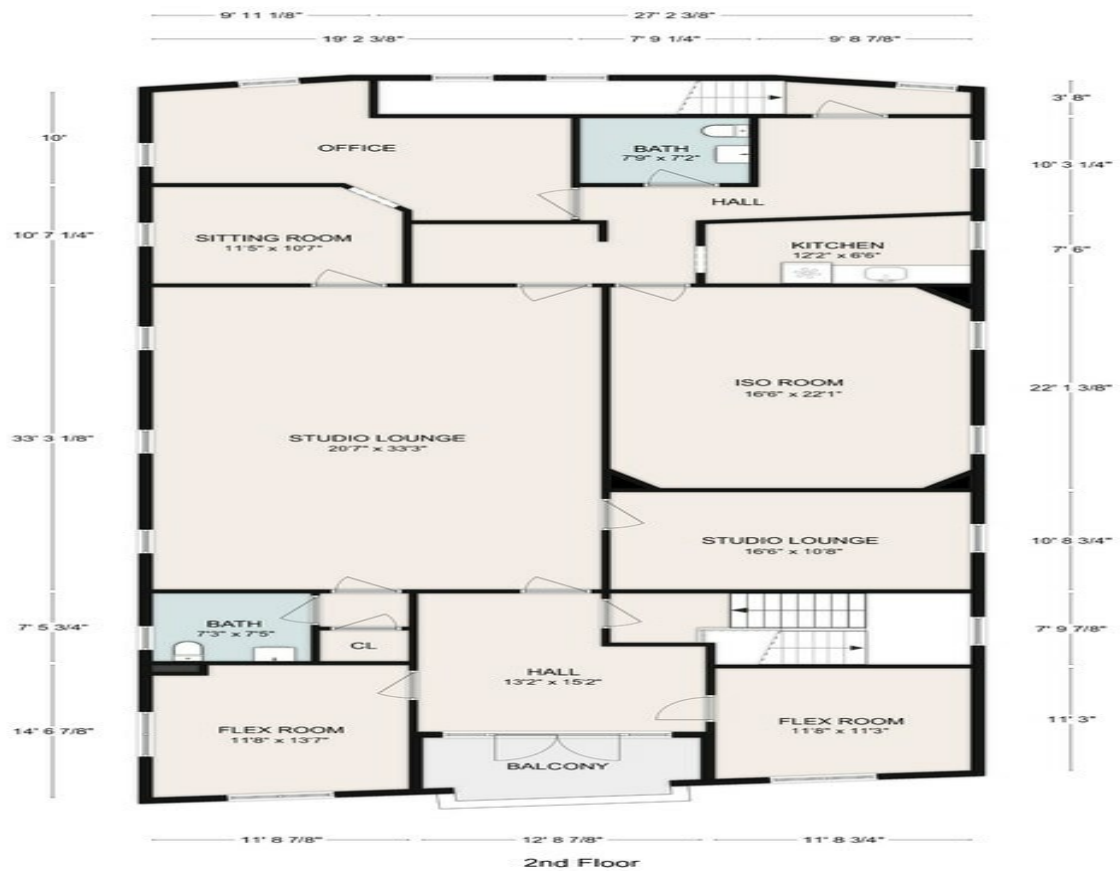


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