

CLASS-A OFFICE SPACE AVAILABLE IN FLETCHER FOR LEASE



189

CONTINUUM DRIVE

FLETCHER, NC

SUITE B | 5,200 SF

\$13.85/SF/YR (NNN) | \$6,000/MONTH

JAMES HARRISON | CCIM

COMMERCIAL BROKER

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WHITNEY COMMERCIAL REAL ESTATE

1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

Professional Office & Flex Space in Fletcher, NC

±5,200 SF professional office/flex suite in Fletcher Commerce Park, with easy access to Arden, Hendersonville, and Asheville. The flexible layout at 189 Continuum Drive includes a large open work area with separate entrance, ±500 SF heated/cooled warehouse/production area with 20' ceilings, corner office, additional private offices, large conference room, kitchen/break room, men's and women's restrooms, storage/file room, IT/support area, and multiple points of entry.

Previously used for professional office as well as pharmaceutical compounding, this alarmed suite is adaptable for office, administrative, medical-adjacent, lab-related, light production, or flex users. Single-story building with sidewalk access, and surface parking directly in front. Level site with 44 shared front parking spaces, rear truck court access, and ample paved access behind the building.

Served by public water and sewer; utility capacity to be verified by tenant. NNN estimated at \$2.71 per SF.

LOCATION DESCRIPTION

Fletcher office location with easy access to Arden, Hendersonville, and Asheville via Hendersonville Road. 3.4 mi. to Asheville Regional Airport.

Positioned near key regional corridors, 189 Continuum Drive provides a practical base for businesses serving the broader South Asheville and Henderson County markets.

FEATURES

- Adaptable for a variety of businesses, including headquarters
- Entirely heated and cooled
- 20' ceilings in ±500 sf warehouse/production area
- Professional office exterior
- Landscaped frontage with mature trees
- Zoned M-1



OFFICE/FLEX AREA



OFFICE



OFFICE



OPEN OFFICE AREA



LARGE FLEX AREAS



FLEX/CUBICLE AREA



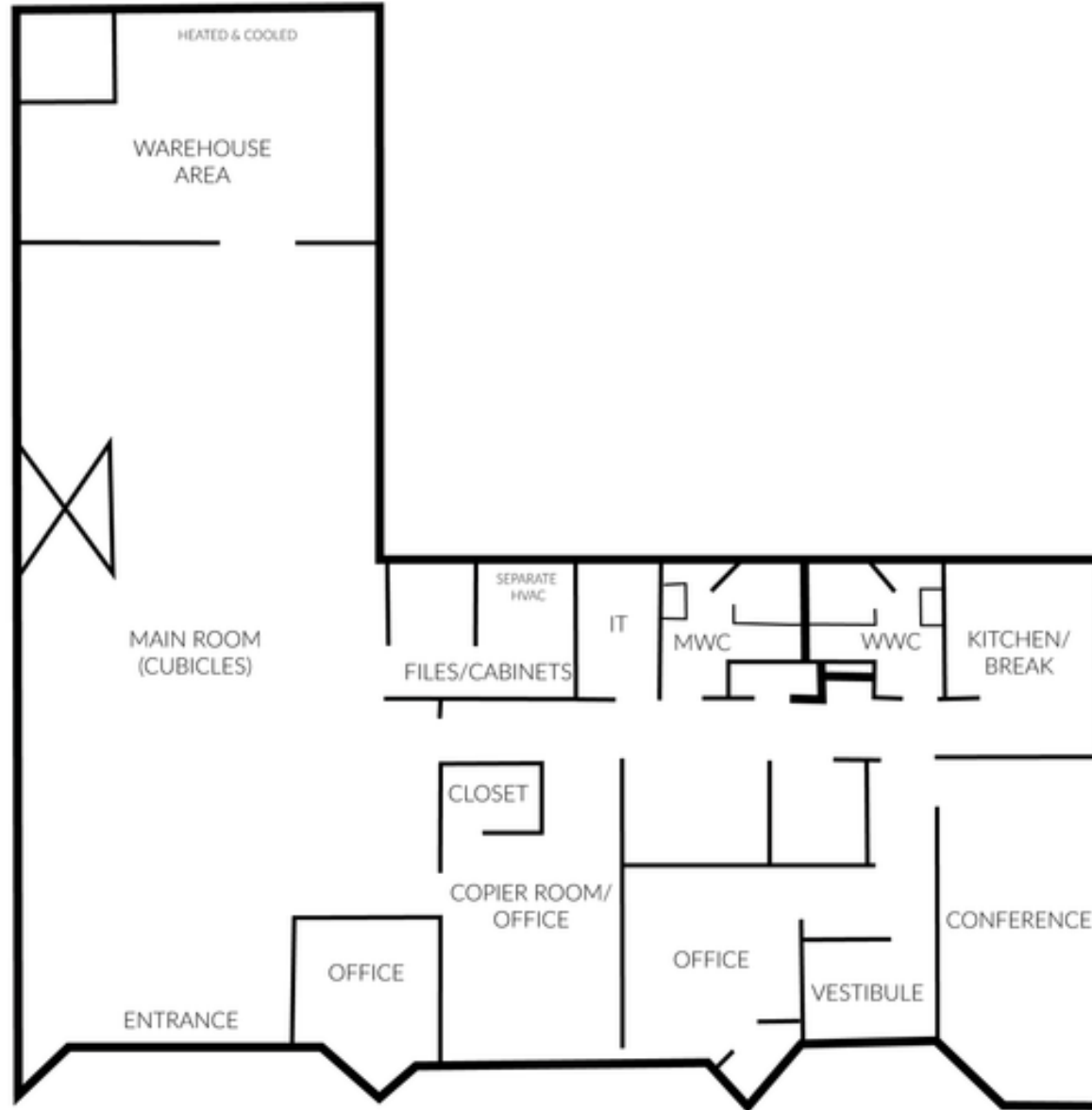
ENTRY/FLEX AREA



BREAK ROOM

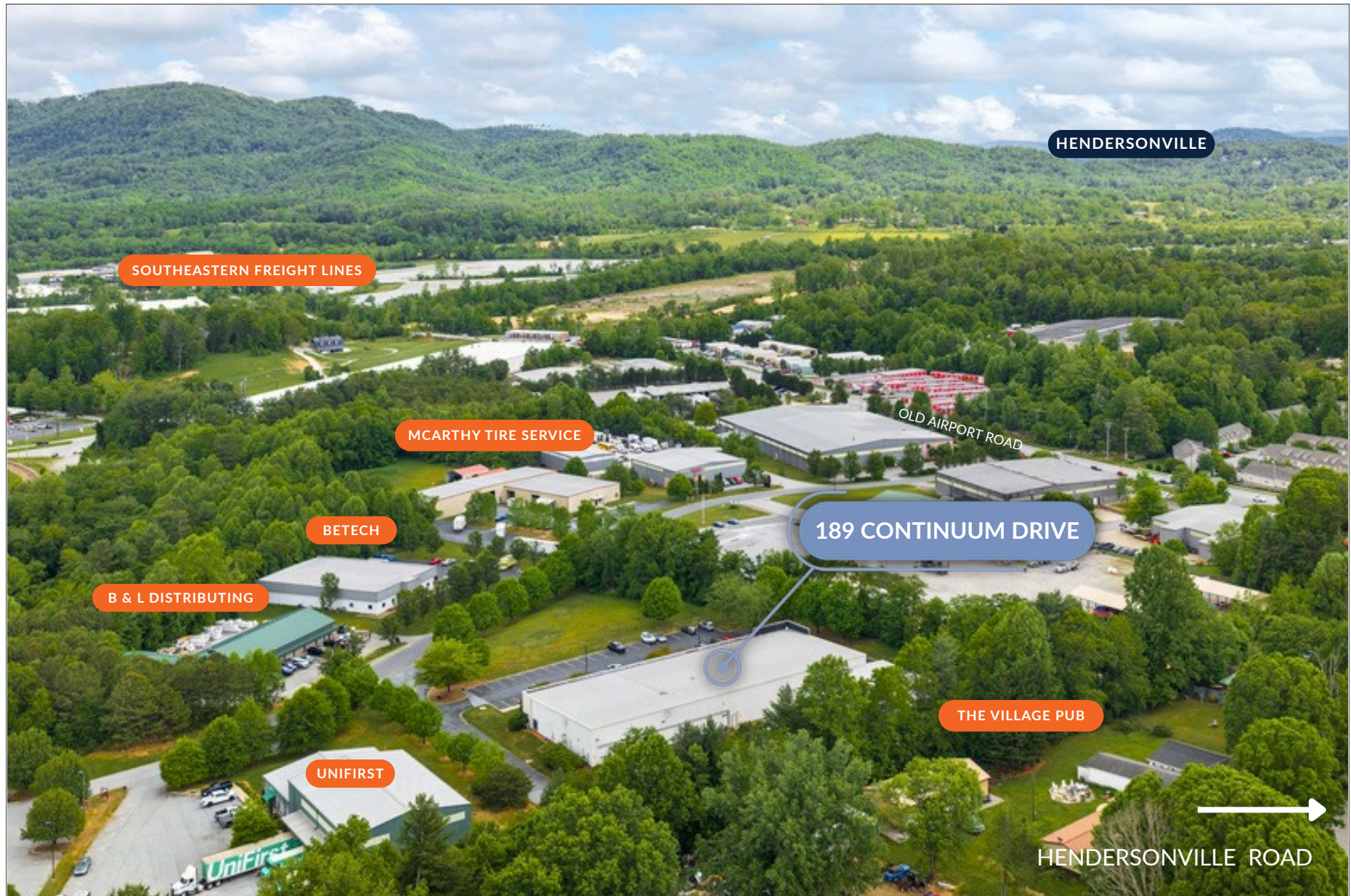
FLOORPLAN

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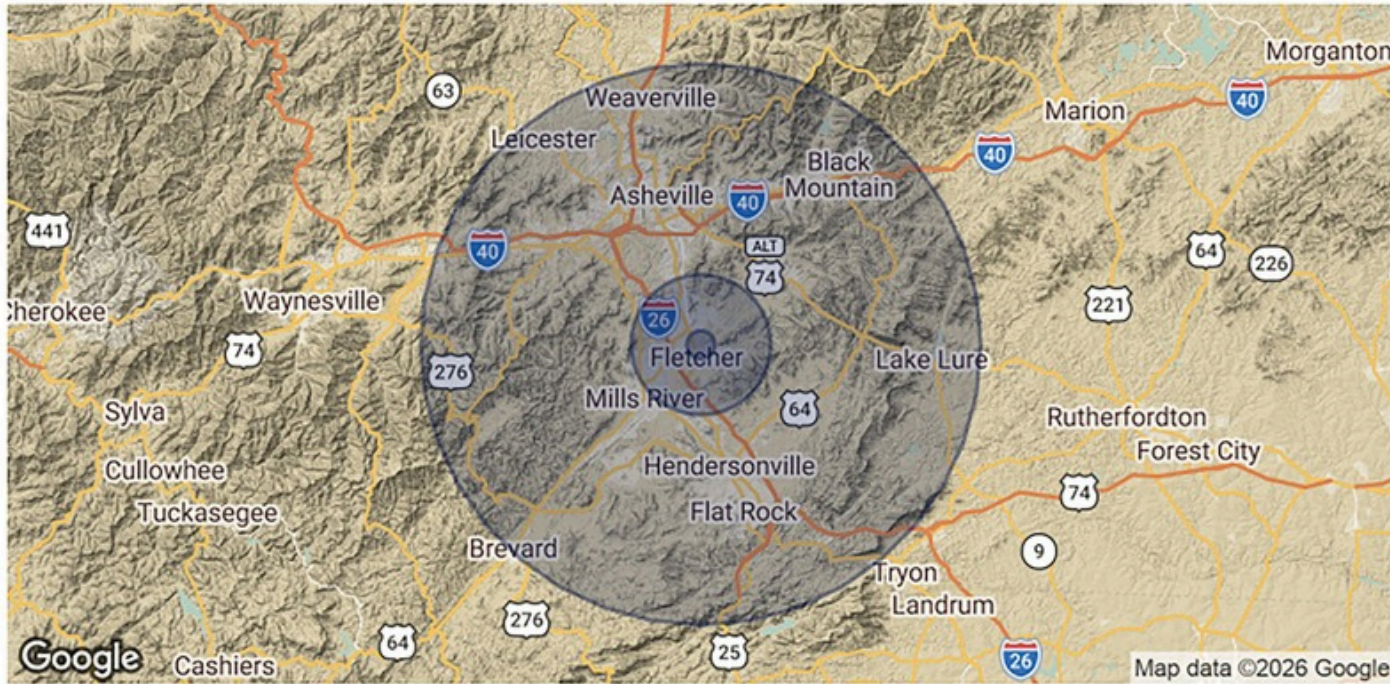
LOCATION MAP

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POPULATION	1 MILE	5 MILES	20 MILES
Total Population	3,387	53,604	401,371
Average Age	50.0	43.4	45.0
Average Age (Male)	51.4	42.6	43.5
Average Age (Female)	49.9	44.0	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	20 MILES
Total Households	1,413	20,909	159,769
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$104,523	\$109,914	\$95,625
Average House Value	\$328,693	\$392,606	\$381,526

2023 American Community Survey (ACS)

COMMERCIAL BROKER

james harrison
CCIM

Commercial Real Estate Broker
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James Harrison, CCIM, has been with Whitney Commercial since 2014, advising clients across a wide range of commercial property types throughout Asheville, Buncombe County, and Western North Carolina. Guided by a client-first philosophy, James brings knowledge and expertise to each engagement so clients can make decisions with clarity and confidence.

A seventh-generation Asheville native and second-generation commercial broker, James has seen first-hand how Commercial Real Estate can shape and strengthen a community. He enjoys assignments where solutions allow parties on all sides of a transaction to flourish and thrive.

Over his career, James has completed more than 250 commercial real estate sales and leases, representing more than \$100 million in total transaction volume. He brings a disciplined approach to each assignment, paired with professionalism, responsiveness and warmth.

James has represented owner-operators, private investors, institutional users, local governments, family offices, and startup businesses. Clients who have entrusted him with their Commercial Real Estate needs include The City of Asheville, Mission Health, Mountain Housing Opportunities, ALFIE, Aeroflow Healthcare, The North Carolina Arboretum, The Blood Connection, Momentum Art Gallery, and Atomic Furnishing & Design.

James is a member of the Asheville Board of Realtors, and is also a member of Asheville's Commercial Investment Realty Association (CIRA), serving as President from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, live in East West Asheville with their three daughters. They are members of City Church Asheville. Outside of work, James enjoys spending time in the Blue Ridge Mountains, music, baseball, and everything else Asheville has to offer.

TRANSACTION HIGHLIGHTS

\$8.475M sale of 1 Haywood Street,
105,000 SF office building in
Downtown Asheville

\$8.1M sale of 108 Monticello Road,
416,500 SF industrial facility in
Buncombe County

\$6.55M sale of 6 Commerce Way,
51,271 SF industrial facility in
Buncombe County

\$5.8M sale of 220 Merrimon Avenue,
110,572 SF industrial facility in
Buncombe County

\$4.47M sale of 52 Broadway, 21,000
SF mixed-use property in Downtown
Asheville

\$2.35M sale of 35-37 Loop Road,
17,500 SF flex property in Buncombe
County

\$2.7M lease of 155 Jacob Holm Way,
31,567 SF industrial facility in
Buncombe County

Lease of 176 & 178 Broadway in
Asheville (CoStar Group's 2024 "Lease
of the Year")