

Likewise



For Lease



**VERSATILE OFFICE/FLEX IN
DOWNTOWN ASHEVILLE**

14 O'Henry Avenue, Suite 110, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

14 O'Henry Avenue, Suite 110, Asheville, NC 28801



OFFERING SUMMARY

LEASE PRICE

\$19/SF MG

UNIT SIZE

± 5,371 SF

ZONING

CBD

PROPERTY FEATURES

- Office/flex in the historic Asheville Citizen Times Building
- Functional layout with 5 private offices, large conference room, 2 restrooms, and kitchenette
- Access to vestibule, loading dock, freight elevator, and shared rooftop deck with sweeping mountain views
- Ideal for creative, professional, administrative, or corporate office users
- Adjacent to the Grove Arcade and within easy walking distance of Downtown Asheville's restaurants, retail, hotels, and business services
- Outstanding regional accessibility, approximately 0.5 mile from I-240, 3 miles from the I-26/I-40 interchange, and convenient access to Patton Avenue (US 23/70) and Merrimon Avenue (US 25)
- MLS# 4405131



Likewise
COMMERCIAL REAL ESTATE

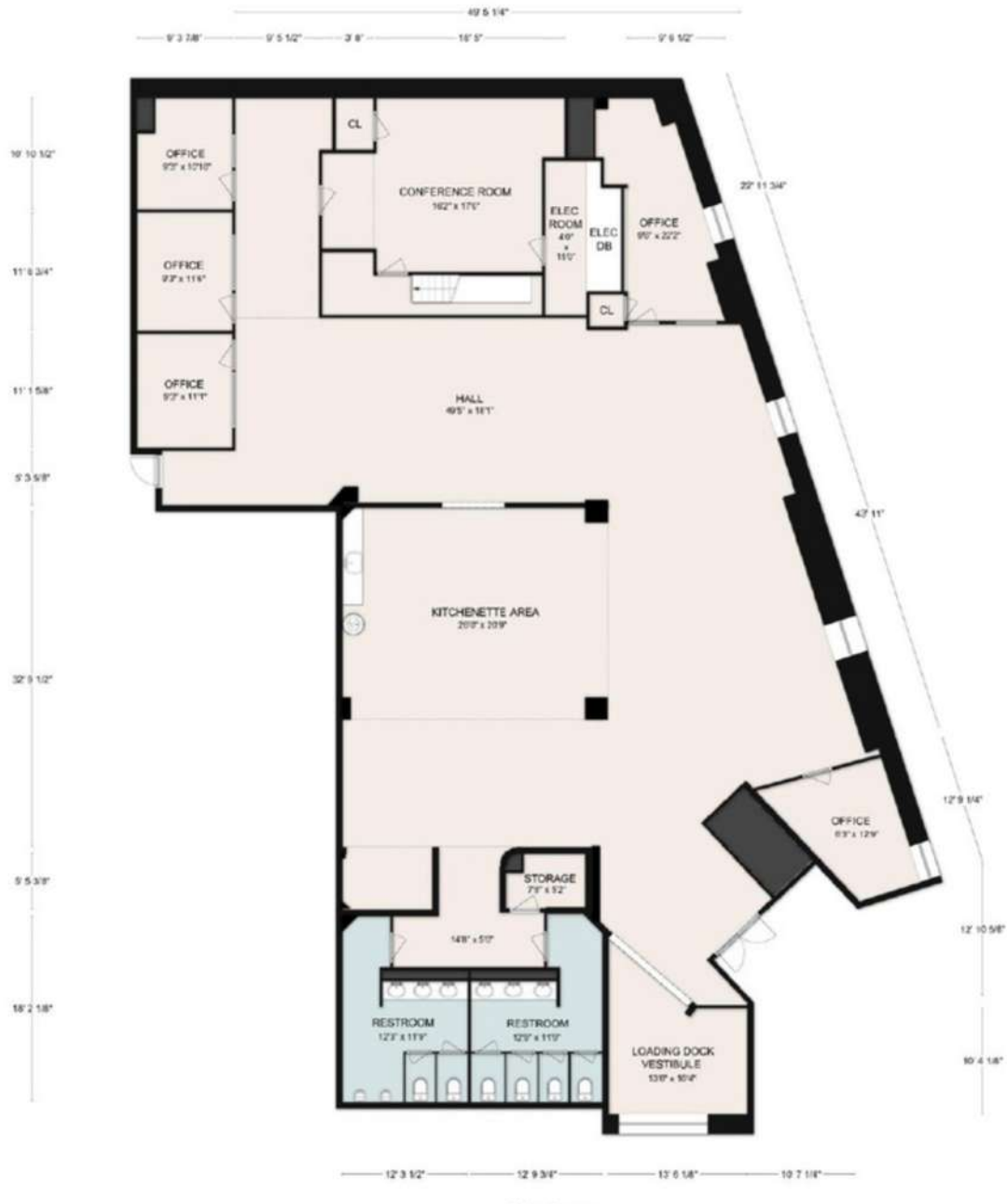
Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



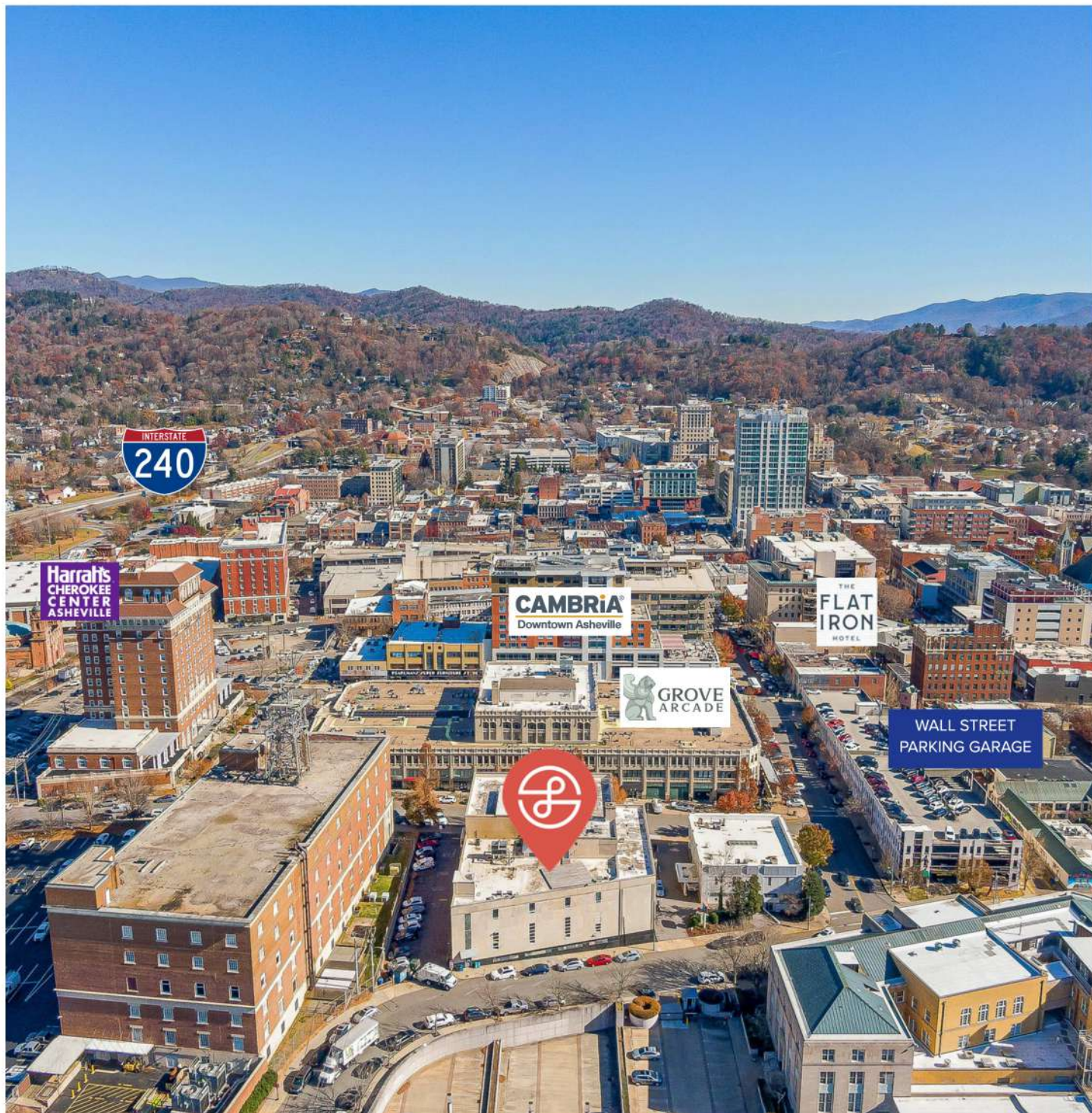
FLOOR PLAN



TOTAL GLA:
± 5,371 SF



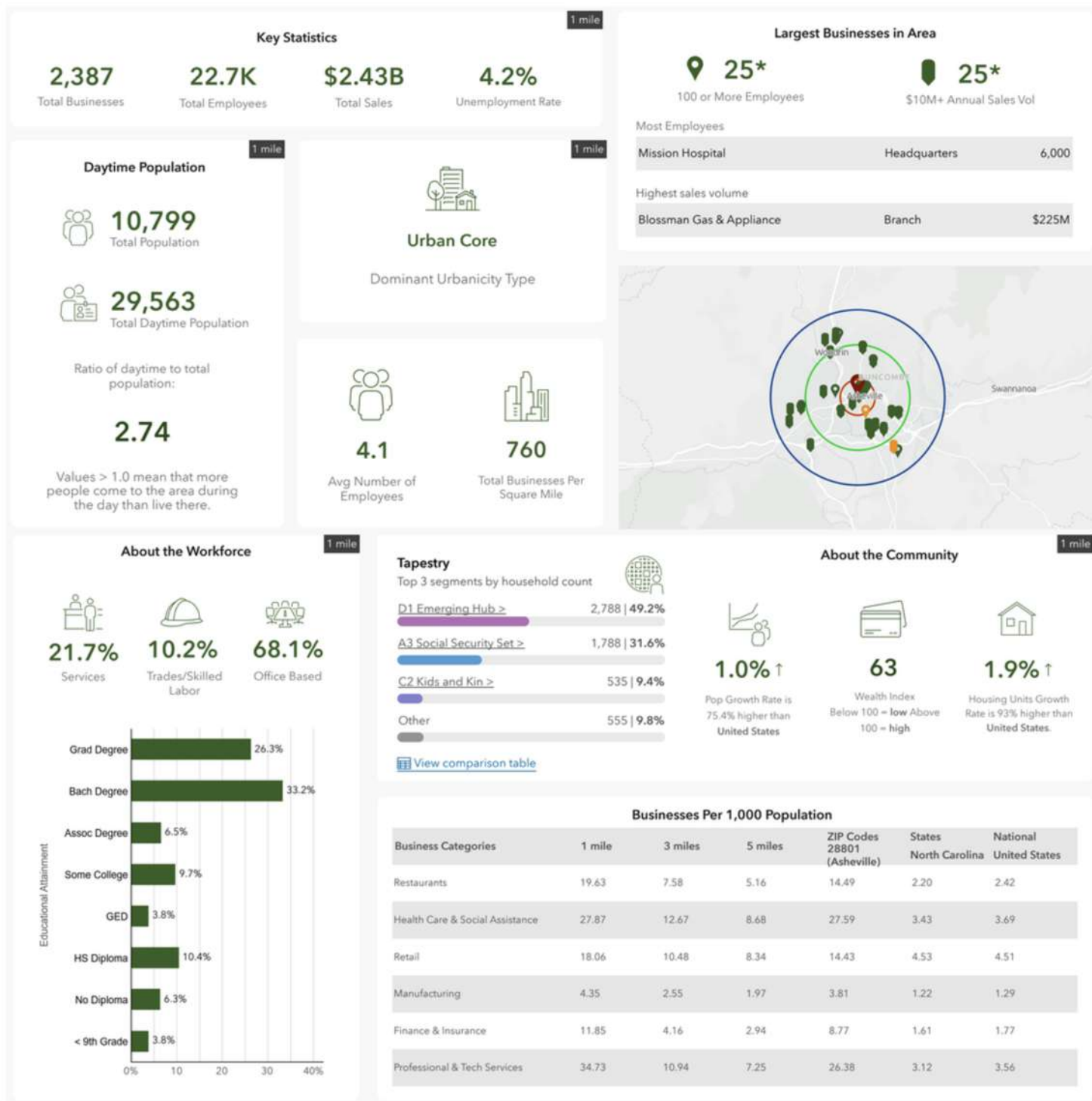
LOCATION





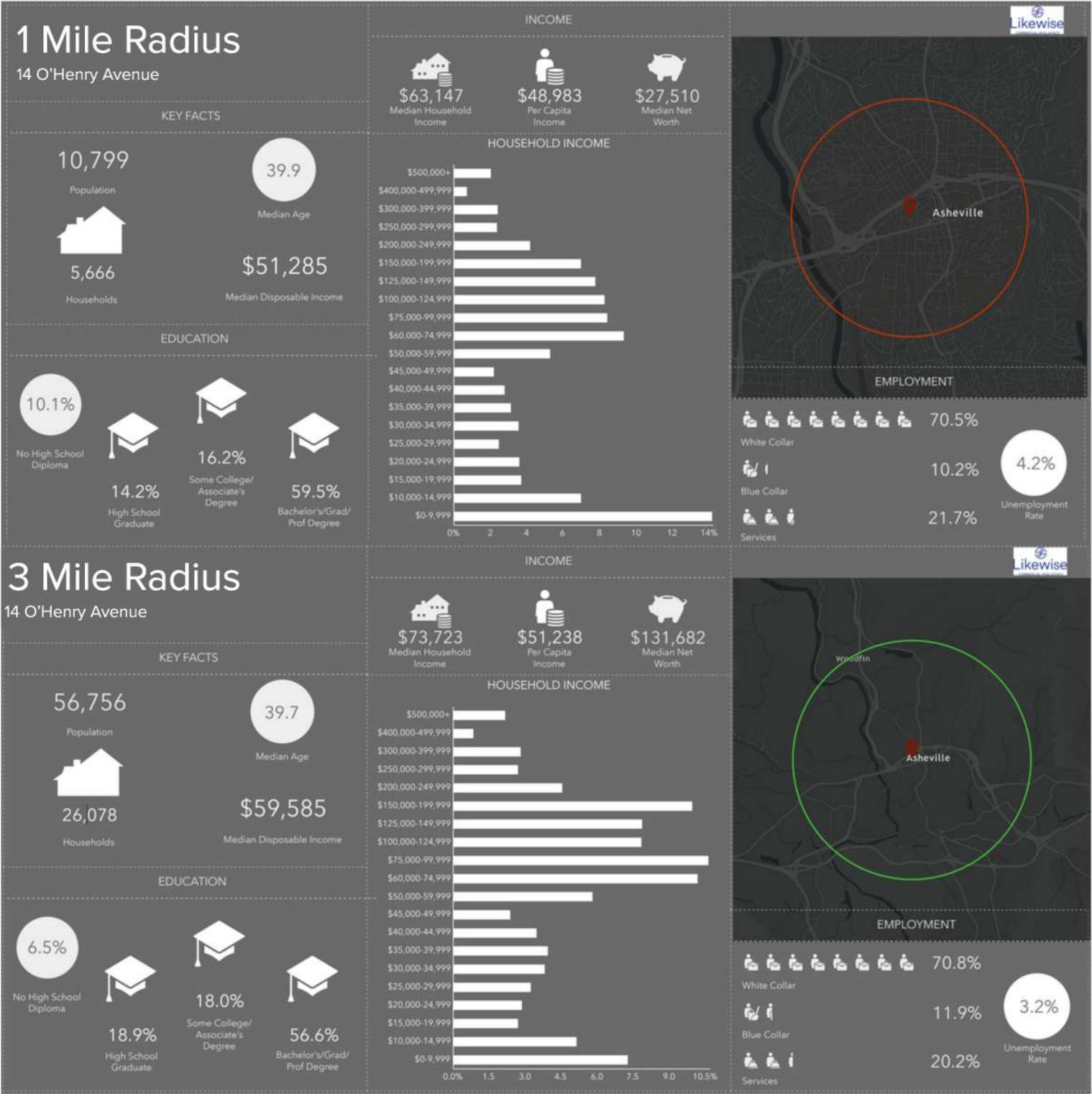
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE



3 Mile Radius

14 O'Henry Avenue

KEY FACTS

56,756

Population

39.7

Median Age

26,078

Households

\$59,585

Median Disposable Income

EDUCATION

6.5%

No High School Diploma

18.9%

High School Graduate

18.0%

Some College/ Associate's Degree

56.6%

Bachelor's/Grad/ Prof Degree

INCOME

\$73,723

Median Household Income

\$51,238

Per Capita Income

\$131,682

Median Net Worth

HOUSEHOLD INCOME

Income Range	Percentage
\$500,000+	1.0%
\$400,000-499,999	1.0%
\$300,000-399,999	1.0%
\$250,000-299,999	1.0%
\$200,000-249,999	1.0%
\$150,000-199,999	1.0%
\$125,000-149,999	1.0%
\$100,000-124,999	1.0%
\$75,000-99,999	1.0%
\$60,000-74,999	1.0%
\$50,000-59,999	1.0%
\$45,000-49,999	1.0%
\$40,000-44,999	1.0%
\$35,000-39,999	1.0%
\$30,000-34,999	1.0%
\$25,000-29,999	1.0%
\$20,000-24,999	1.0%
\$15,000-19,999	1.0%
\$10,000-14,999	1.0%
\$0-9,999	1.0%

EMPLOYMENT

70.8%

White Collar

11.9%

Blue Collar

20.2%

Services

3.2%

Unemployment Rate



DEMOGRAPHIC PROFILE

