

FOR LEASE

1257 Sweeten Creek Road
Asheville, NC 28803

contact: 828.768.7098 • jwilson@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$15.90/sf NNN

7,110±/SF FLEX OFFICE SPACE ON POPULAR SWEETEN CREEK RD



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

- 7,110±/sf flex office space with 21 parking spaces
- Additional 17 parking spaces available at auxiliary building
- 10 private offices / Large conference room / Showroom
- Separate working area with loading door / 3 restrooms
- Billboard M2M Agreement, \$3,000/yr income
- Ideal for: Engineering, Tech, Medical, Professional Svc, etc.



AERIAL VIEW

SITE LOCATION



James Wilson
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.768.7098

Email:
jwilson@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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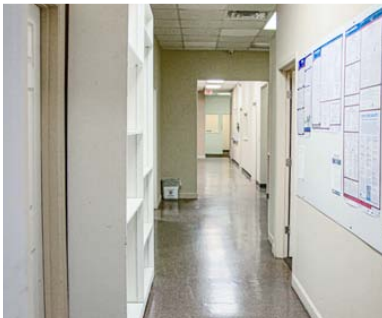
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INTERIOR SPACE



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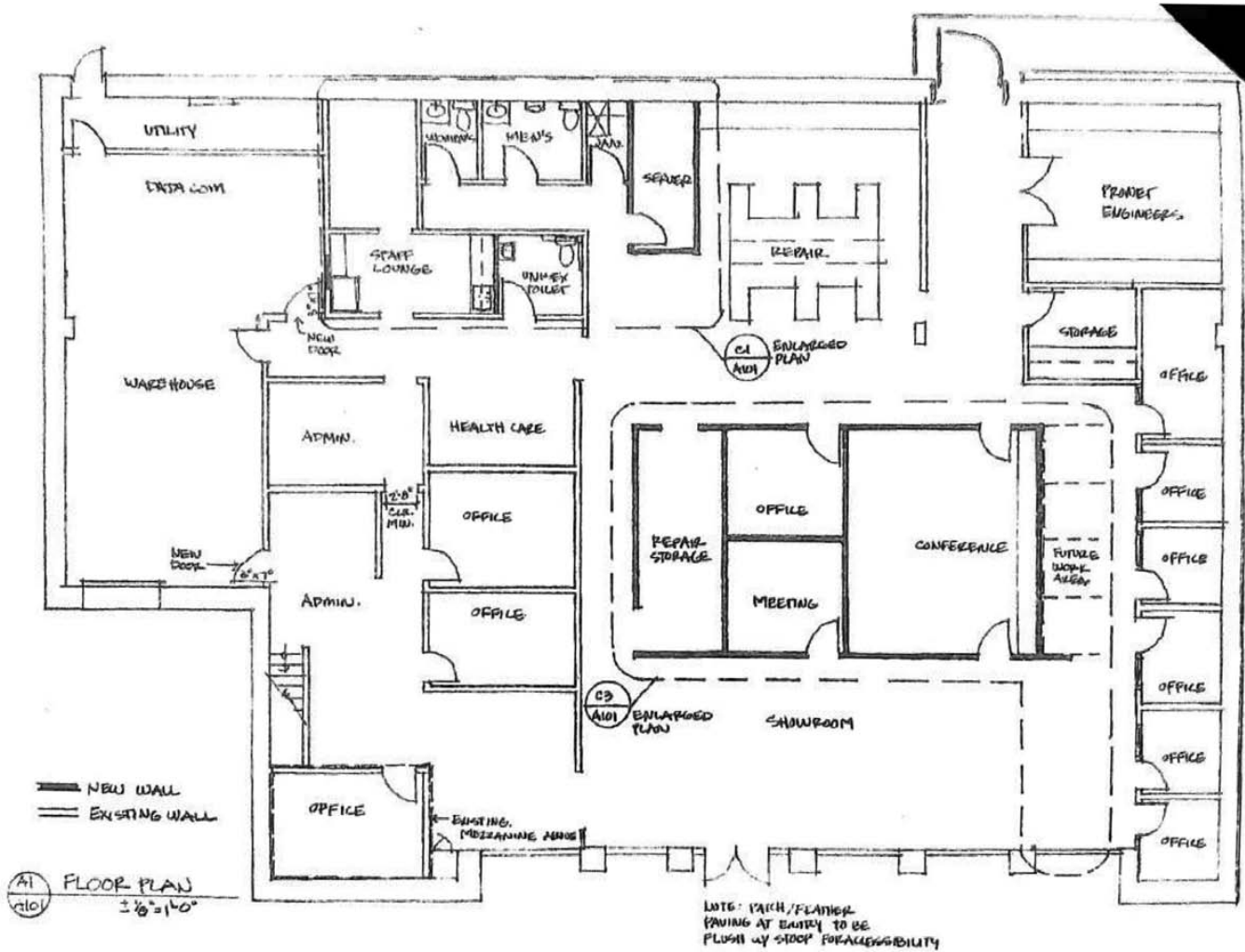
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FLOOR PLAN



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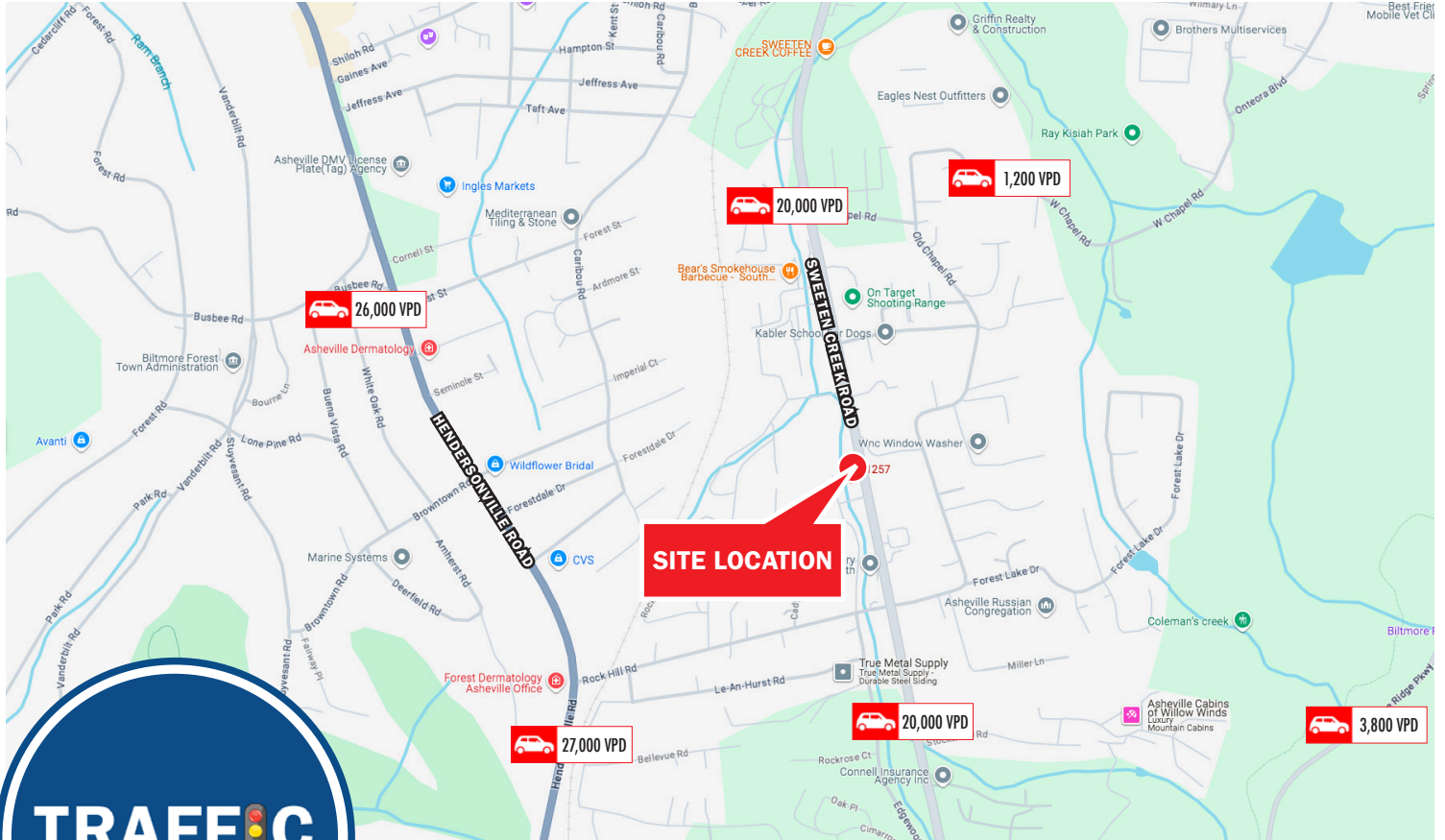
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MAP CREDIT: GOOGLE MAPS



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Sweeten Creek Rd	State Rd 3111 N	21,981	0.08 mi
Rock Hill Rd	Rock Hill Rd Exd E	1,866	0.20 mi
Forestdale Dr	Caribou Rd NE	208	0.39 mi
Rock Hill Rd	Rock Hill PI E	7,113	0.39 mi
West Chapel Rd	Old Chapel Rd SW	1,273	0.49 mi
Forestdale Dr	Caribou Rd NE	213	0.49 mi
W Chapel Rd	Old Chapel Rd SW	1,298	0.52 mi
Hendersonville Rd	Forestdale Dr SE	27,266	0.53 mi



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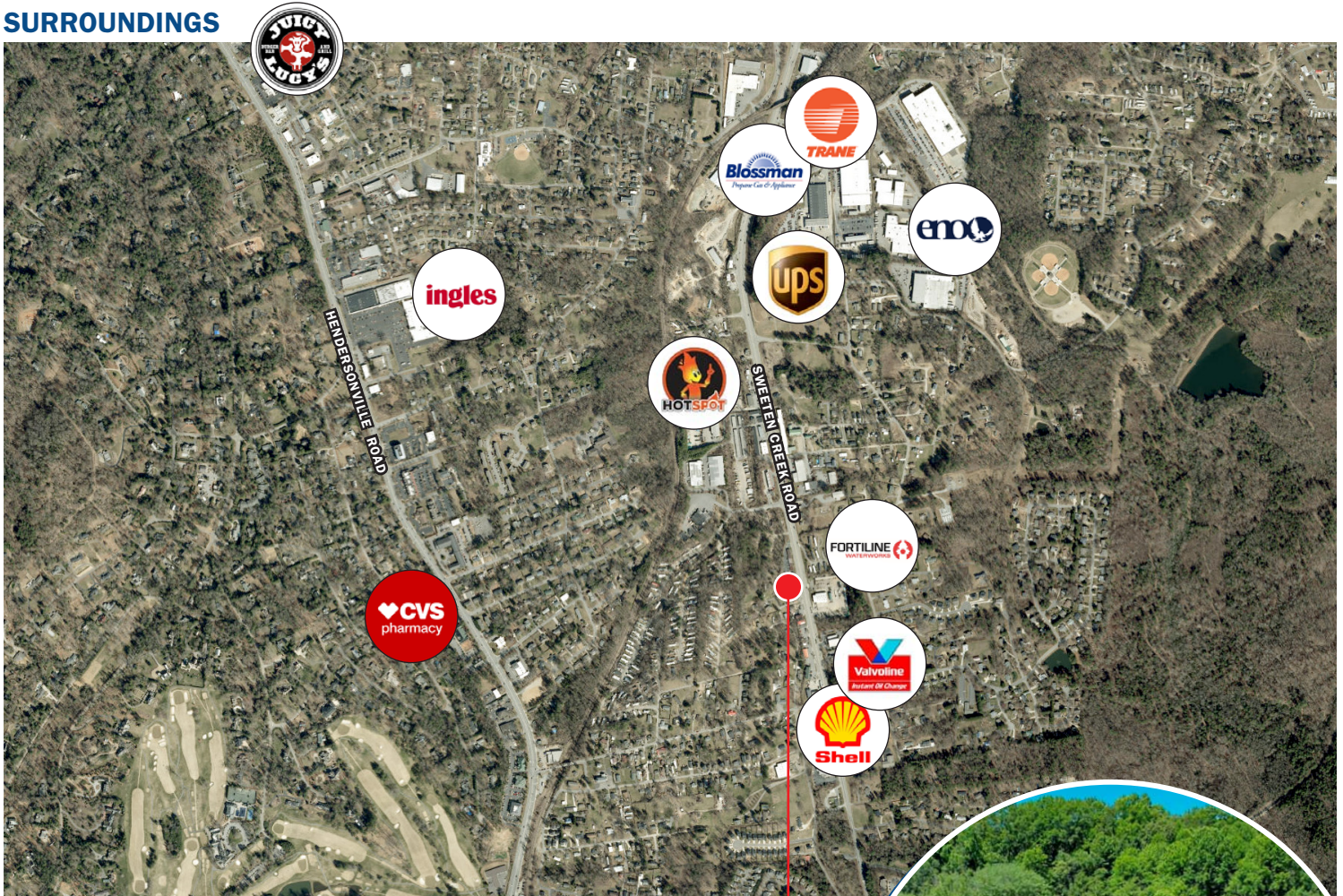
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SURROUNDINGS



MAP CREDIT: NOAA

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