

OFFICE SPACE FOR LEASE

141 Fiddlers Run Blvd

Morganton, NC 28655

8,167 SF | \$20 SF/yr



Property Description

Rare leasing opportunity in a professionally maintained Class A office and flex building located just south of Morganton with convenient access to Interstate 40. This ±8,167 SF end-unit space offers a highly functional combination of office and warehouse space, making it an ideal solution for professional office, medical, service, technology, education, and light industrial users seeking a flexible operating environment.

The suite features approximately ±6,735 SF of quality office and support space, complemented by a ±1,432 SF warehouse area. This balanced layout allows tenants to maintain a professional office presence while accommodating storage, inventory, equipment, light assembly, or operational functions under one roof.

The office component is exceptionally well configured and includes 12 private offices, a large classroom or training room, and a spacious shared office area that can accommodate collaborative workstations, team functions, or open-office operations. Additional support areas provide flexibility for conference rooms, break areas, administrative functions, and client-facing uses. This versatile layout is well-suited for organizations requiring a combination of private workspaces, group training facilities, and collaborative environments.

Strategically positioned near Interstate 40, the property provides exceptional regional connectivity with convenient access to Morganton, Hickory, Asheville, and the broader Western North Carolina market. Its location offers businesses the advantage of efficient employee commuting, customer accessibility, and streamlined logistics for service and distribution operations.

Opportunities to lease space of this size and quality in the Morganton market are increasingly limited. This property presents a unique opportunity for businesses seeking a premier office-flex environment with a substantial office component, integrated warehouse functionality, and excellent access to one of Western North Carolina's primary transportation corridors.



Offering Summary

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	8,167 SF
Lot Size:	1.07 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	501	6,400	13,145
Total Population	1,512	16,884	33,541
Average HH Income	\$54,556	\$70,453	\$70,751



OFFERING MEMORANDUM

141 Fiddlers Run Blvd, Morganton, NC 28655

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.



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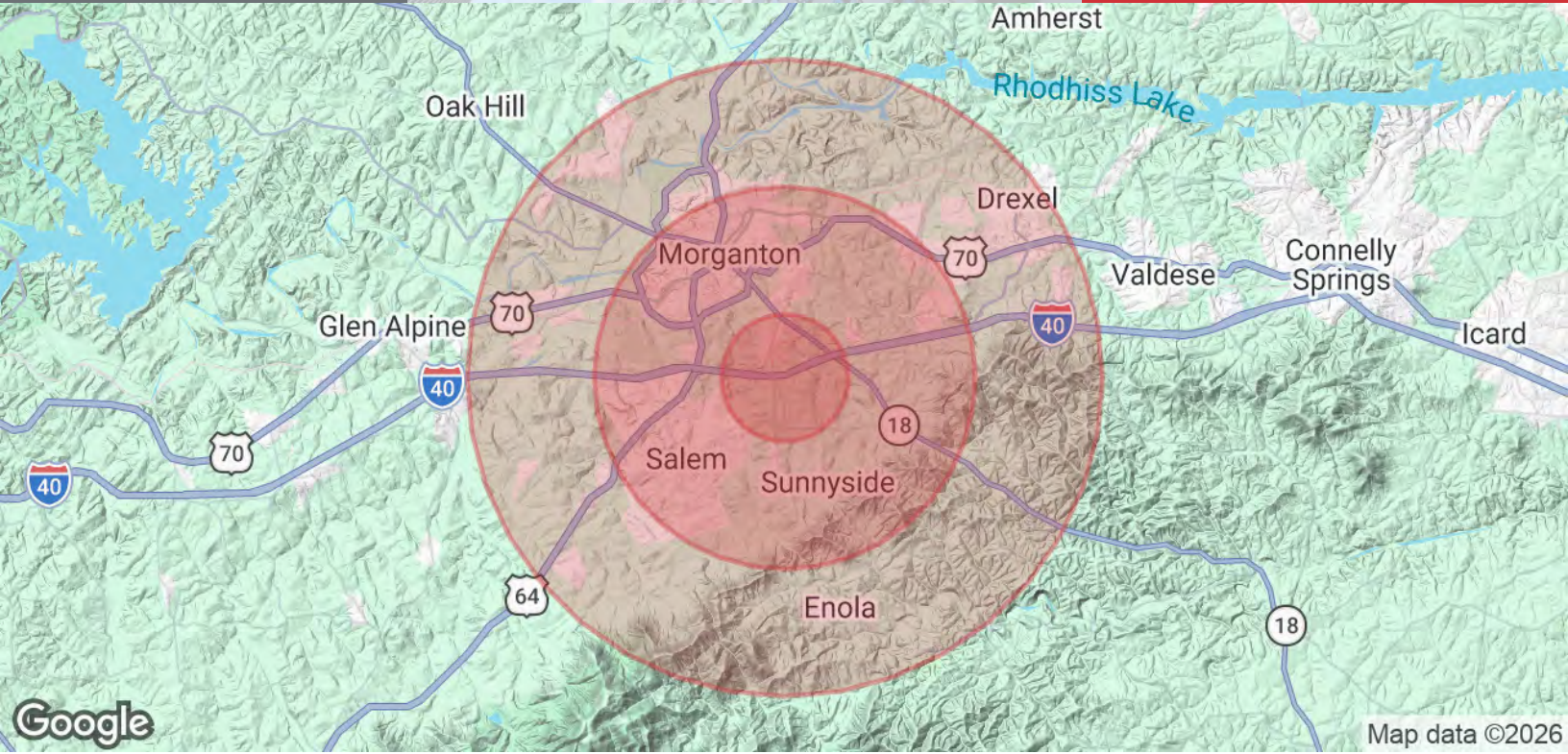
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,512	16,884	33,541
Average Age	37.1	37.9	41.5
Average Age (Male)	32.6	36.4	40.7
Average Age (Female)	46.4	41.1	43.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	501	6,400	13,145
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$54,556	\$70,453	\$70,751
Average House Value	\$175,699	\$205,519	\$199,167

2023 American Community Survey (ACS)



Michael Shomper

Commercial Broker Associate

michael.shomper@naibevery-hanks.com

Direct: 828.551.5388

Professional Background

I began my career as an investment banking professional at Credit Suisse, working across multiple areas where I spent five years analyzing markets, structuring deals, and advising stakeholders on financial strategies. I then transitioned into commercial credit underwriting at HomeTrust Bank, gaining valuable experience in assessing risk, underwriting loans, and helping businesses secure the financing they need to grow. In 2025, I joined NAI Beverly-Hanks, bringing my financial expertise and local market knowledge to the world of commercial real estate.

With a strong background in financial analysis, risk assessment, and deal structuring, I provide clients with informed guidance on commercial real estate investments, acquisitions, and development opportunities. Whether you're looking to buy, sell, lease, or invest, I am committed to delivering market insights and tailored solutions that align with your business objectives.

Born and raised in Asheville, I have a deep appreciation for our city's evolving commercial landscape. When I'm not working, I enjoy hiking, fishing, and traveling, as well as spending time with my wife and our dog, Gimli. I'm also actively involved in my community through the Oakley Neighborhood Association, working to support local initiatives and neighborhood development. Let's explore the right opportunities for your business together!

Education

Bachelor's Degree in Finance & Banking – Appalachian State University

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940

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Terry Peterson

Commercial Broker

twp@naibevely-hanks.com

Direct: 828.216.5101

NC #177585

Professional Background

Experience as a corporate executive in sales and marketing for a Fortune 400 company plus a former owner of a small business in Asheville.

Education

Degree in Business Administration from the University of Minnesota Duluth.

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