

# WALNUT VALLEY RETAIL CENTER

**NAI Beverly-Hanks**  
Different by Design

**Walnut Valley Retail/Office Center – Combinable, Upscale Class A Suites**

1868, 1870, 1874 Brevard Rd, Arden, NC 28704



## PROPERTY DESCRIPTION

Walnut Valley Retail Center - south Asheville's newest, upscale Class A retail/office center! Prime location well suited for specialty retail, offices, financial, technology or medical services located at the main entrance to the exclusive Cliffs at Walnut Cove golf and luxury home community! Building 3 is pre-leased and nearing completion (at full occupancy); Bldg 2 is on track for completion Q1, 2024 (and partially leased) while Bldg Pad 1 is available for freestanding retail, office or medical use under build-to-suit terms, open sale or ground lease opportunity! Suites range from 1,260 RSF to 2,532 RSF contiguous! Open floor plans allow flexibility for ease of design, scalability and rapid adaptation to a changing business, employee or customer base. The location and arterial flows channel a high-quality customer base right up to the front door of this Center! Join the lifestyle, build relationships and grow your business at South Asheville's most exclusive business center! By appointment only.

## PROPERTY HIGHLIGHTS

- 🏢 CLASS A OFFICE/RETAIL SUITES
- 🏢 SCALABLE – SUITES MAY BE COMBINED
- 🏢 UNIT SIZES RANGE 1,260 RSF TO 2,532 RSF CONTIGUOUS
- 🏢 LEASE RATES \$35 – \$36 SF NNN, WARM VANILLA SHELL; TICAM ~ \$3 RSF
- 🏢 OPEN FLOOR PLAN W/ UPFIT OPTIONS
- 🏢 ALL UTILITIES AVAILABLE
- 🏢 ABUNDANT PARKING (NON-DEDICATED)

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