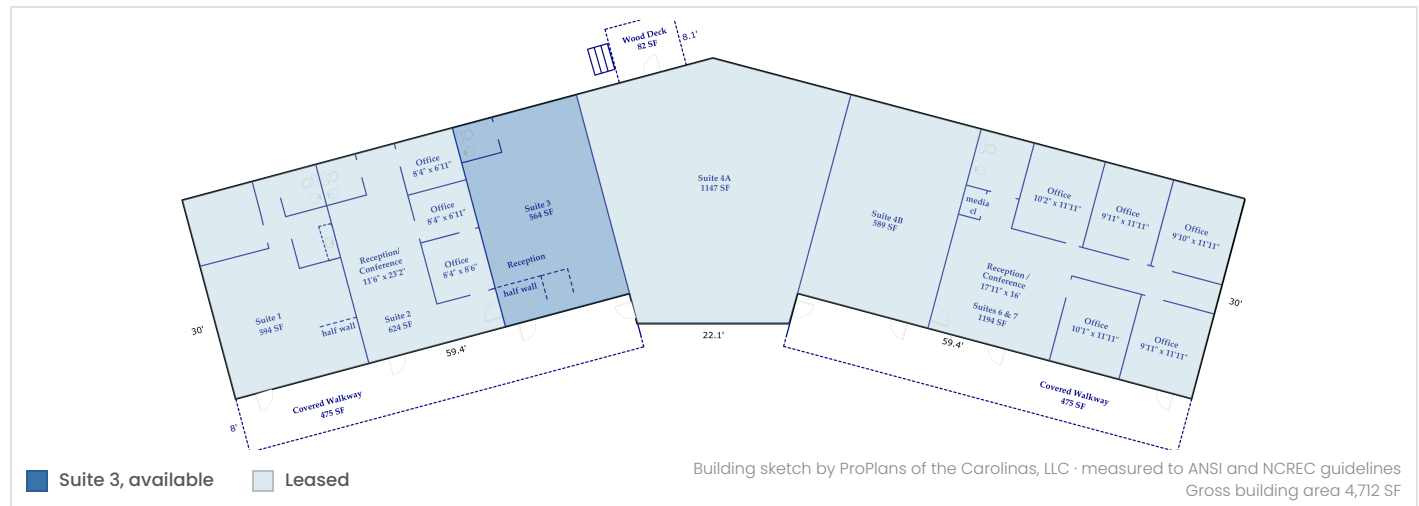


Suite 3 / 564 square feet

A commercial suite in an established multi-tenant center on Garrison Branch Road in Weaverville. Every other suite in the building is leased, on terms running into 2030.

564 SF SUITE AREA	\$1,430 PER MONTH, CAM INCLUDED	\$180 OF THAT IS CAM	3 years MINIMUM TERM
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THE SPACE

564 square feet, open plan, with a reception area set off by a half wall and its own private restroom. Entry directly off the 8-foot covered walkway that runs the length of the building, with shared parking on site.

TERMS

Rent	\$1,430 per month
Term	3 years minimum
Base rent increase	3% a year
Security deposit	One month

WHAT THE \$1,430 COVERS

INCLUDED IN THE \$180 MONTHLY CAM

- Real estate and personal property taxes
- Property insurance and the landlord's liability coverage
- Landscaping, lawn care and snow removal
- Parking lot upkeep, sealing and restriping
- Common-area utilities and exterior cleaning
- Management and administration, capped at 3%

BILLED SEPARATELY TO THE TENANT

- Electric, water and trash
- HVAC service for the suite
- The tenant's own liability policy

This is a triple net (NNN) lease. The \$180 is an estimate of common-area operating costs, reconciled against actual costs once a year, so a credit or balance can follow.

YOUR NEIGHBORS

Clay Spa Hair Salon · Dry Ridge Insurance · ETC Consignment Shop · French Broad Cabinets

A steady mix of retail, service and office tenants, on terms running to 2027, 2029 and 2030.

LEASING

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