



FOR LEASE

200 Charlotte Street Asheville, NC 28801

Medical or Professional Office in Desirable Neighborhood

Contact: James H. Diaz, CCIM • jim@covestar.com • 828.274.4009



OFFERING SUMMARY

Lot Size:	0.71 Acres
Zoning:	CBI
County:	Buncombe
Year Built:	1902
PIN:	9649-54-9474-00000
Flood Zone:	No
Available SF:	3,400 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	3,400 SF

PROPERTY OVERVIEW

Convenient Office Building in North Asheville

PROPERTY HIGHLIGHTS

- Easy side street access and ample parking
- Two floors with separate outside entrances, providing flexibility and live/work potential
- Converted residence had been home to family owned medical practice
- Perfect layout Downstairs for Medical office with waiting room, reception area, 7 exam rooms & 2 offices
- Upstairs has 2 kitchen areas, a conference room and 209sf balcony



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LEASE RATE

\$12.00 SF/YR

LOCATION INFORMATION

Building Name	Convenient Office Building in North AVL
Street Address	200 Charlotte Street
City, State, Zip	Asheville, NC 28801
County/Township	Buncombe

BUILDING INFORMATION

Building Size	3,400 SF
Price / SF	\$12/SF NNN
Year Built	1902
Building Class	B
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	CBI
Lot Size	0.71 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	20+



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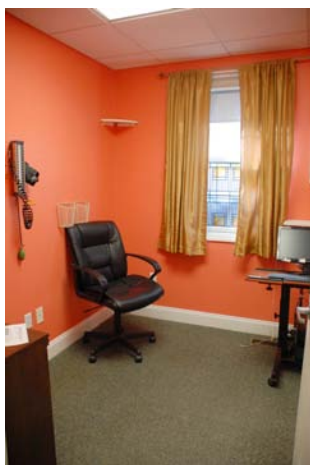




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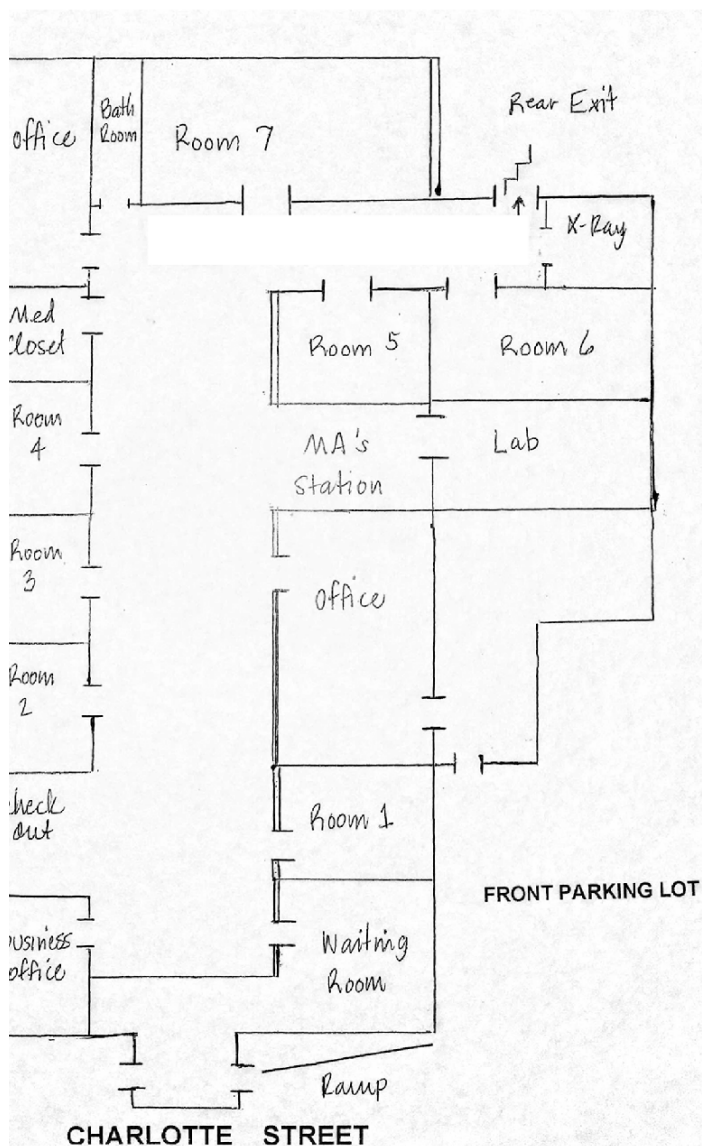
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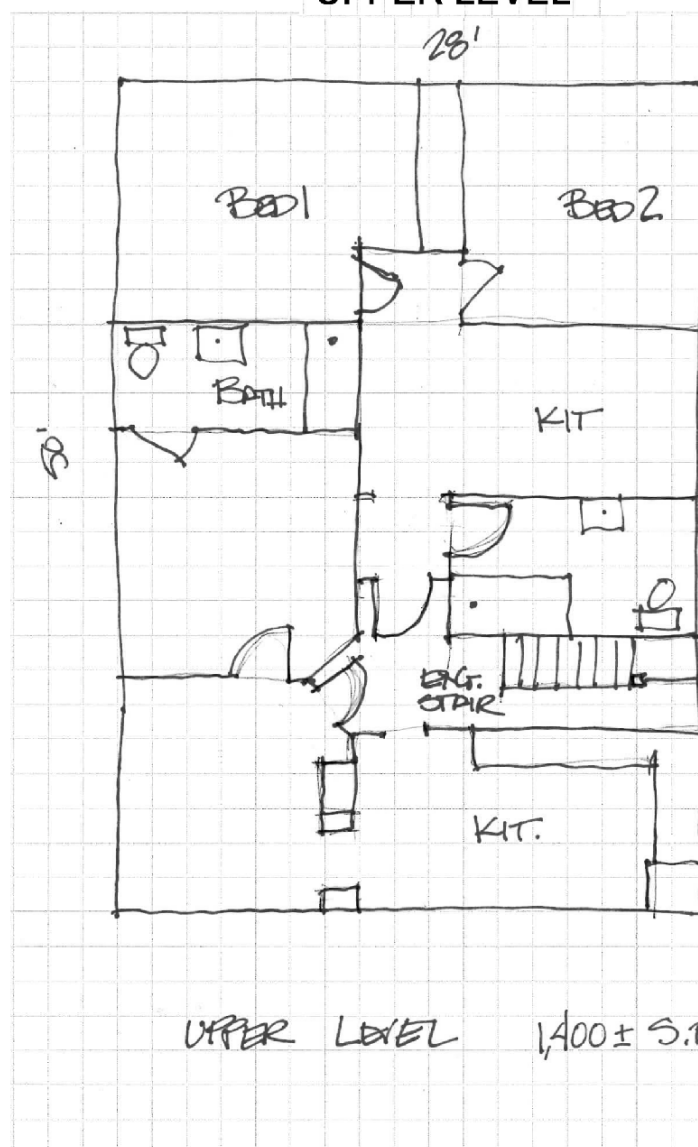
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200 Charlotte Street

LOWER LEVEL



UPPER LEVEL

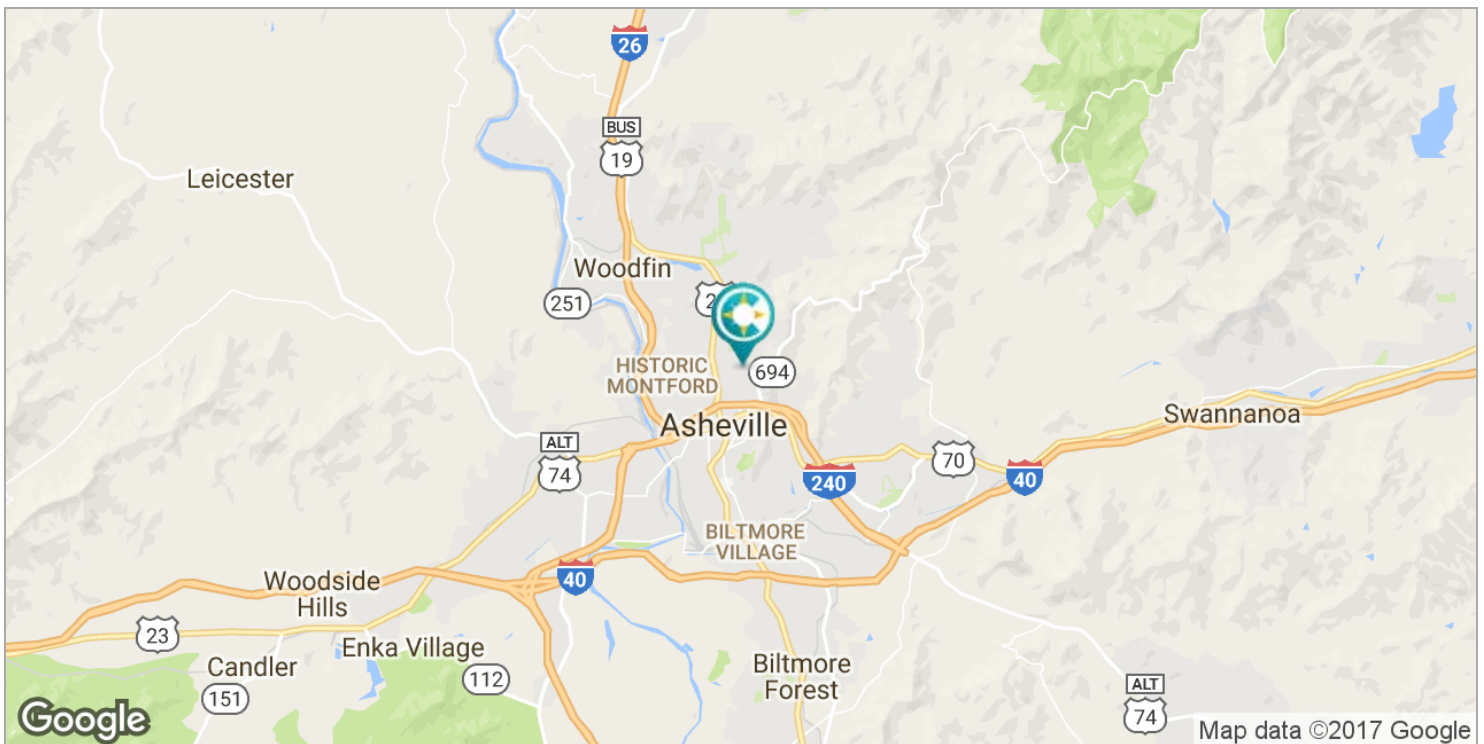
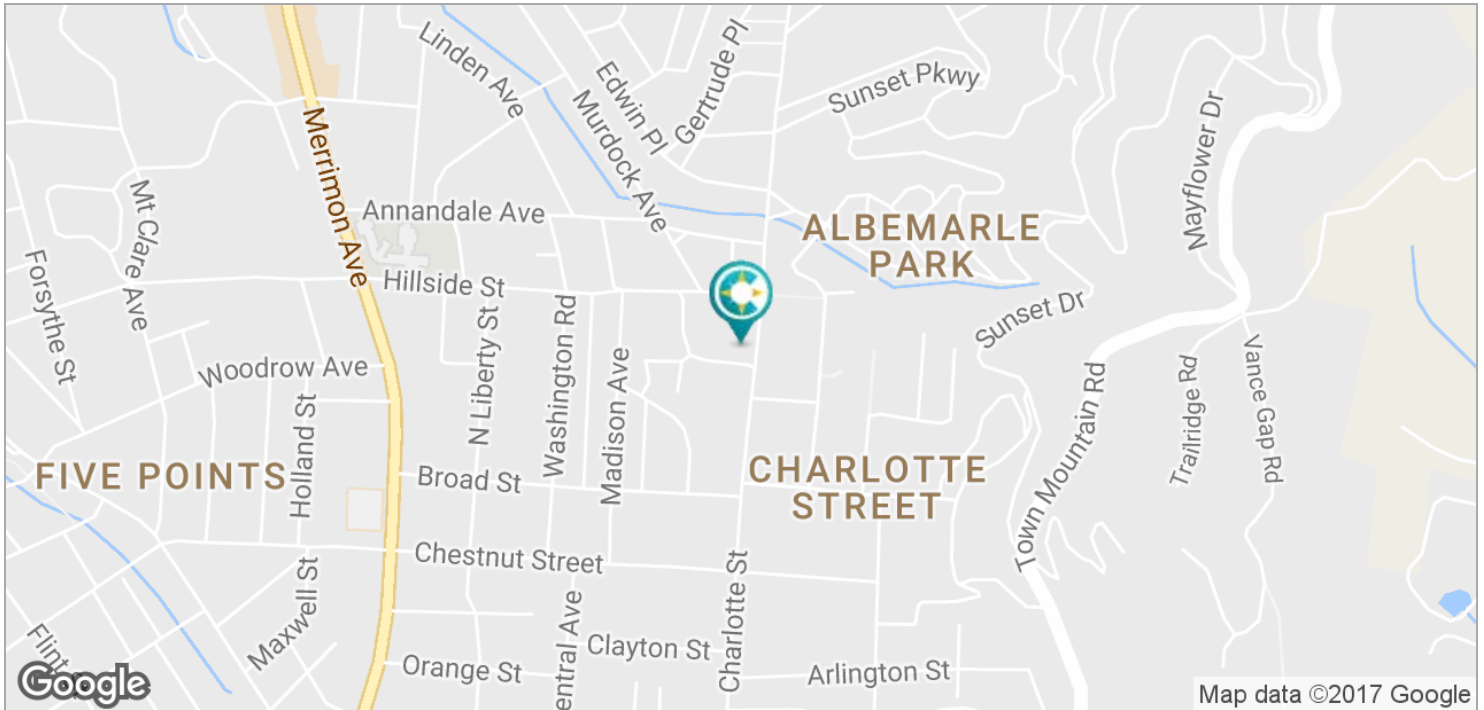




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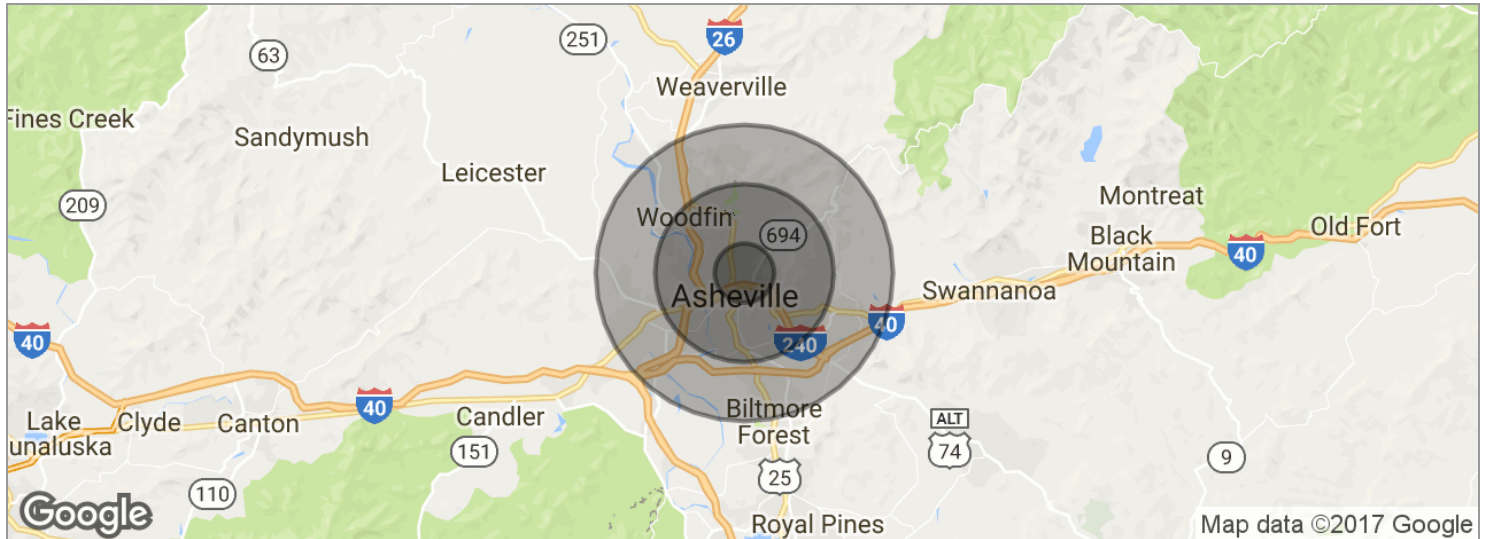




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POPULATION

1 MILE

3 MILES

5 MILES

Total population	7,283	44,596	89,988
Median age	38.1	37.9	39.0
Median age (male)	37.5	37.2	37.6
Median age (Female)	37.7	38.7	40.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,622	20,224	40,298
# of persons per HH	2.0	2.2	2.2
Average HH income	\$58,569	\$54,805	\$55,884
Average house value	\$396,137	\$310,029	\$290,788

* Demographic data derived from 2010 US Census



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