

Eleven North Market Street



AVL
THE
REAL
ESTATE
CENTER

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Eleven North Market Street Executive Summary



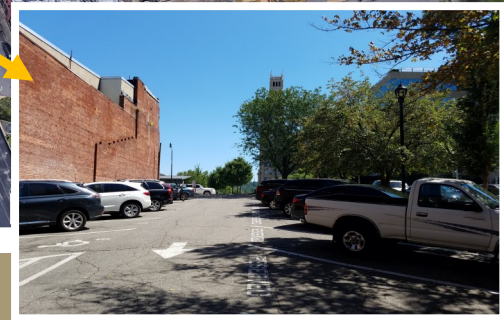
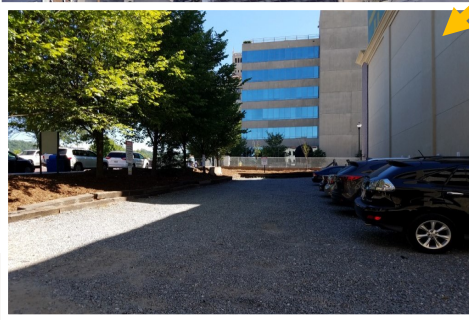
Originally recognized as the Sam's Lincoln - Mercury Building and currently home to the Van Winkle Law Firm, 11 North Market Street offers up to 11,000 SF of office space for lease located in the heart of downtown Asheville only blocks from Pack Square. The ground floor consists of up to 7000 SF of recently updated office space with multiple private offices and conference rooms and a large meeting room. The landlord will consider short term leases with renewal options. Attached are several layout options ranging from 1,100 SF up to 11,000 SF. Parking is available but is offered for an additional fee based availability.

Lease Terms

Price	\$18 - \$24/SF
SF	1,100 SF to 11,000 SF
CAM	\$6/SF (includes taxes, insurance, utilities)
Lease Type	NNN
Term	1 - 5 years
Escalations/ Renewals	TBD

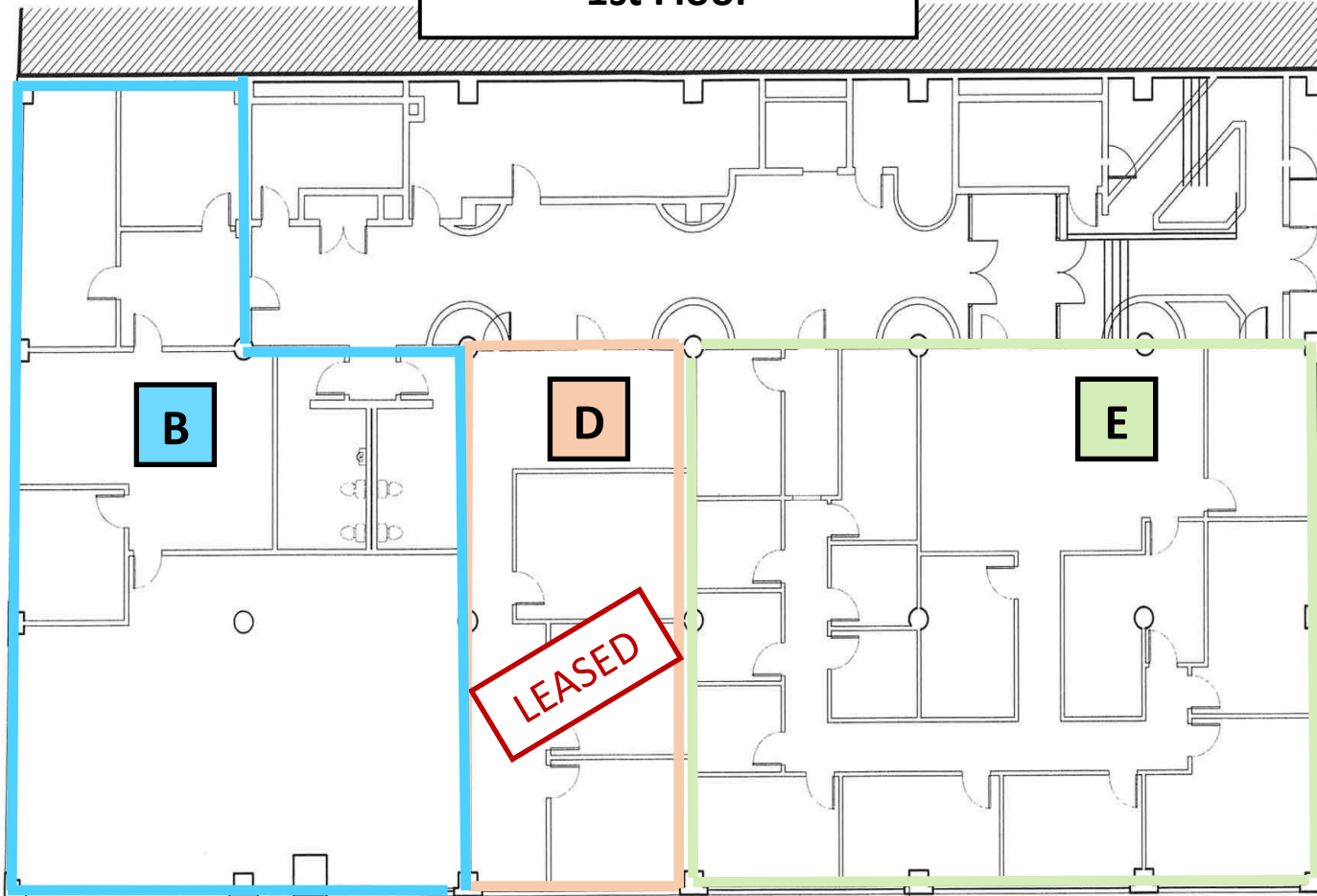
Space	Square Feet	Price / SF	Terms	Price / Month
B	3,000	\$18	NNN, Cam: \$6/mo	\$6,000
D	1,100	\$18	NNN, Cam: \$6/mo	\$2,200
E	2,900	\$24	NNN, Cam: \$6/mo	\$7,250
F	3,800	\$16	NNN, Cam: \$6/mo	\$6,966

Downtown Asheville



1st Floor

LANGREN ALLEY



SIDEWALK

1 Level 1
L.O.4 3/32" = 1'-0"

LANGREN ALLEY

EXISTING
COBBLESTONE
DRIVEWAY

\$18 / SF / NNN - \$6/SF CAM

3,000 SF / \$6,000/month

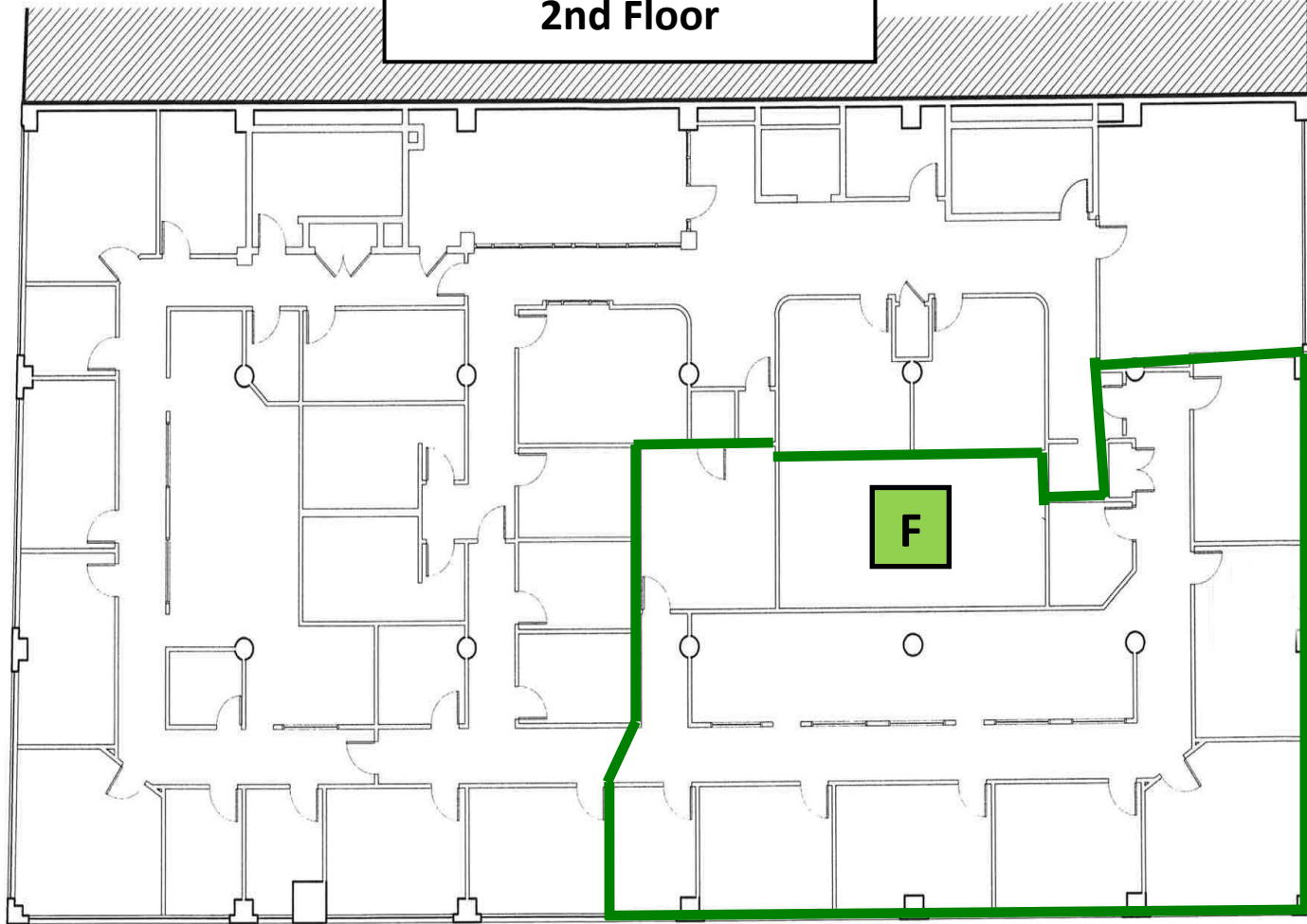
\$18 / SF / NNN - \$6/SF CAM

1,100 SF / \$2,200/month

\$24 / SF / NNN - \$6/SF CAM

2,900 SF / \$7,250/month

2nd Floor



1 Level 2
L.O.5 3/32" = 1'-0"

\$16 / SF / NNN - \$6/SF CAM

3,800 SF / \$6,966/month

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