

11 North Market Street, Asheville



— THE —
**REAL
ESTATE**
— CENTER —

Jay Lurie

Cell: 828-216-8462

Office: 828-255-4663

Lurie.Jay@gmail.com

159 S Lexington, Asheville, NC 28801





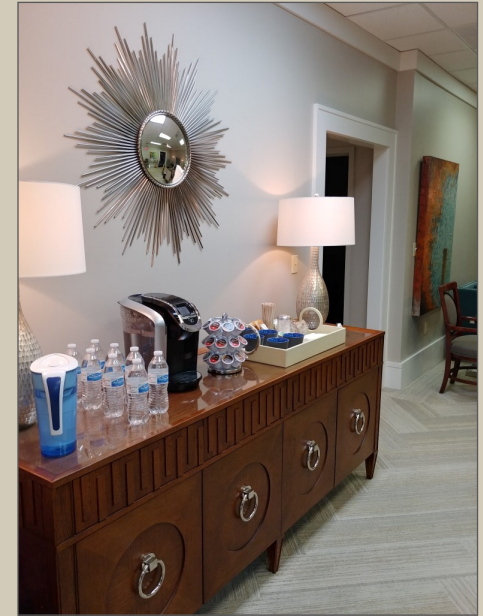
Executive Summary

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.

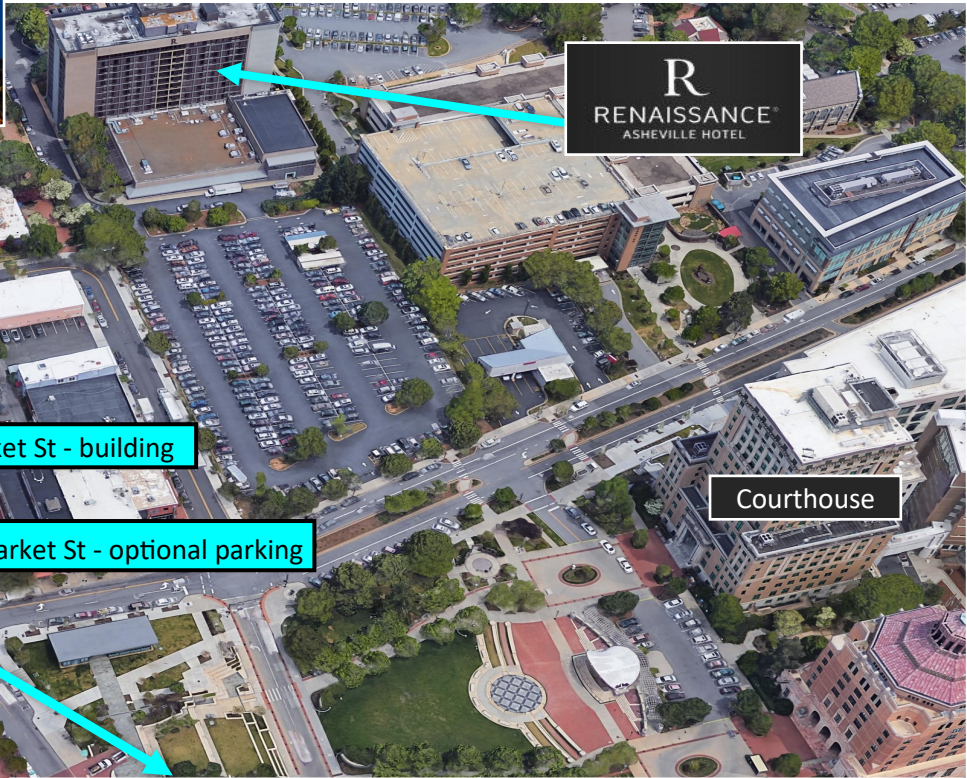
Lease Terms

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

Unit	SF	\$/SF	Terms	\$/Month
A	7,000	\$14	NNN Cam: \$6/mo	\$11,667
B	3,000	\$18	NNN Cam: \$6/mo	\$6,000
C	4,000	\$22	NNN Cam: \$6/mo	\$9,334
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



R
RENAISSANCE
ASHEVILLE HOTEL

Courthouse

11 N Market St - building

11 N Market St - optional parking

AC
HOTELS
MARRIOTT

mellow
MUSHROOM

ARRAS
RESIDENCES

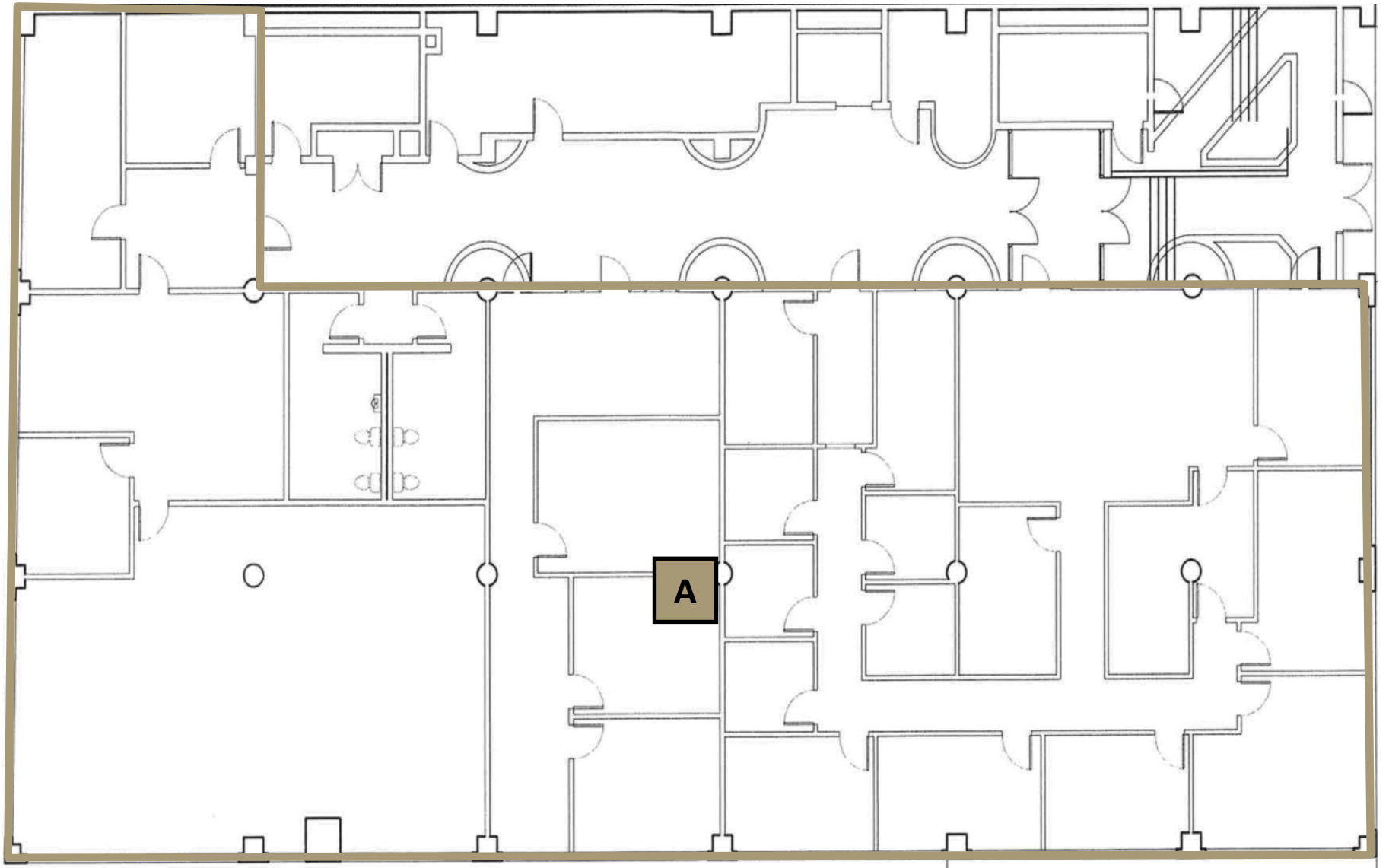
Lexington Ave

Market St

Pack Square



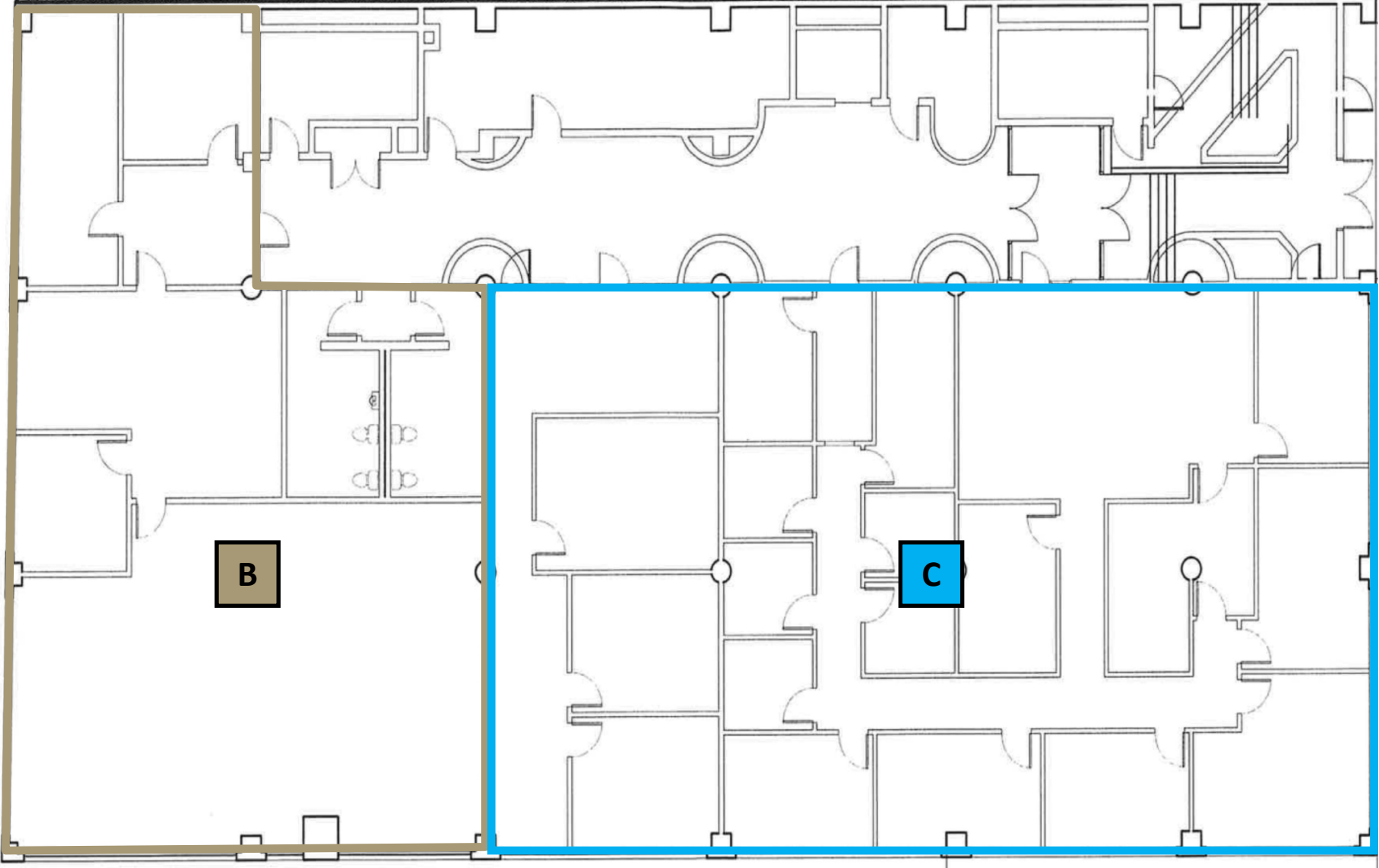
First Floor



\$14 / SF / NNN - \$6/SF CAM

7,000 SF / \$11,667/month

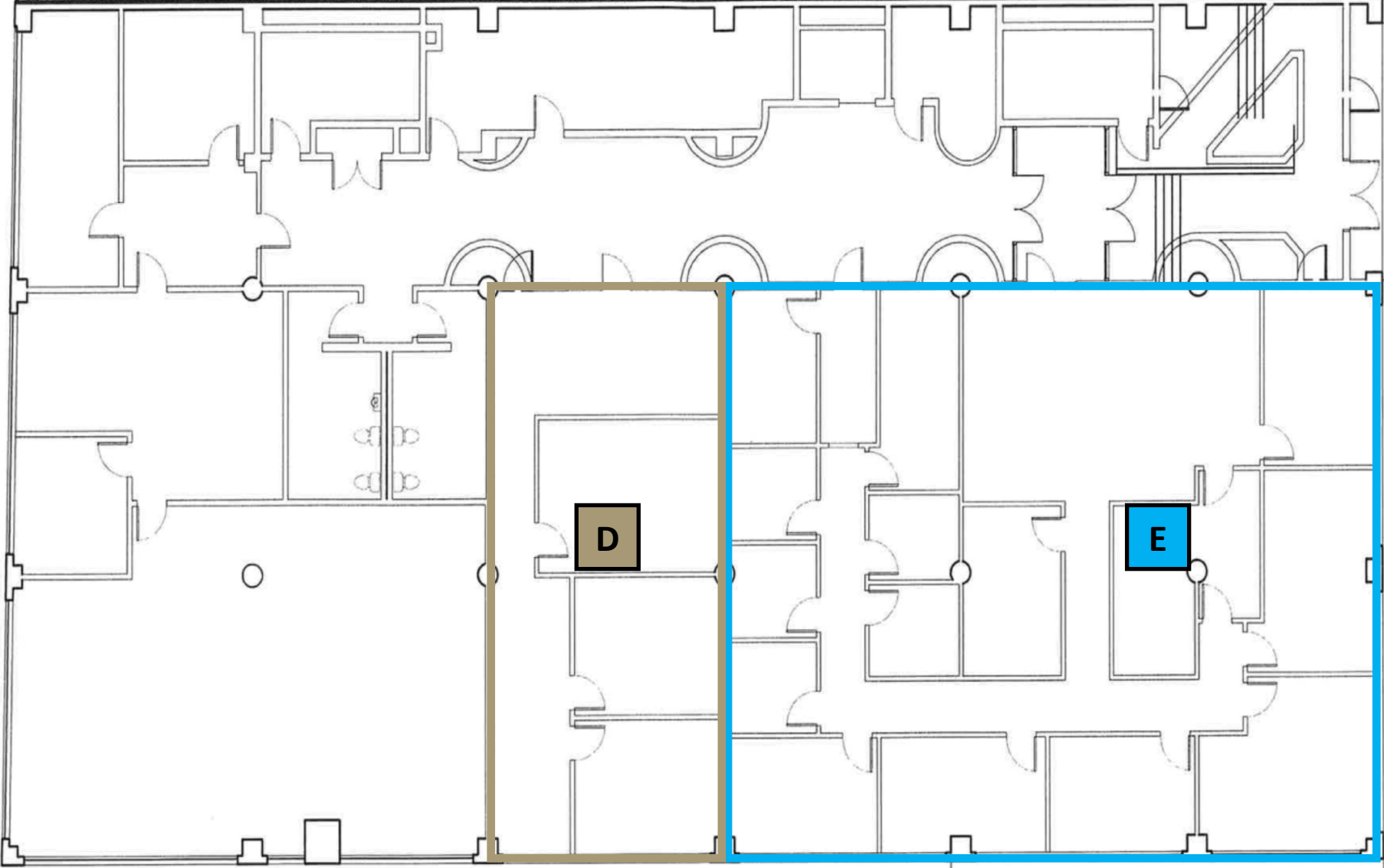
First Floor



\$18 / SF / NNN - \$6/SF CAM
3,000 SF / \$6,000/month

\$22 / SF / NNN - \$6/SF CAM
4,000 SF / \$9,334/month

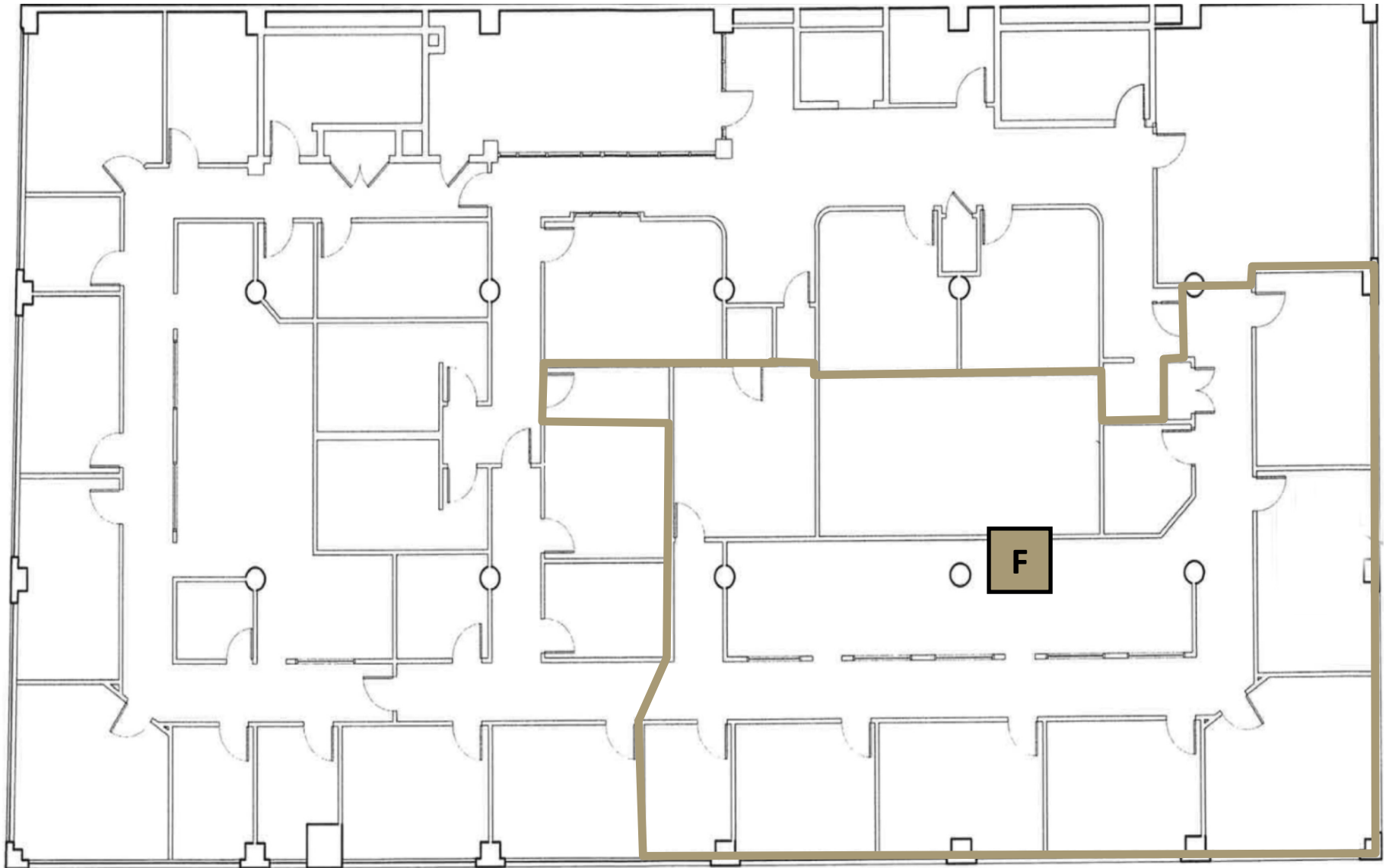
First Floor



\$18 / SF / NNN - \$6/SF CAM
1,100 SF / \$2,200/month

\$24 / SF / NNN - \$6/SF CAM
2,900 SF / \$7,250/month

Second Floor



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

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