

372 Depot Street Suite 130



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ESTATE**
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Executive Summary

GLEN ROCK DEPOT COMMERCIAL SPACE IN RIVER ARTS DISTRICT

The Real Estate Center is proud to present 372 Depot Street Unit 130, located on the ground level of Glen Rock Depot, a prime location in the fast growing River Arts District. Developed by Mountain Housing Opportunities, this project was Asheville's first Leed Certified, Mixed Use building that features not only Commercial Units at ground level, but 60 residential apartments on the floors above. Commercial Unit 130 boasts a modern industrial space for artists/makers or an office/retail suite featuring 14ft high, urban exposed ceilings with concrete walls, exposed concrete columns, ceramic tile and concrete floor mixture. This space would be ideal for a single owner occupant or multi-tenant use with the ability to occupy a designated suite. The unit consists of 5 individual, lockable suites with one break room and one handicap accessible restroom. This space has the potential to make a wonderful space for an artist collaboration gallery or entrepreneurial start-up suites. Glen Rock Depot is home to many favored local businesses such as Integrative Family Medicine, Bloom Salon, and Amplified Media. Just steps down Depot Street, you will also find Rebel Strength and Row House, Scorch Fitness, River Arts Dentistry, multiple independent artist galleries, and Penny Cup Coffee is just around the corner.

Square Footage: 1,680

Monthly Income: \$3,199.87

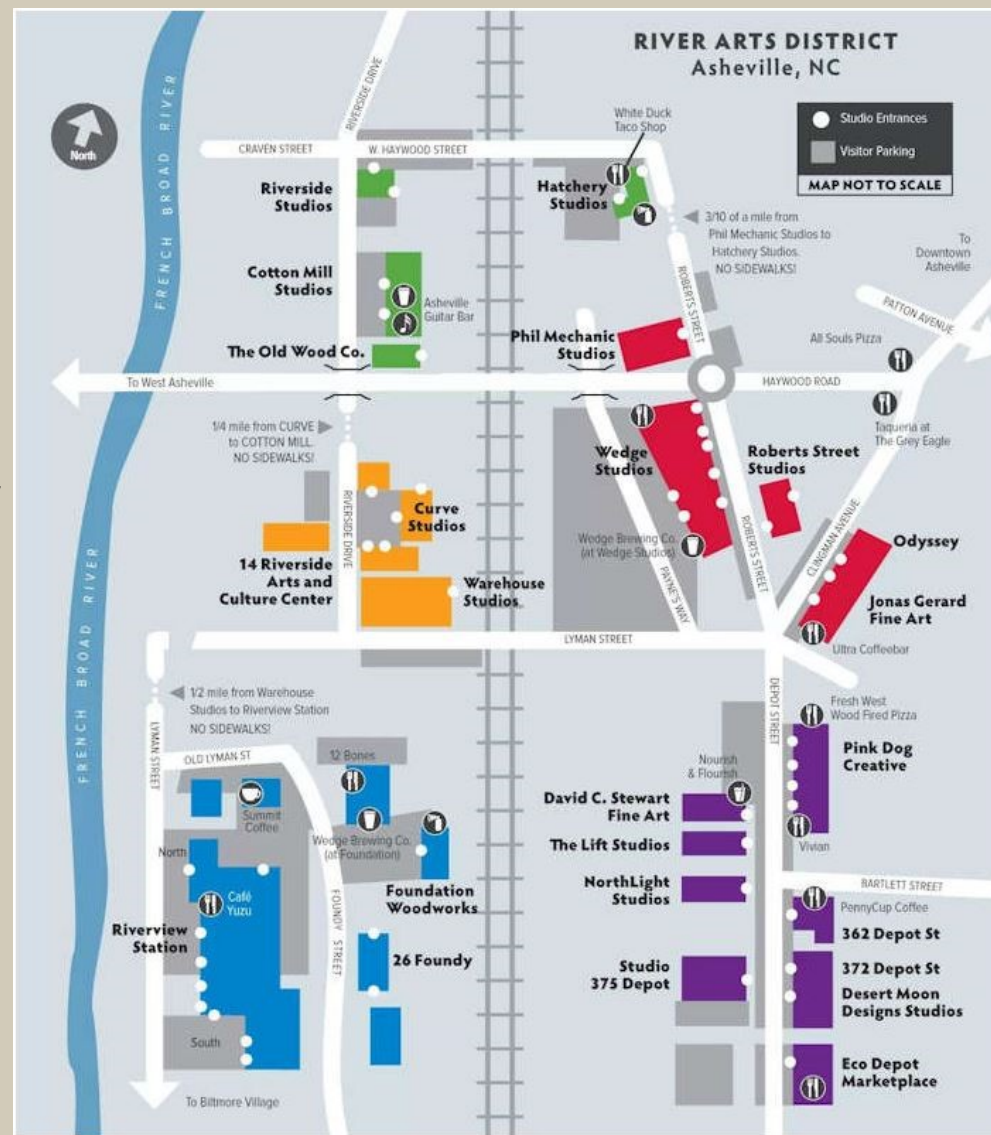


River Arts District

The River Arts District is a warehouse-turned-art-destination along the French Broad River in Asheville, NC. Since the mid-1990's the district has grown to house over 180 artists in 25 unique studio buildings. Less than a mile from the historic Biltmore Estate and the convenience of I-40, the River Arts District is perfect for a quick afternoon shopping trip, a day of art exploration or a collectors weekend excursion!

RADTIP PROJECT

The River Arts District Transportation Improvement Project (RADTIP) is a City of Asheville multi-modal transportation project that includes the installation of sidewalks, street trees, public art, bike lanes and greenways in the River Arts District, adjacent to the French Broad River. The City engaged the community multiple times throughout the years to form the vision for RADTIP. It will not only increase safety for pedestrians, bicyclists and motorists, but also incorporate a greenway and new recreation facilities along the French Broad River. Half of the construction cost of RADTIP is funded through a \$14.6 million TIGER VI grant from the federal Transportation Department, a \$3.5 million grant from the Buncombe County Tourism Development Authority, and two grants from state of North Carolina. The City share comes from a combination of parking and stormwater funds, general funds and City debt proceeds used to finance the Capital Improvements Plan. Asheville's mayor, Esther Manheimer said that the project is one of several, likely to have a direct economic impact: "If you put that infrastructure in the River Arts District, you're going to see





Front Entry



Front Office Suite



Second Office Suite



Hallway



Third Office Suite



Fourth Office Suite



Fifth Office Suite



Break Room



Surrounding Spaces



Parking Lot



Community Garden



Creekside View



Street Parking Space



Solar Panels



Exterior Twilight



Side Twilight



River View Station



372 Depot Street Proximity



Surrounding Landscape



372 Depot Street

