

FOR LEASE
SOUTH SLOPE
ASHEVILLE



SOUTH SLOPE ▸ ASHEVILLE
Creative Loft / Office Space for Lease



MOSAIC
COMMERCIAL REALTY

5,350 Square Feet
217 Coxe Avenue #C
Asheville, NC 28801
MLS# 3346330



AREA INFO

● Businesses

- | | |
|--|---|
| 1. 217 Coxe Avenue | 15. Tasty Beverage Company |
| 2. South Slope CrossFit | 16. Vortex Donuts |
| 3. Open Hearts Arts Center | 17. Catawba Brewing Company |
| 4. Refinery Creative Space | 18. Buxton Hall Barbecue |
| 5. Takosushi | 19. Banks Ave Bar |
| 6. Burial Beer Company | 20. Green Man Brewing |
| 7. Asheville Hardware | 21. Green Man Tasting Room |
| 8. Eagle Nest Outfitters | 22. Asheville Tourists Baseball Stadium |
| 9. French Broad Chocolate Factory & Tasting Room | |
| 10. The Prospect | |
| 11. The Lofts at South Slope | |
| 12. Zapow Gallery | |
| 13. Wicked Weed Funkatorium | |
| 14. Twin Leaf Brewing | |

● Traffic

- A - 6,700
- B - 16,000
- C - 10,000
- D - 600
- E - 13,000



IN THE NEWS

Asheville Citizen-Times Article

[Urban Orchard cidery plans South Slope taproom in Asheville](http://www.citizen-times.com/story/news/local/2017/11/20/urban-orchard-cidery-plans-south-slope-taproom-asheville/881204001/)

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Romantic Asheville Article

[South Slope, Asheville Brewery District - Romantic Asheville](http://www.romanticasheville.com/south_slope.htm)

www.romanticasheville.com/south_slope.htm

City of Asheville

[South Slope Vision Plan](http://www.ashevilleenc.gov/departments/community/strategic_development_office/south_slope.htm)

www.ashevilleenc.gov/departments/community/strategic_development_office/south_slope.htm

WLOS Article

[Luxury condo complex proposed for South Slope](http://wlos.com/news/local/luxury-condo-complex-proposed-for-south-slope-neighborhood)

wlos.com/news/local/luxury-condo-complex-proposed-for-south-slope-neighborhood

DEMOGRAPHICS*

	1 MILE RADIUS	3 MILE RADIUS
2017 Population	8,241	52,564
2017 Households	3,864	23,143
2017 Average Age	40.80	39.60
2017 Median HH Income	\$26,953	\$38,557
2017 Daytime Employees	33,903	70,590
2017 Population Growth '17-'22	5.8%	5.3%
2017 Household Growth '17-'22	6.1%	5.4%

*Source: CoStar

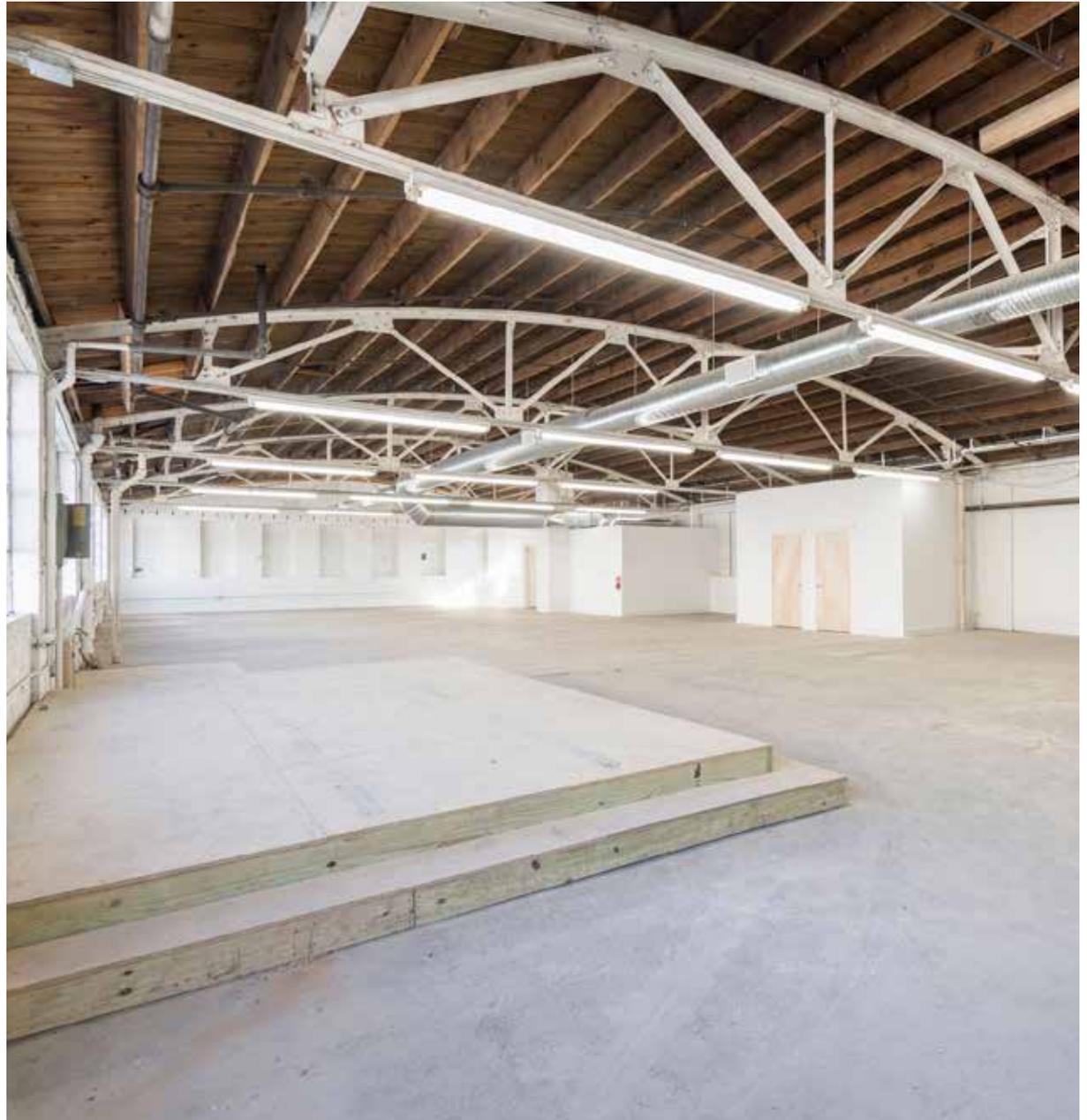


INFO

217 Coxe Avenue, Suite C
Asheville, NC 28801
5,350 Square Feet
MLS# 3346330

IDEAL FOR

- Tech Firm
- Software Firm
- Architect Firm
- Real Estate Firm
- Attorney office
- Design Studio
- Office Space



Creative Loft Space • Office Space • Entire Second Level



FEATURES

- Spacious second floor commercial suite
- Located in the popular South Slope neighborhood in Downtown Asheville's central business district
- Close proximity to multiple breweries, studios, entertainment, and eateries
- 16-foot high barrel ceiling with exposed ductwork
- Wall of windows provides incredible natural daylight
- All new entrance with wood stairs and large landing area
- Two brand new bathrooms
- Concrete and hardwood floors
- Building is fully sprinkled and has three-phase power
- 49-person occupancy
- 12 parking spaces
- Off-street parking
- Highly visible and walkable
- Private entryway



16-Foot High Barrel Ceiling with Exposed Ductwork



Original and Historic Details



217 Coxe Suite C



Well-Lit Entrance



Light and Bright Entry



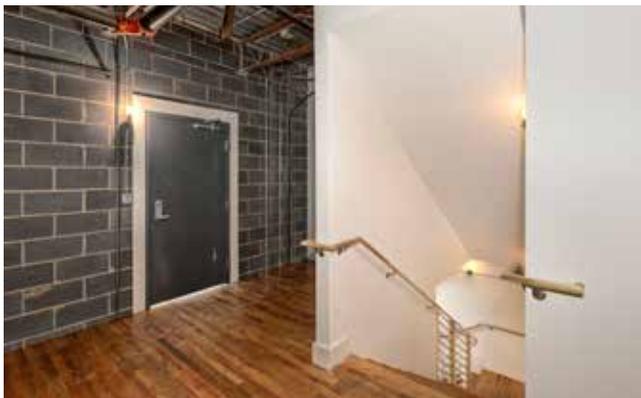
All New Stairway and Entrance



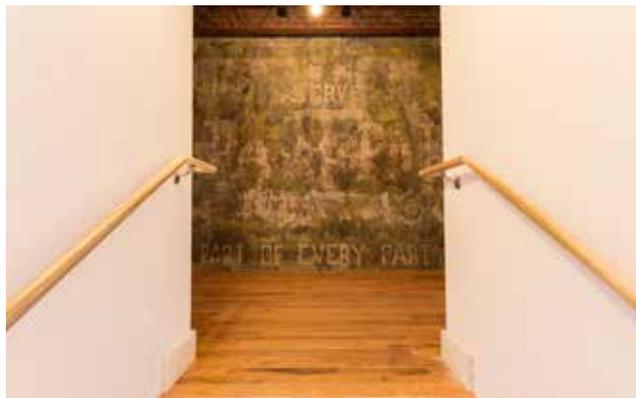
Beautiful Hardwood Floors and Stairs



Stairs Lead to Suite



Door Opens to Main Space



Historic Details Throughout



Original Painted PAR-T-PAK Mural



Perfect Reception Room



Double-Wide Door Opens to Space



Concrete and Hardwood Floors



Endless Possibilities



Two Bathrooms



Brand New Bathrooms



Utility Room with Brand-New HVAC



Entire Second Floor / Creative Loft / Office Space



Wide Sidewalks to Explore South Slope Area



One of a kind large, industrial Creative/Loft Space in Downtown Asheville's South Slope neighborhood. Former tire store/ warehouse offers 16-foot high barrel ceiling, wall of windows for great natural light, two bathrooms, and brand new entrance. One block from residential Lofts at South Slope. Just steps to Takosushi and walking distance to Twin Leaf, Burial, and Catawba Breweries, Wicked Weed Funkatorium, Buxton Hall BBQ, and Green Man breweries. Great opportunity to be a part of the booming South Slope business district!



For more information, please contact:

TRIP HOWELL

DIRECT: 828.450.4792

EMAIL: TRIP@MYMOSAICREALTY.COM

DRIVING DIRECTIONS:

From Downtown Asheville: Head South on Biltmore Avenue. Right onto Hilliard Avenue and Left onto Coxe Avenue. Follow for almost three blocks. #217 is on your right.