

NOW AVAILABLE!



400 SF up to 6,700+/- SF

LEASE PRICE:

1st Floor Retail \$17.00psf
3rd Level \$15.00 psf upfit to suit
(Plus prorated CAM, taxes, and insurance)

Unique Features:

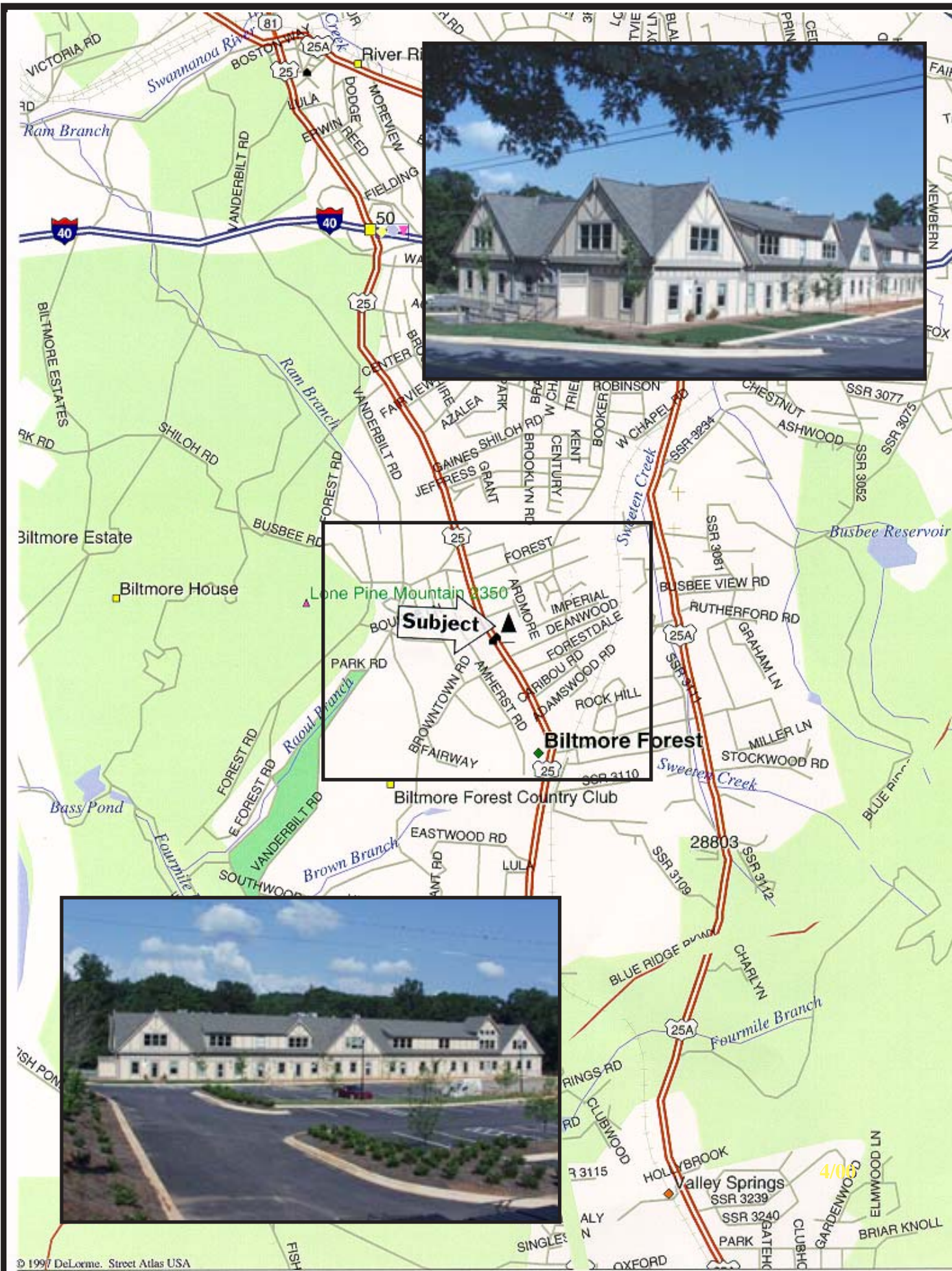
- Retail Space of 1,648 SF.
- Office Spaces from 400 SF to over 6,700 SF.
- Excellent Visibility. Easy Access -- short distance from I-40/Exit 50.
- High Traffic Area. Hendersonville Road -- main thoroughfare North to South. Between North Asheville and the Asheville Regional Airport.



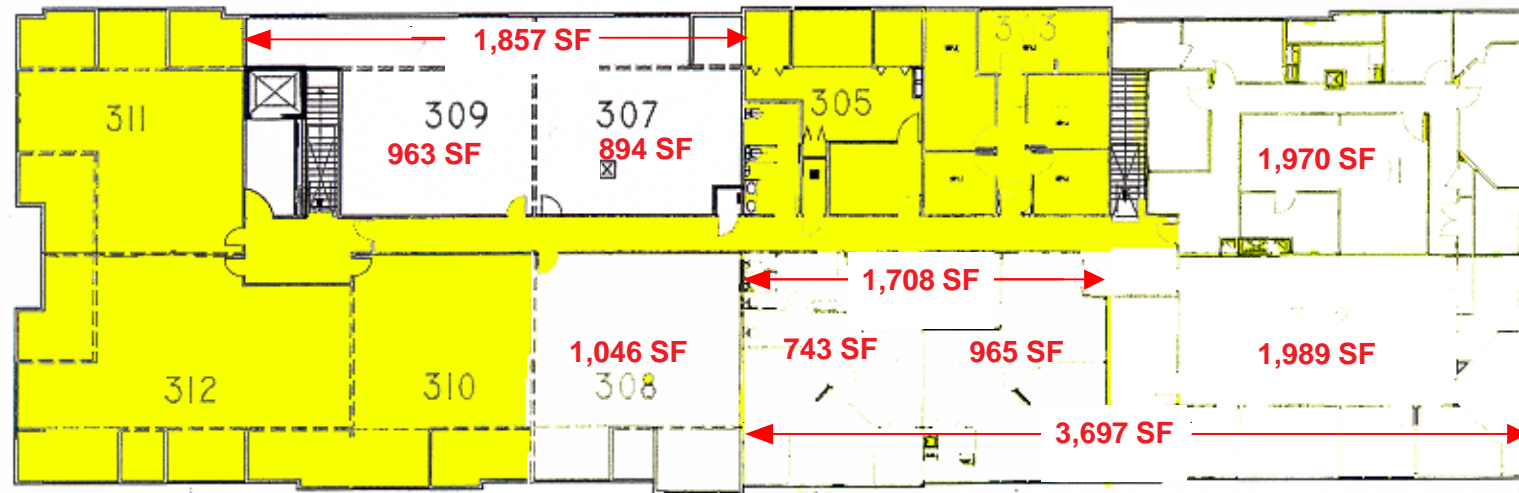
Contact:
George W. Morosani
Listing Agent

274-4111

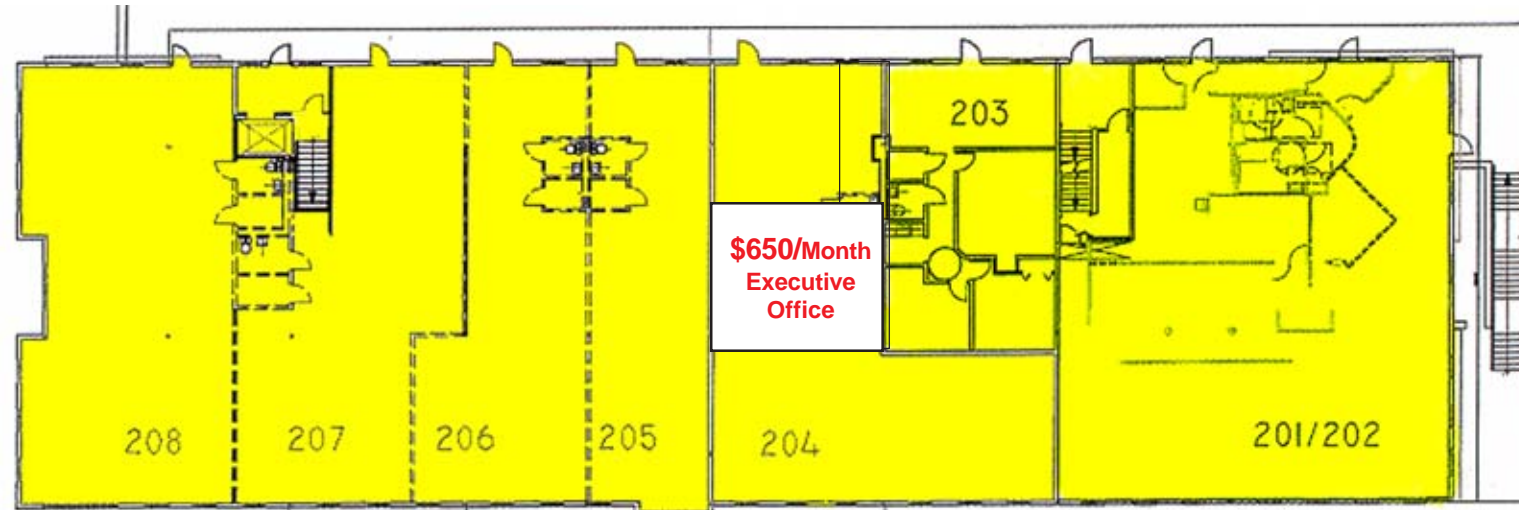
PIN# 9647.20-90-9301
900 Hendersonville Road
Asheville, North Carolina 28803



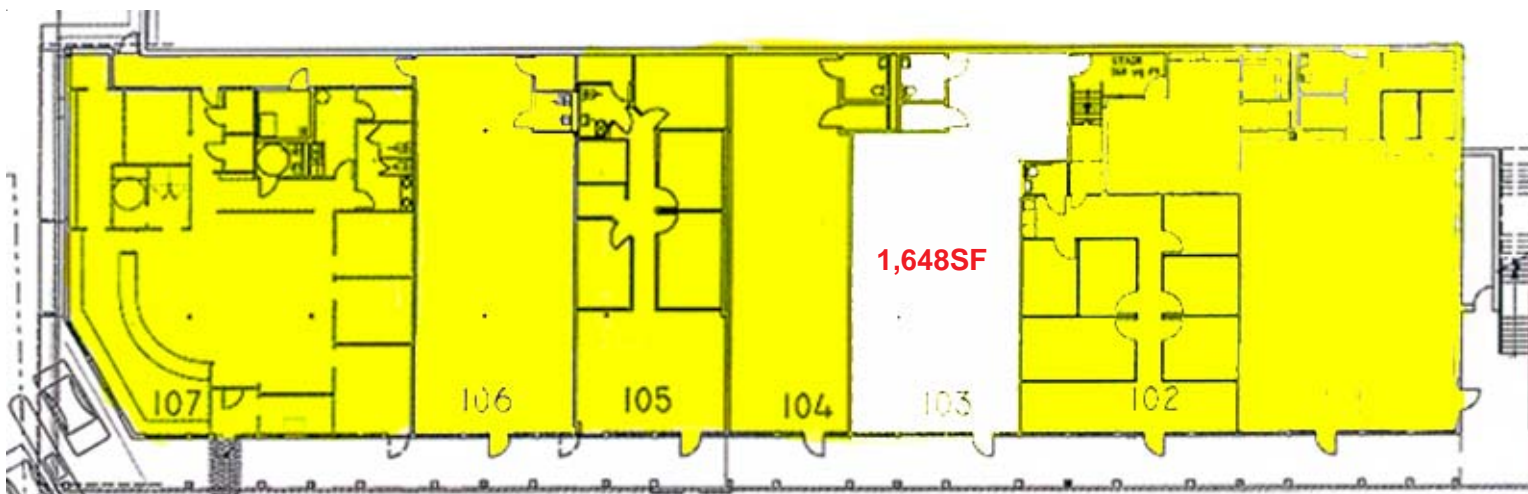
900 HENDERSONVILLE ROAD FOREST CENTER NORTH



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

 LEASED SPACE

DIRECTIONS: 900 Hendersonville Road / US 25- south of South Forest Shopping Center (Ingles). Fronts Hendersonville Road, just between Forest Manor Inn and Nationwide Insurance and north of Forest Center Office Complex.

SITE/BUILDING DATA: A R.S. Griffin, Architects Design -- influenced by an original Biltmore Village Building. One Retail unit of 1,648 SF. Office Spaces from 400 SF, 743 SF, 1,857SF with expansion possibilities to over 6,700 SF . One executive office available at \$650/Month. Completely handicapped accessible - elevator to upper level. Call for details.

ZONING: HB (Highway Business) Zoned by the City of Asheville.

UTILITIES: City water & sewer are part of CAM, while electric and natural gas are separately metered. Each tenant is responsible for telephone, cable and satellite.

CAM: Common Area Maintenance, building real estate taxes and building insurance are prorated based on square foot occupancy. CAM, real estate taxes and building insurance are expected to be approximately \$2.50 per SF annually.

LEASE PRICE:

<u>1st Floor Retail</u>	\$17.00 psf
<u>Executive Office</u>	\$650.00/Month
<u>3rd Level *</u>	\$15.00 psf

(Plus prorated CAM, taxes, and insurance)

**Third floor -- PLUS a 12% load factor for stairs, hallways, elevator and restrooms.*

CONTACT: George W. Morosani, Listing Agent.

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR LEASE, CHANGE OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



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