



34 Orange St

Office Space For Lease

NAI Beverly-Hanks



34 Orange St

Asheville, North Carolina 28801

Property Highlights

- Ideally located in the Orange Street Professional Park.
- 24 dedicated parking spaces.
- Ample private offices, conference rooms, and natural light.

Property Overview

For lease - 3,543 SF of prime office space in downtown Asheville, zoned O2 for professional and medical use. A rare find, this property includes 24 dedicated parking spaces, offering unbeatable convenience. The 2-story layout features private offices, open work areas, and conference space, all with large windows and ample natural light. Located just off Merrimon Ave and I-240, enjoy easy access to Asheville's business core, dining, and retail. Don't miss this exceptional opportunity!

Offering Summary

Lease Rate:	\$24.00 SF/yr (NNN)
Zoning:	O2
Available SF:	3,543 SF
Lot Size:	17,928 SF
Use:	Office

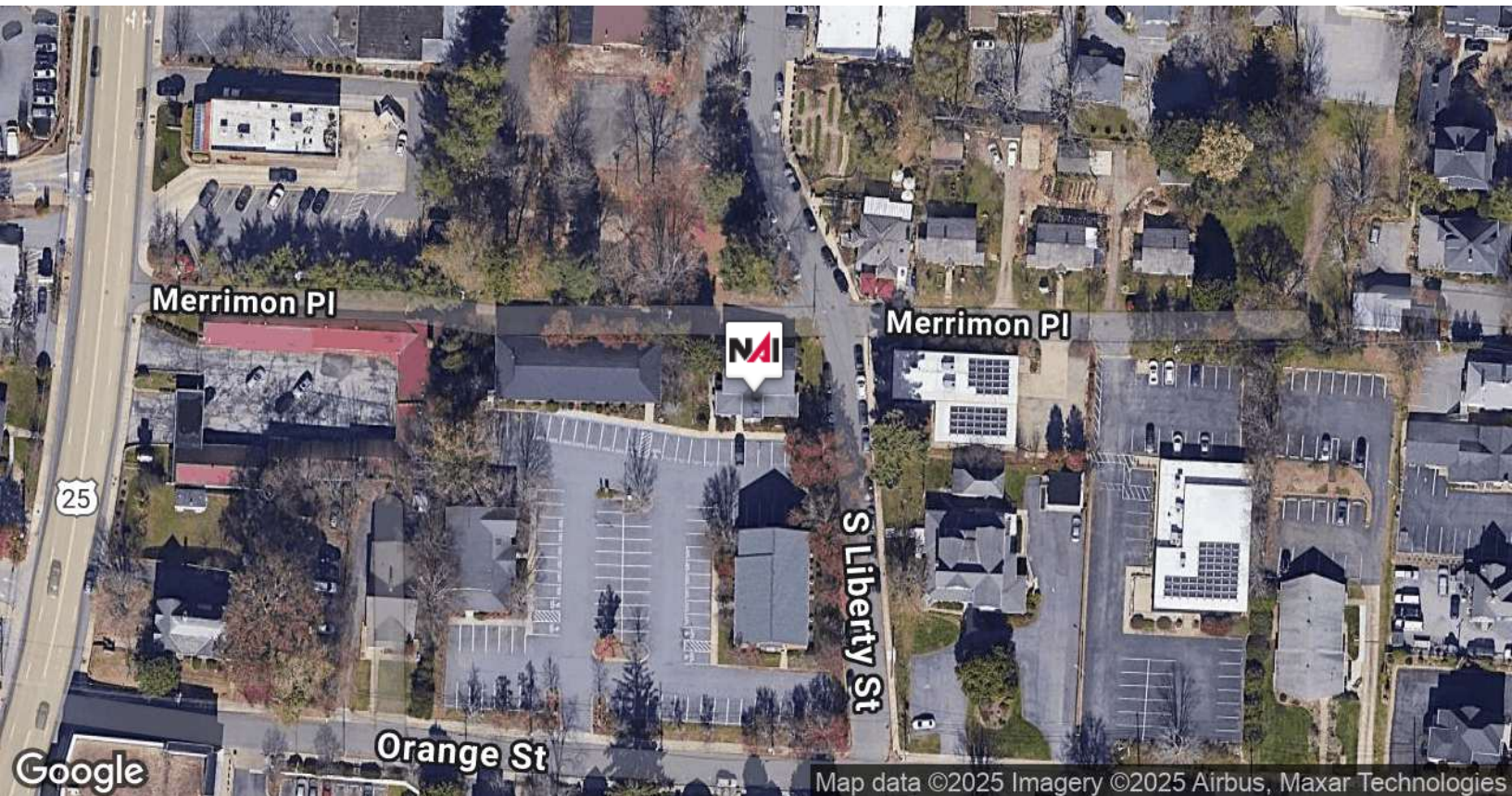
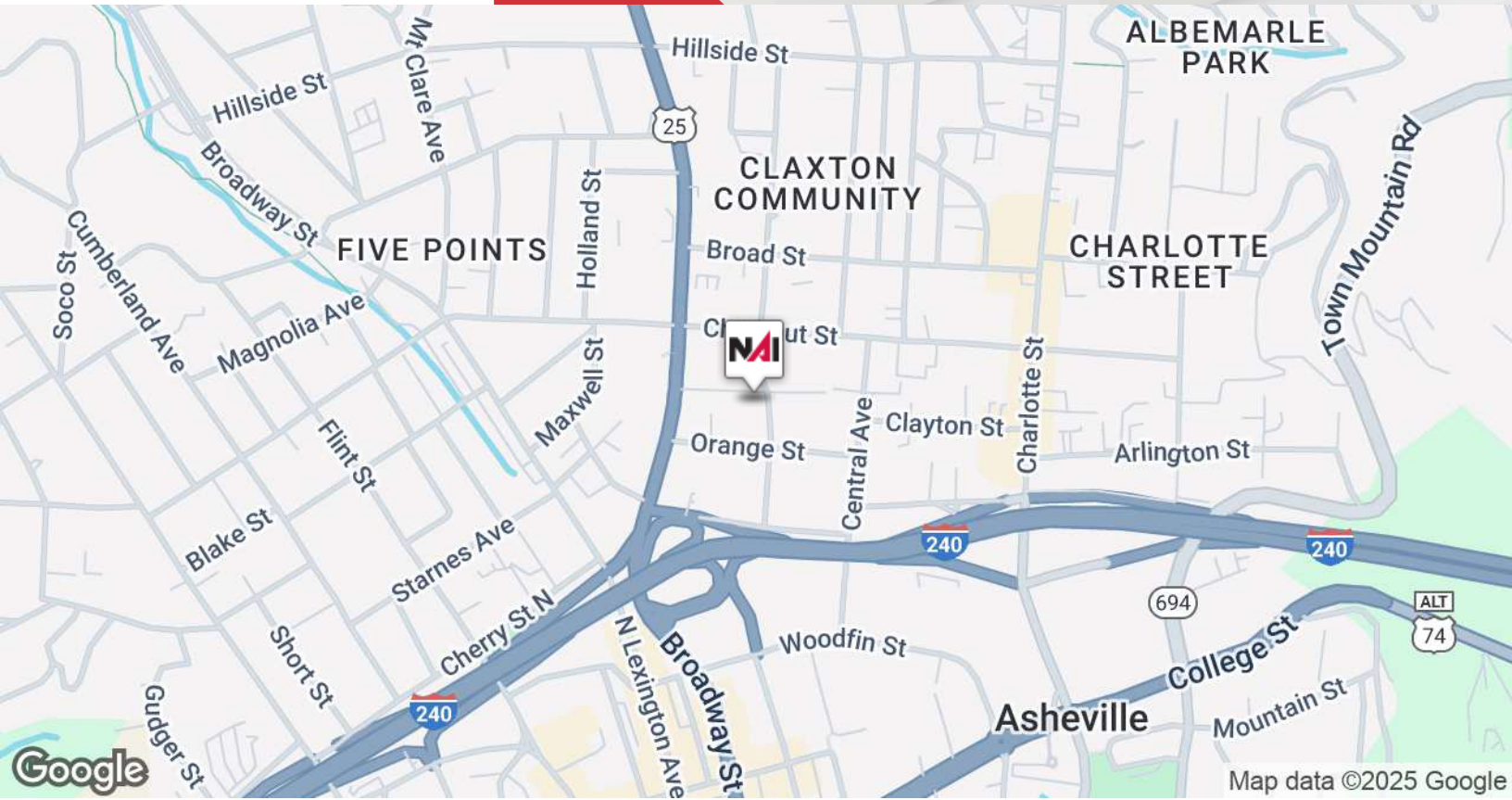
Demographics

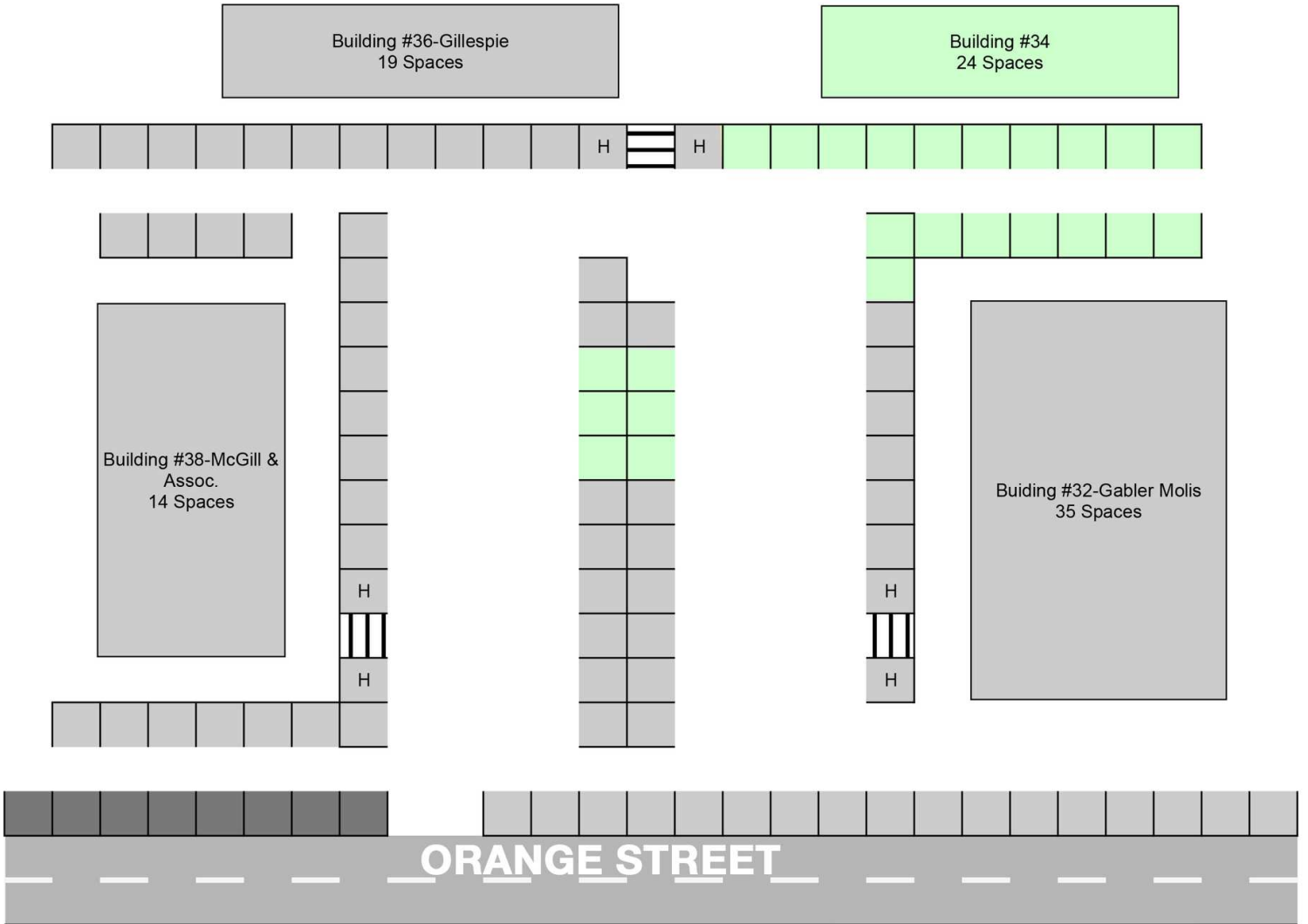
	0.3 Miles	0.5 Miles	1 Mile
Total Households	428	1,893	5,483
Total Population	794	3,417	10,898
Average HH Income	\$84,395	\$92,388	\$98,093

For More Information

Chris Mansfield

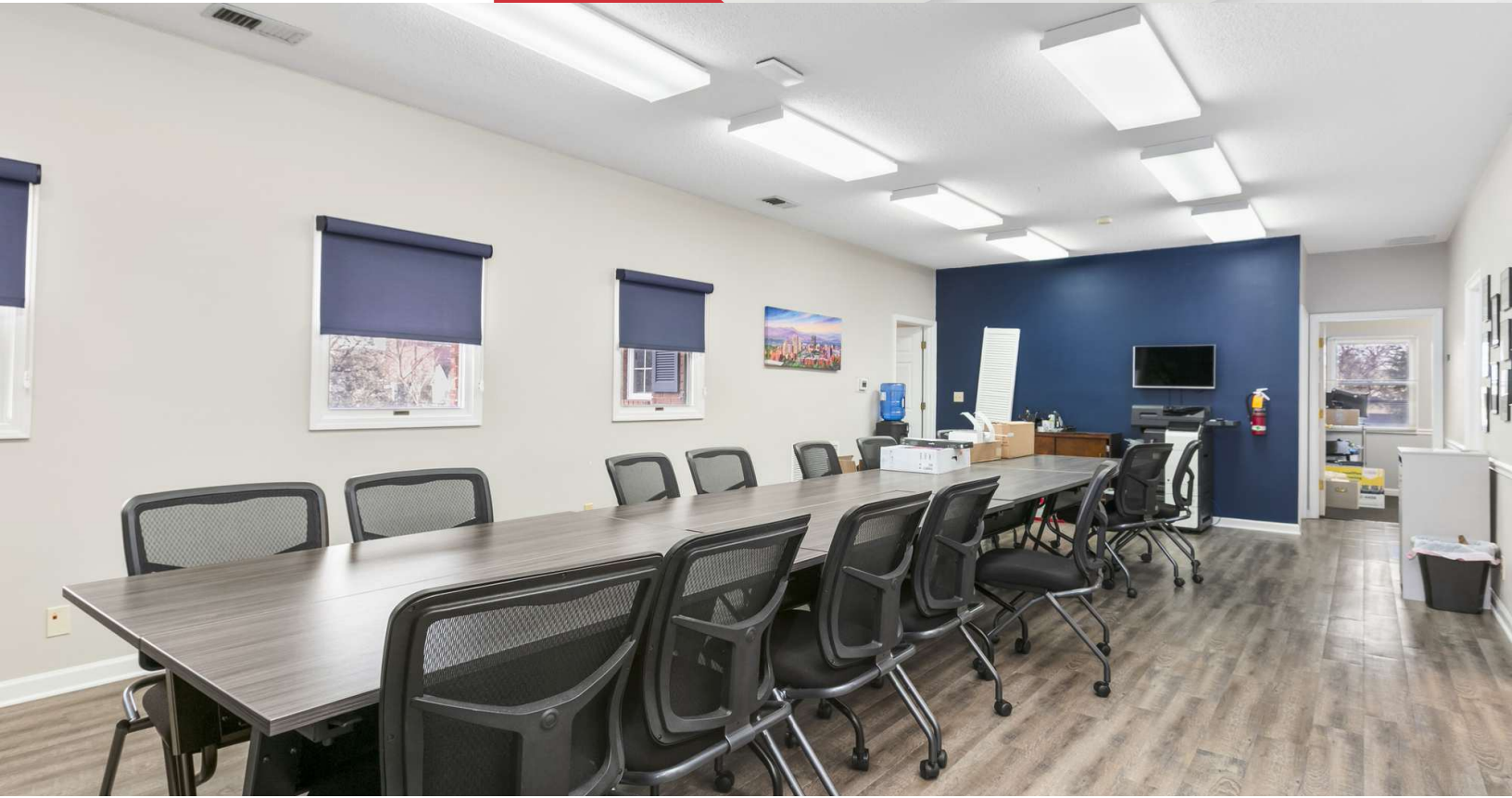
O: 845 699 3340
cmansfield@naibeverly-hanks.com | NC #340236

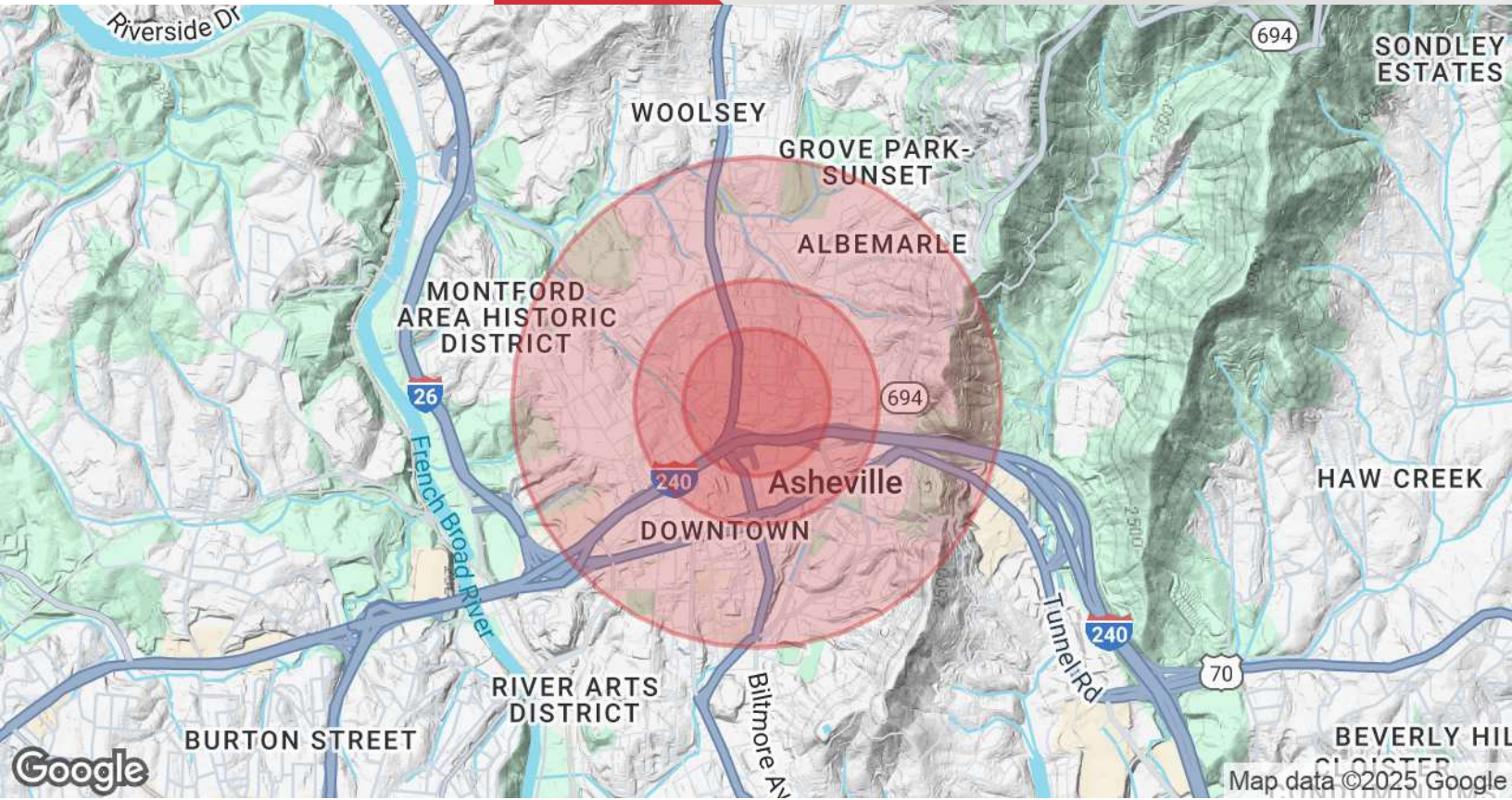












Population

0.3 Miles

0.5 Miles

1 Mile

Total Population	794	3,417	10,898
Average Age	42	45	43
Average Age (Male)	42	45	42
Average Age (Female)	42	45	43

Households & Income

0.3 Miles

0.5 Miles

1 Mile

Total Households	428	1,893	5,483
# of Persons per HH	1.9	1.8	2
Average HH Income	\$84,395	\$92,388	\$98,093
Average House Value	\$676,762	\$742,790	\$693,336

Demographics data derived from AlphaMap



Chris Mansfield

Commercial Broker

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Direct: **845.699.3340**

NC #340236

Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allow him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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