SUITE 115
CLASS A OFFICE SPACE

2 WALDEN RIDGE DRIVE

ASHEVILLE, NC

FOR LEASE & SALE

1,591 SF

$449,000

SUITE 115 | $21/SF/YR NNN

JAMES HARRISON | CCIM
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Turn-Key Office in South Asheville Professional Business Park

South Asheville's Walden Ridge Professional Business Park, 2 Walden Ridge Drive is well-suited for owner occupancy or landlord investment.

Suite 115 offers 1,591 SF of ground-floor office condo space. Two private offices, conference room, breakroom, and private outdoor courtyard access. Abundant on-site parking and monument signage available. Move-in ready.

Previous tenants include financial and healthcare service providers, in-line with a history of a variety of professional services at this location.

Sale Price: $449,000 | Lease Rate: $21/SF/YR NNN

LOCATION DESCRIPTION

Located in the center of South Asheville's most established commercial corridor, the property benefits from signalized access at Hendersonville Road and Mills Gap Road (27,000 VPD) and instant access to the shops, restaurants, and retail amenities of Hendersonville Road. Less than 3 miles to I-40, less than 4 miles to I-26. Downtown Asheville 7 miles north, Asheville Regional Airport 7 miles south.

FEATURES

- 1,591 SF ground-floor office condo
- Two private offices, four workstations, conference room, breakroom
- Private outdoor courtyard access
- Abundant on-site parking
- Monument signage available on Walden Ridge Drive
- No buildout required
- Previous tenants: financial and healthcare services
- Signalized intersection (27,000 VPD)
- Center of South Asheville's established commercial corridor
- Instant access to shops, restaurants, and retail

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GALLERY

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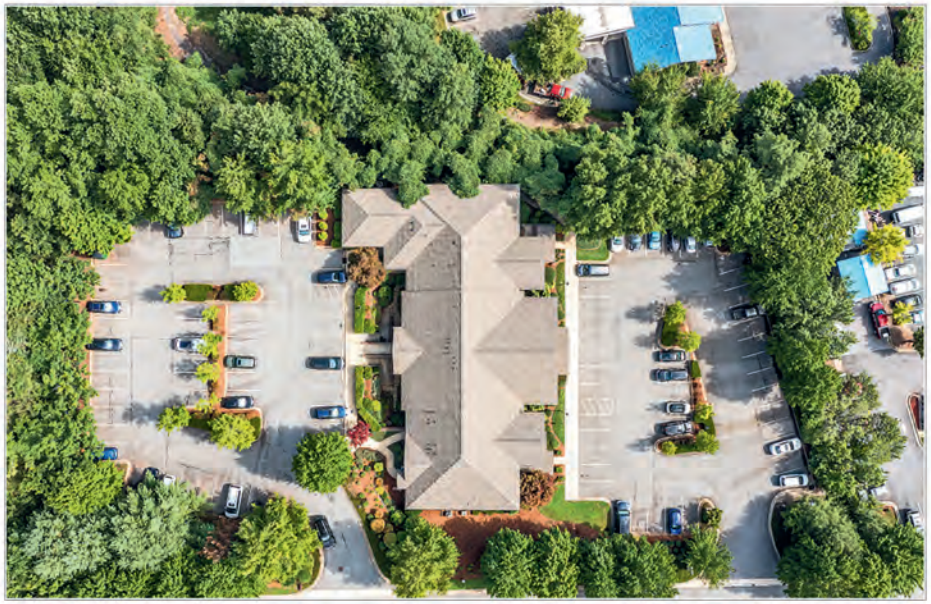

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FLOORPLAN

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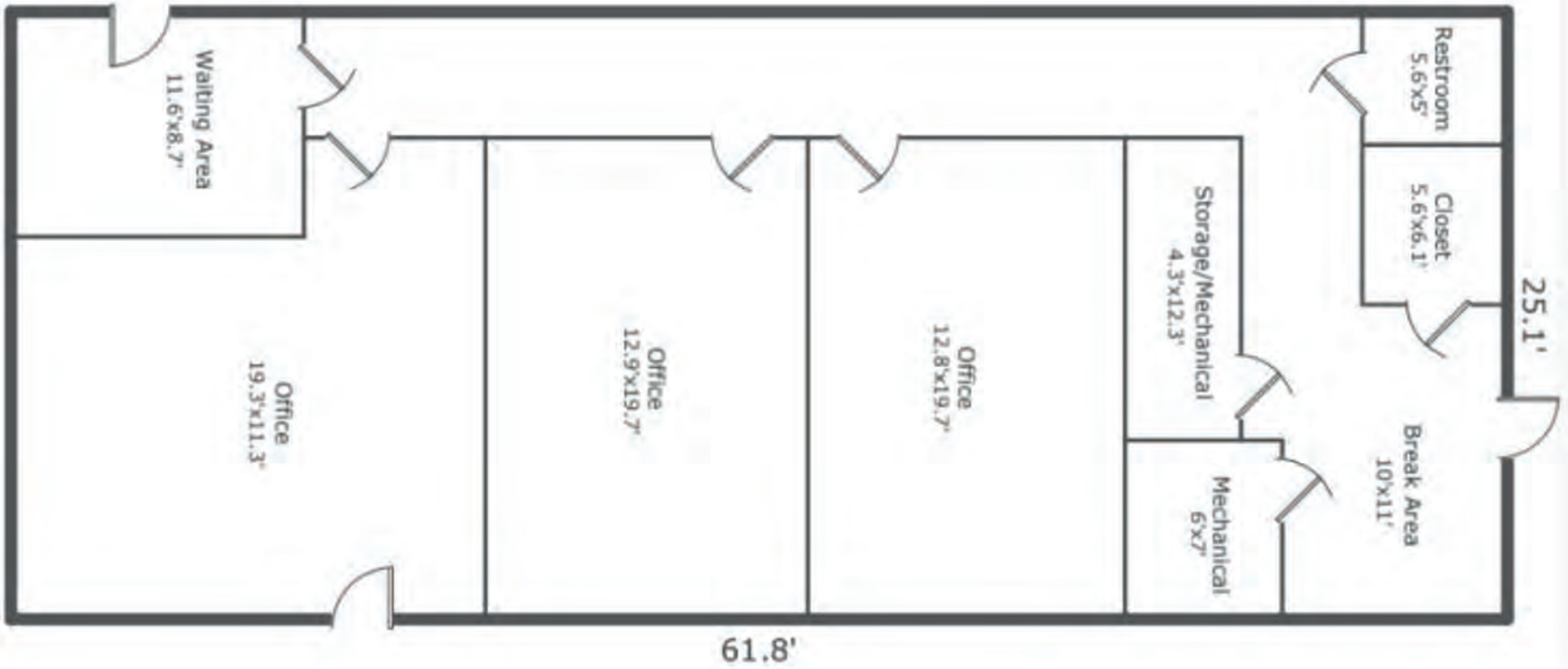

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LOCATION MAP

JOE BROKER, CCIM
828.674.2120

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DEMOGRAPHICS

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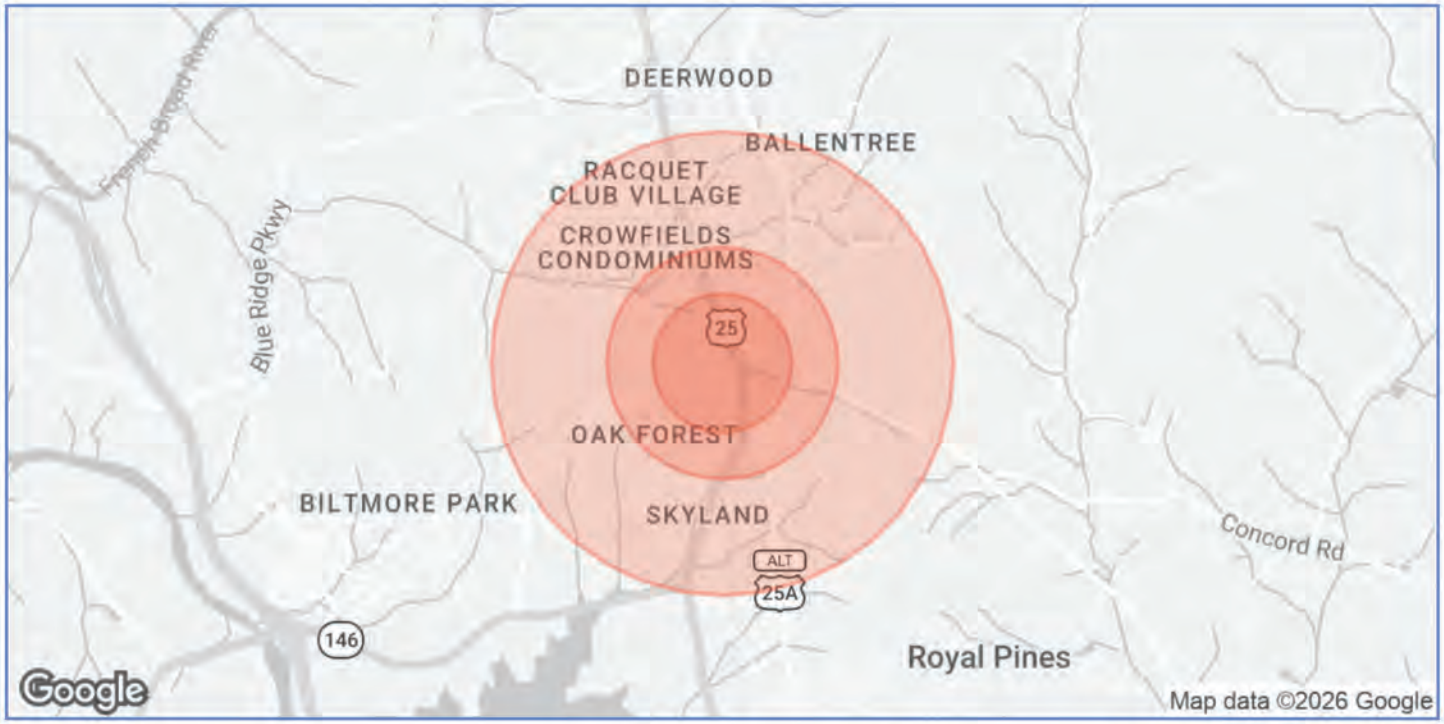

Total Population	581	2,339	7,211
Average Age	47	48	48
Average Age (Male)	45	45	46
Average Age (Female)	49	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,184	3,594
# of Persons per HH	2	2	2
Average HH Income	$110,800	$110,334	$113,803
Average House Value	$581,803	$610,121	$633,599

TRAFFIC COUNTS	
Hendersonville Road	27,000/day

2020 American Community Survey (ACS)

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LISTING BROKER

james harrison
CCIM

Commercial Real Estate Broker
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James Harrison, CCIM, has been with Whitney Commercial since 2014, advising clients across a wide range of commercial property types throughout Asheville, Buncombe County, and Western North Carolina. Guided by a client-first philosophy, James brings knowledge and expertise to each engagement so clients can make decisions with clarity and confidence.

A seventh-generation Asheville native and second-generation commercial broker, James has seen firsthand how Commercial Real Estate can shape and strengthen a community. He enjoys assignments where solutions allow parties on all sides of a transaction to flourish and thrive.

Over his career, James has completed more than 250 commercial real estate sales and leases, representing more than $100 million in total transaction volume. He brings a disciplined approach to each assignment, paired with professionalism, responsiveness and warmth.

James has represented owner-operators, private investors, institutional users, local governments, family offices, and startup businesses. Clients who have entrusted him with their Commercial Real Estate needs include The City of Asheville, Mission Health, Mountain Housing Opportunities, ALFIE, Aeroflow Healthcare, The North Carolina Arboretum, The Blood Connection, Momentum Art Gallery and Atomic Furnishing & Design.

James is a member of the Asheville Board of Realtors, and is also a member of Asheville's Commercial Investment Realty Association (CIRA), serving as President from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, live in East West Asheville with their three daughters. They are members of City Church Asheville. Outside of work, James enjoys spending time in the Blue Ridge Mountains, music, baseball, and everything else Asheville has to offer.

TRANSACTION HIGHLIGHTS

- $8.475M sale of 1 Haywood Street, 105,000 SF office building in Downtown Asheville
- $8.1M sale of 108 Monticello Road, 416,500 SF industrial facility in Buncombe County
- $6.55M sale of 6 Commerce Way, 51,271 SF industrial facility in Buncombe County
- $5.8M sale of 220 Merrimon Avenue, 110,572 SF industrial facility in Buncombe County
- $4.47M sale of 52 Broadway, 21,000 SF mixed-use property in Downtown Asheville
- $2.35M sale of 35-37 Loop Road, 17,500 SF flex property in Buncombe County
- $2.7M lease of 155 Jacob Holm Way, 31,567 SF industrial facility in Buncombe County
- Lease of 176 & 178 Broadway in Asheville (CoStar Group's 2024 "Lease of the Year")

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