



617 S. Green Street

S. Green Street

1,315 OFFICE SUITE FOR LEASE

617 S. Green Street, Suite 200
Morganton, NC 28655



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Morganton, NC 28655
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617 S. Green Street

Building Description

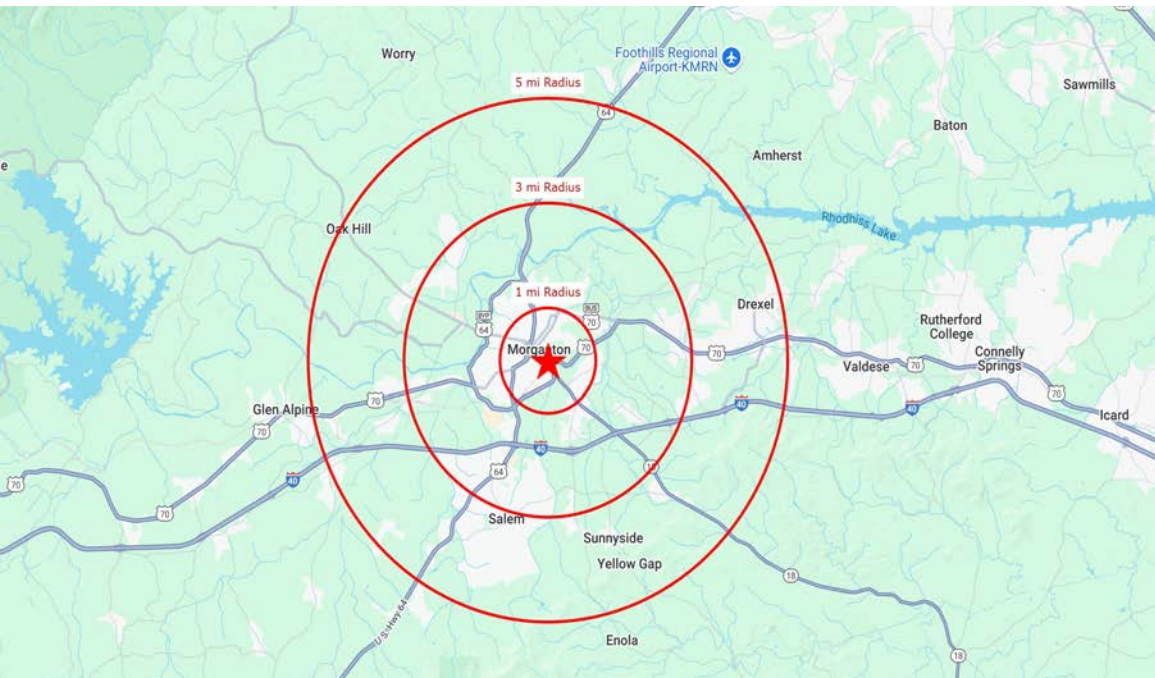
For Lease: 1,315 SF office suite at the edge of downtown Morganton, offering a creative and inspiring workspace perfect for designers, artists, and innovative professionals. This studio-style office features a large open area, providing a flexible layout for collaboration and productivity.

The suite includes two private offices for focused work, a kitchenette for added convenience, and a modern, open-concept design that fosters creativity. Situated in a prime location near downtown, this space offers easy access to local businesses, restaurants, and amenities. quiet yet centrally located workspace.

Ideal for creative office users, marketing agencies, designers, and more, this office suite delivers the perfect blend of functionality and creativity.

KEY FEATURES:

- 1,315 SF studio-style office space
- Located at the edge of downtown Morganton
- Large open area with a flexible layout for collaboration
- Two private offices for focused work
- Kitchenette for convenience
- Ideal for designers, artists, marketing agencies, and creative professionals
- Prime location with easy access to downtown amenities



DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	5,728	19,490	34,858
Daytime Pop.	5,393	14,507	18,555
Avg. HH Income	\$69,848	\$72,984	\$77,233

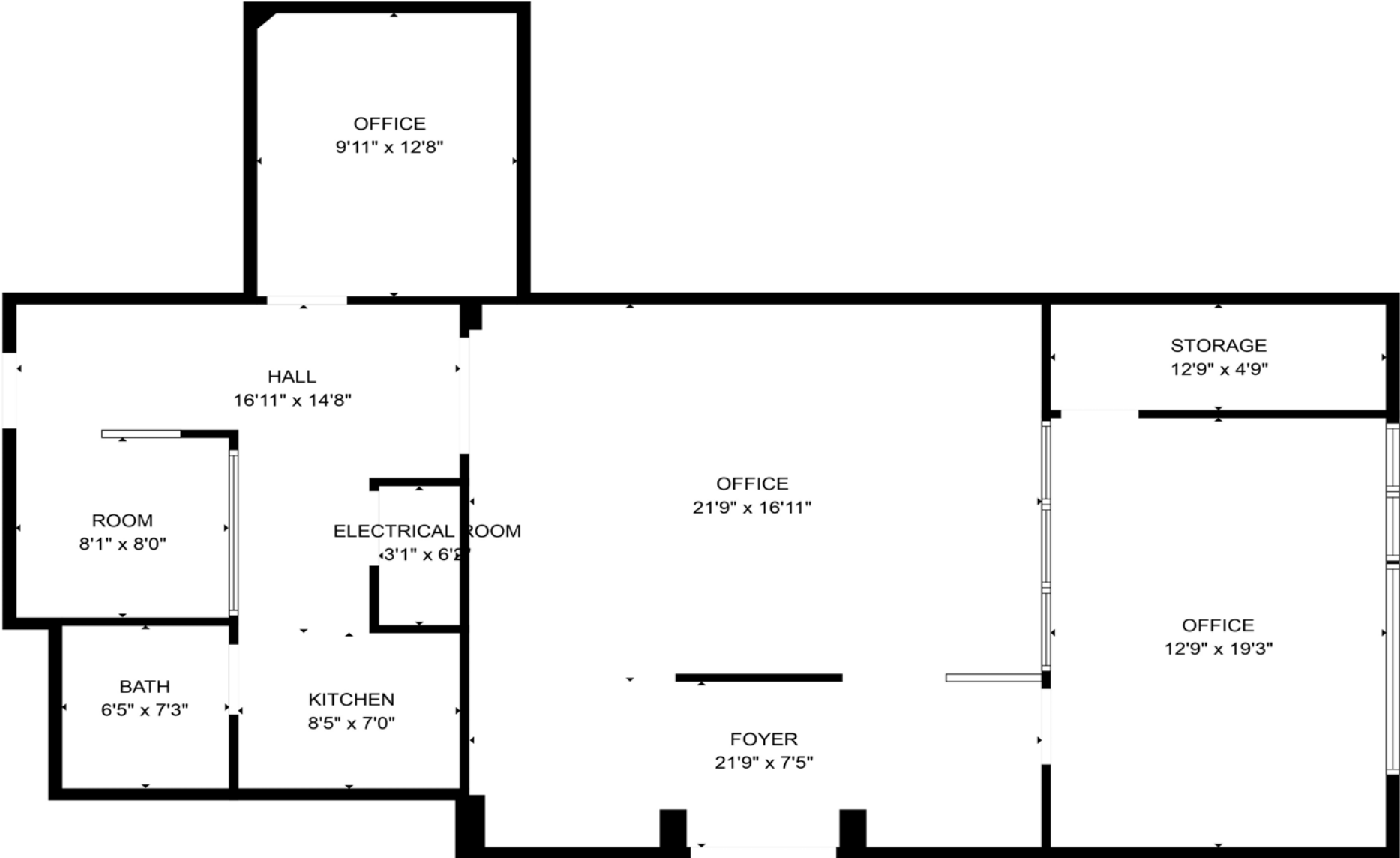
TRAFFIC COUNTS

N. Green Street	9,289 VPD
S Sterling Street	15,008 VPD
W Union Street	7,756 VPD



617 S. Green Street - Suite 200

Floor Plan



617 S. Green Street - Suite 200

Aerial



VANGUARD
FURNITURE

O'Reilly
AUTO PARTS

ROSES

SUBWAY

Aaron's
Easy. Beautiful. Affordable.

WELLS
FARGO

ALPINE NO. 7
MILL

617 S. Green Street

Fleming Drive/US-70

S. Green Street

S. Sterling Street

617 S. Green Street - Suite 200

Interior Photos

