

Asheville Paint Pros

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Commercial painting in Asheville, the short version

Rates, systems and scheduling for Asheville commercial property

WHAT IT RUNS HERE

Commercial painting in Asheville runs \$2 to \$6.05 per square foot for a typical office or retail space, starting at \$2 per square foot. Work gets scheduled to your hours, nights and weekends included. Downtown brick, Biltmore Village stucco and CMU block each need a different system. Work carries a 2 year workmanship warranty. Call (828) 826-1687 for a free estimate, and most callers hear back within 15 minutes.

Free estimate, written scope
<https://ashevillepaintpros.com/guides/commercial-painting>

(828) 826-1687

START HERE

What matters most

- Commercial painting in Asheville runs \$2 to \$6.05 per square foot, starting at \$2 per square foot.
- Substrate and access height move the rate further than color or product line does.
- Exterior work in Albemarle Park, Biltmore Village, Montford or St. Dunstan's goes through Historic Resources Commission review.
- North Carolina puts a project inside the NCLBGC licensing scope at \$40,000, raised from \$30,000 on October 1, 2023.
- Masonry has to prove dry before coating, and a taped plastic sheet per ASTM D4263 is the cheap way to prove it.

THE NUMBERS

Commercial painting prices in Asheville, NC

SCOPE	WHAT IT COVERS	ASHEVILLE RANGE
Starting rate	Open plan drywall, one color, two coats, standard ceiling height, daytime access	From \$2 per square foot
Typical office or retail space	Walls, ceilings and doors, prep, two coats, low odor low VOC products	\$2 to \$6.05 per square foot
Near the low end of the band	Large open drywall areas, single color, few cut-ins, empty space, daytime hours	Around \$2 per square foot
Near the high end of the band	CMU block fill, ceilings needing lifts, multiple brand colors, night or weekend shift	Around \$6.05 per square foot
Block, metal and epoxy systems	Block filler, direct-to-metal primer and topcoat, water based catalyzed epoxy in wet rooms	Quoted by system after the walkthrough
Exterior masonry	Wash, repair, masonry primer and breathable acrylic, after moisture testing	Quoted after the walkthrough
Night and weekend work	Shift premium and additional setup and breakdown per shift	Built into the square foot rate at bid
Workmanship warranty	Peeling, blistering and adhesion failure on the work performed, 2 years	Included

Substrate and access height move the rate further than color or product line does.

What it costs

Commercial painting in Asheville runs \$2 to \$6.05 per square foot for a typical office or retail space, starting at \$2 per square foot.

- Low end: open drywall, one color, daytime access
- High end: block fill, lift work, multiple colors, night shift
- Substrate and access height drive the rate
- Ask for a unit rate plus mobilization, not a lump sum

Asheville building stock

The 1920s boom left a downtown of masonry buildings that were never demolished, because the city repaid its Depression era debt rather than defaulting and made the final payment in 1976.

- Downtown: century old brick, cast stone and terra cotta, soft mortar
- Biltmore Village: pebbledash stucco over half-timbering, built around 1900
- River Arts District: mills and warehouses from 1887 to 1916, flood exposure
- Corridors out of town: CMU block, metal buildings, tilt-up

Design review and licensing

Four local historic districts plus a downtown overlay mean exterior work may need a Certificate of Appropriateness.

- Minor works go through staff review, usually inside 10 business days
- Repainting is routine maintenance, painting bare masonry is not
- NCGS 87-1 threshold for a GC licence is \$40,000, raised from \$30,000 on October 1, 2023
- Licence limitation levels: Limited \$500,000, Intermediate \$1,000,000, Unlimited no cap

Systems by substrate

Specification is a stack: correct primer for the surface, topcoat rated for the abuse.

- Occupied interiors: ProMar 200 or 400 Zero VOC, Harmony where odor sensitivity is high
- CMU: PrepRite Block Filler or Loxon Block Surfacers before topcoat
- Metal: Pro-Cryl Universal Primer, then Pro Industrial Multi-Surface Acrylic
- Overhead: Pro Industrial Waterborne Acrylic Dryfall
- Wet rooms and floors: water based catalyzed epoxy, ArmorSeal 1000 HS on concrete

Scheduling around occupancy

Timeline is set by your hours. Weekends usually produce more finished area per labor hour than a run of weeknights.

- Retail and restaurants: after close, with odor as the constraint
- Multifamily: standing unit price with a set turnaround
- Medical and childcare: containment, low VOC, phased by suite
- Warehouse: bag sprinkler heads, coordinate with fire protection first

Where coatings fail

Most commercial failures are a moisture problem or a preparation shortcut rather than a bad product.

- Coating masonry that was still wet, verified with ASTM D4263
- Painting over efflorescence without finding the water source
- Direct-to-metal applied over active rust
- Material thinned below target film thickness
- Overspray, which is a masking decision rather than a spraying one

Recoat cycles to budget for

Budget on a cycle rather than reacting to a failure.

- Office interiors and corridors: 5 to 7 years
- Retail sales floors: 3 to 5 years
- Epoxy in restrooms and kitchens: 7 to 10 years
- Exterior masonry acrylic: 8 to 12 years, less on south and west walls
- Metal doors and railings: 5 to 8 years

Check these before you sign a commercial painting contract

- ☐ The bid gives a unit rate per square foot plus a stated mobilization, rather than one lump sum.
- ☐ Dry film thickness or a wet film target is specified, rather than only a coat count.
- ☐ Metal preparation is written to a standard such as SSPC-SP2 or SSPC-SP3.
- ☐ Products are named by line for each substrate, including block filler and any epoxy.
- ☐ The shift is stated, with the number of nights or weekends the price assumes.
- ☐ An exclusion list is attached, covering ceiling grid, conduit, sprinkler heads, floors and door faces.
- ☐ Responsibility for moving furniture, fixtures and stock is assigned in writing.
- ☐ The certificate of insurance arrives from the agency with your entity as additional insured if required.
- ☐ Lift operator documentation is on file before any lift comes on site.
- ☐ If the project cost reaches \$40,000, the contractor's NCLBGC licence and its limitation level are verified.
- ☐ Design review status is confirmed with Development Services if the building sits in a historic district or the downtown overlay.
- ☐ Safety data sheets are provided for every product entering an occupied building.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(828) 826-1687

ashevillepaintpros.com

Asheville Paint Pros · Asheville, NC

Full guide: <https://ashevillepaintpros.com/guides/commercial-painting>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.