

FULL-SERVICE OFFICE SUITES / OFFICE FOR RENT

3 N

Main Street, Office Suites
Wendell, NC 27591

Full-Service Office Suites for Rent / Office for Rent



Facades of building's suites A & E, seen from main Street and 3rd Street, respectively

Odin Capital is pleased to offer a full-service / plug and play suite for rent in downtown Wendell.

These 2nd floor office suites are ideal for the use of attorneys, CPAs, real estate pros, therapists/consultants and other professional practices, and can be made available fully furnished. The 2nd floor already houses a roofing company and a law firm. office. There may be an option for one tenant to take over all offices/suites across the entire 2nd floor.

Located in the historic downtown of Wendell in the heart of fast-growing Eastern Wake and beyond - Wendell, Zebulon, Middlesex, Archer's Lodge - the office suite is located close to where citizens live, work and shop.

The high quality, well-lit offices with windows facing main artery 3rd Street would be ideal for a small business with 2 – 6 people and enjoys full service – shared bathrooms, waiting room / area, utilities (electricity and water & sewage), HVAC maintenance, taxes and periodic common area cleaning.

The offices enjoy high visibility from both Main Street and main thoroughfare 3rd Street, and downtown Wendell enjoys bustling street life, abundant parking and can boast several brewery taprooms and restaurants in rapidly transforming Wendell which has a genuine small town feel and much to offer.



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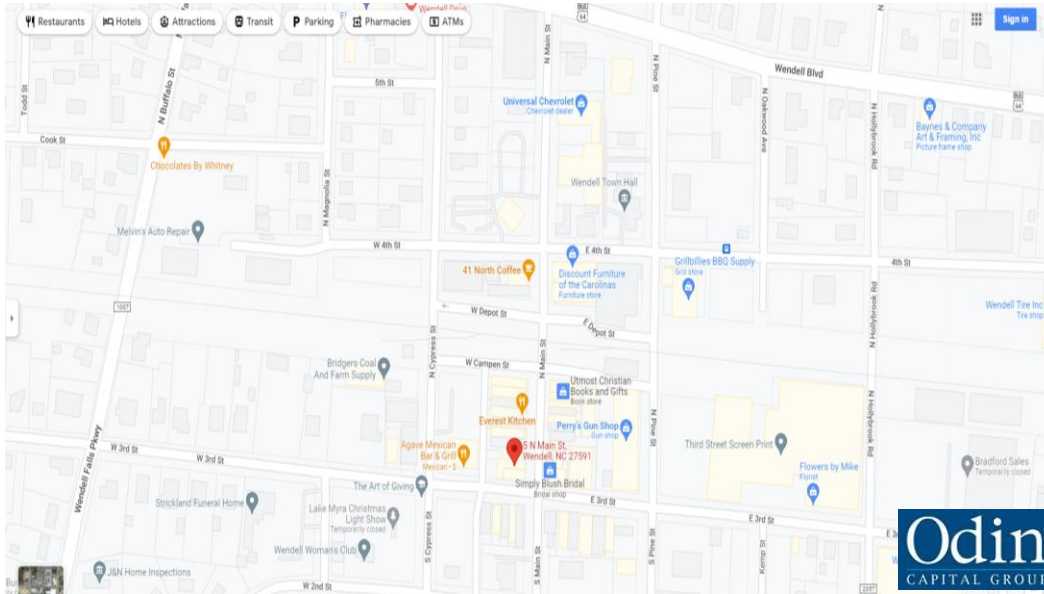
309 N Salem Street | Apex | NC 27502

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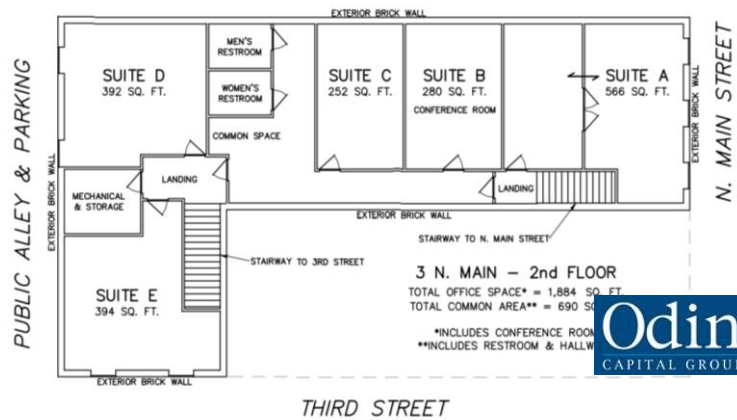
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Office Location and Layout



Central location

3 N. MAIN STREET - 2nd FLOOR WENDELL, NC 27591



Floor Plan



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Lease Terms

Suite A

Rental Rate:	\$1,250 / month
Gross Square Feet Units:	~570 plus share of common areas
Rental Term:	2 years +
Landlord Responsibilities:	<ul style="list-style-type: none">▪ Electricity▪ HVAC Maintenance▪ Water & Sewage▪ Maintenance▪ Taxes▪ Common Area Cleaning▪ Office Furniture Set-up for 2 people

Suite B/C

Rental Rate:	\$750 / month
Gross Square Feet Units:	~300 plus share of common areas
Rental Term:	2 years +
Landlord Responsibilities:	<ul style="list-style-type: none">▪ Electricity▪ HVAC Maintenance▪ Water & Sewage▪ Maintenance▪ Taxes▪ Common Area Cleaning

Suite D / E

Rental Rate:	\$900 / month
Gross Square Feet Units:	~400 plus share of common areas
Rental Term:	2 years +
Landlord Responsibilities:	<ul style="list-style-type: none">▪ Electricity▪ HVAC Maintenance▪ Water & Sewage▪ Maintenance▪ Taxes▪ Common Area Cleaning

Rental of 2 Suites

Rental Rate:	Add \$ / month above less \$100
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Rental of 3 Suites

Rental Rate:	Add \$ / month above less \$200
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Notes:

For comparative reasons, please note that net rent to landlord is far less than stated rates as landlord absorbs several overhead costs in the proposed Modified Gross rents. For the avoidance of doubt, tenant will not be responsible for any utilities aside from their own Wi-Fi connection, and office furniture in the case of suites B, C, D and E.

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Additional Pictures - Suite A



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Additional Pictures – Suites B / C



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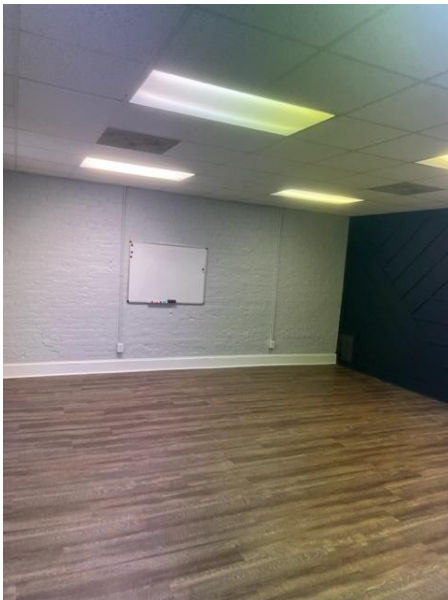
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Additional Pictures – Suites D & E



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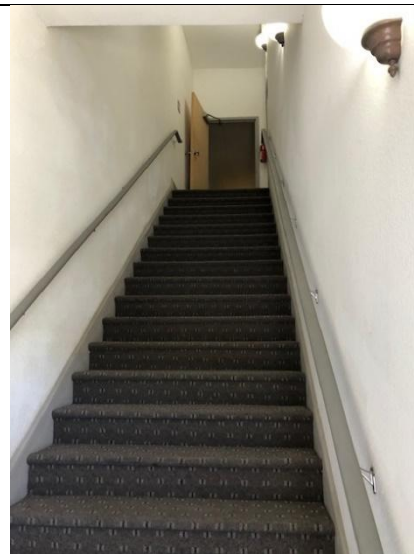
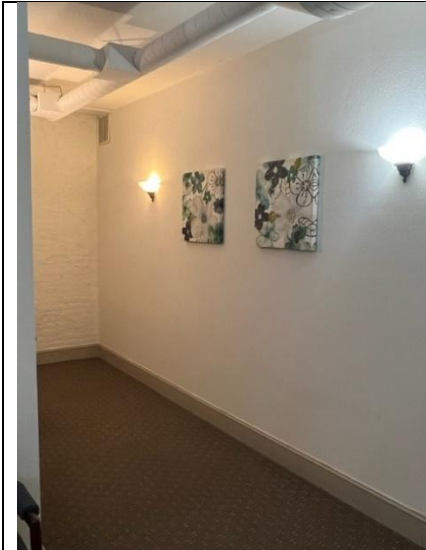
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Additional Pictures – Common Areas



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