



OFFICE | ±495 SF FOR SALE

Newly renovated office condo , just minutes from Uptown Charlotte, Cotswold, and Plaza Midwood

A photograph of a modern office interior. The room has a dark ceiling with exposed pipes and two large, glowing circular pendant lights. A white reception desk is on the right, and a black door is on the left. A neon sign on the wall reads "Your Office Is Here!".

**3623 LATROBE
DRIVE | SUITE 103**

CHARLOTTE | NC

CONTACT



RODNEY FAULKNER

(704) 777-0507

RFAULKNER@BOUNDARYCRE.COM

© Boundary Street Advisors. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY OVERVIEW

Discover a newly renovated office on the first floor of this well-positioned two-story office building, just minutes from Uptown Charlotte, Cotswold, and Plaza Midwood. This ± 495 SF suite offers a modern, professional environment ideal for small businesses or solo practitioners. With fresh finishes, access to ample parking, and proximity to Independence Blvd. and Wendover Shopping Plaza, this office combines convenience with a professional setting. Available for sale, it's the perfect opportunity to establish your business in a thriving Charlotte corridor.



**3623 LATROBE DRIVE, SUITE 103,
CHARLOTTE, NC 28211**



**BUILDING SIZE | $\pm 15,886$ SF
AVAILABLE SPACE | ± 495 SF ON 1ST FLOOR**



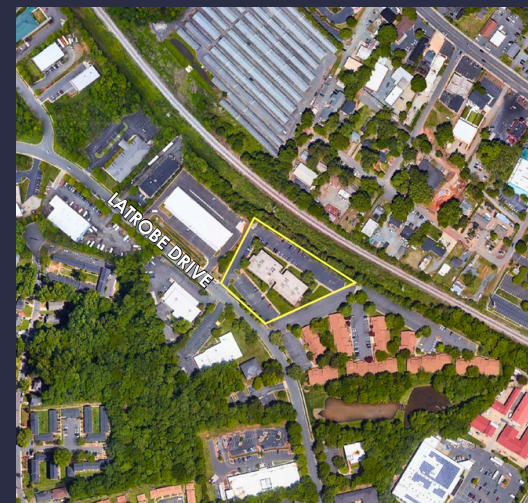
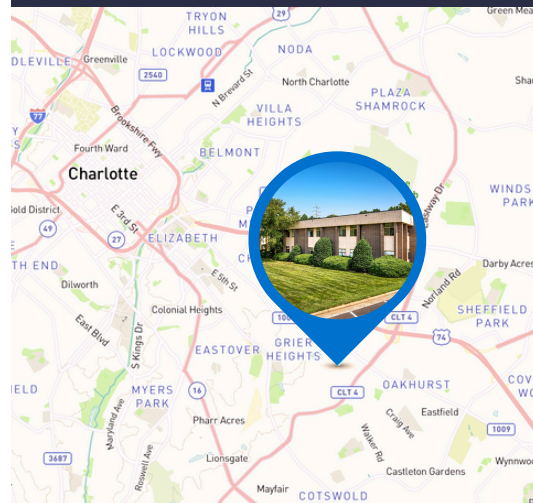
140 PARKING SPACES

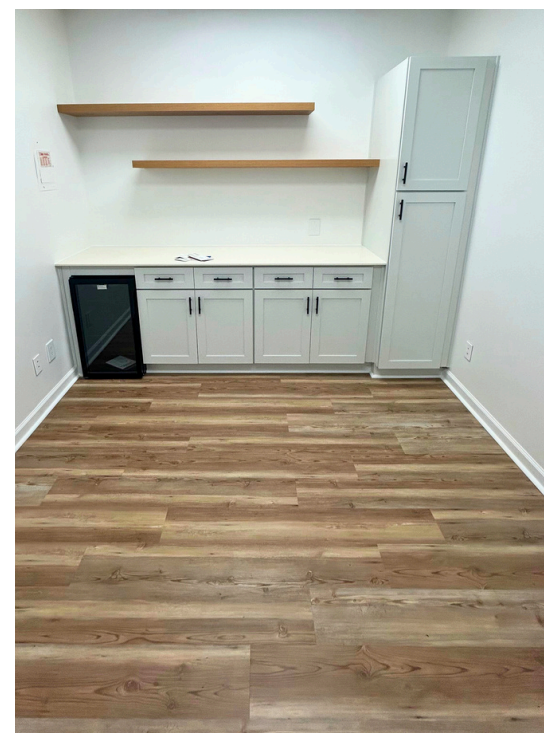


ZONING | I-1



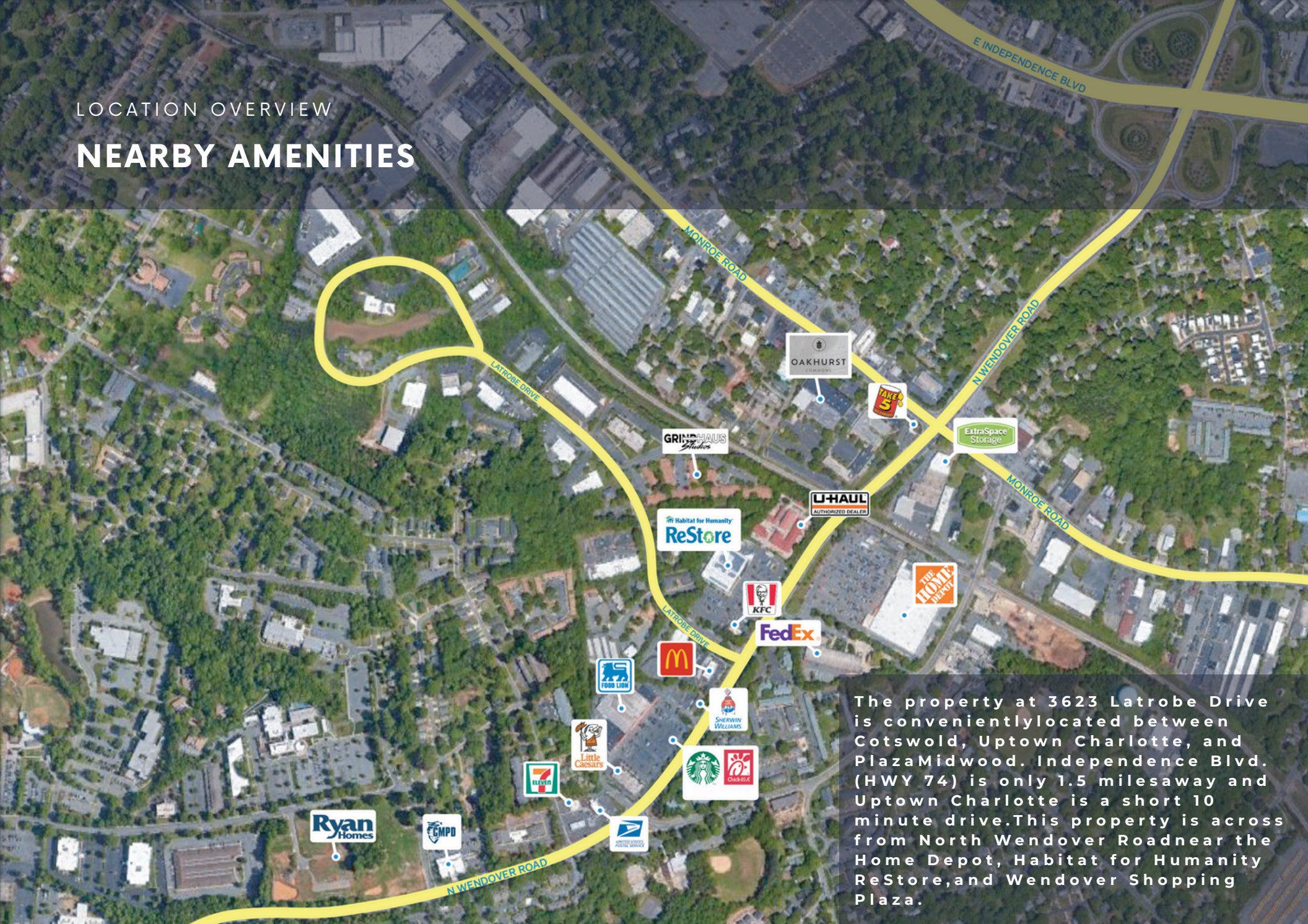
SALE PRICE | \$120,000





LOCATION OVERVIEW

NEARBY AMENITIES



CONTACT

For more information on lease opportunities and to schedule a tour, please contact:



RODNEY FAULKNER

(704) 777-0507

RFAULKNER@BOUNDARYCRE.COM



Boundary Street Advisors

301 E. Tremont Ave. | Suite D | Charlotte, NC 28203

(704) 833-8533

www.boundarycre.com

© Boundary Street Advisors. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.