

449

N WENDOVER RD, STE B
CHARLOTTE, NC 28211



FOR LEASE \$27.50/SF NNN

PROPERTY HIGHLIGHTS

- This 3,144 SF suite offers a highly adaptable layout suitable for wellness, fitness, medical, or professional office users seeking a distinctive environment in central Charlotte. The space features a combination of open areas and private rooms, making it ideal for boutique fitness studios, med-spa concepts, counseling practices, or traditional office uses.
- The property's unique interior garden courtyard creates a calm, welcoming atmosphere that enhances client experience and sets this location apart from typical retail or office environments. Ample on-site parking, convenient access to major corridors, and visibility along N. Wendover Road provide both accessibility and brand exposure.
- This is a rare opportunity for operators seeking a destination-style space with a competitive retail rate compared to storefront locations, whilst providing superior parking.

UNIT SIZE:

3,144 SF

USE:

WELLNESS/ FITNESS
OFFICE/ MOB

ZONING:

O-15 (CD)

RATE:

\$27.50 NNN

TICAM:

\$7.46 SF

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KW COMMERCIAL

5925 Carnegie Blvd, Ste.250

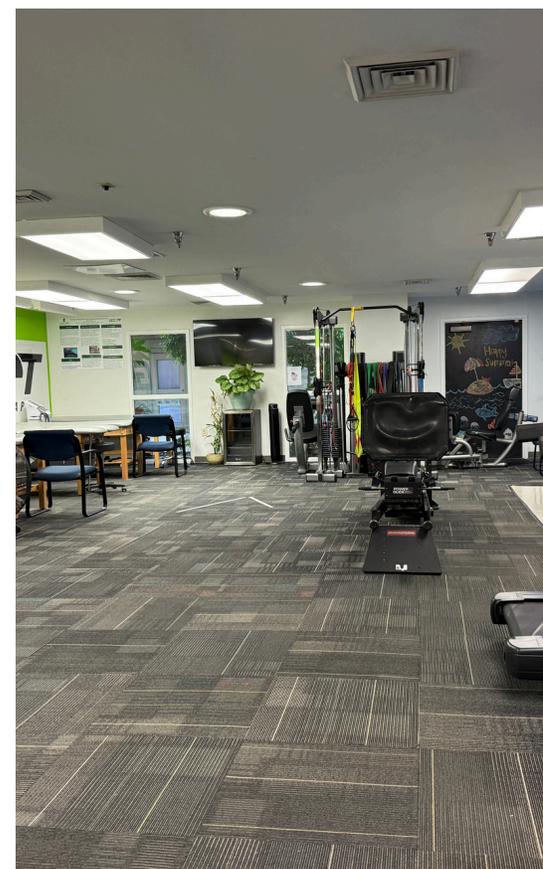
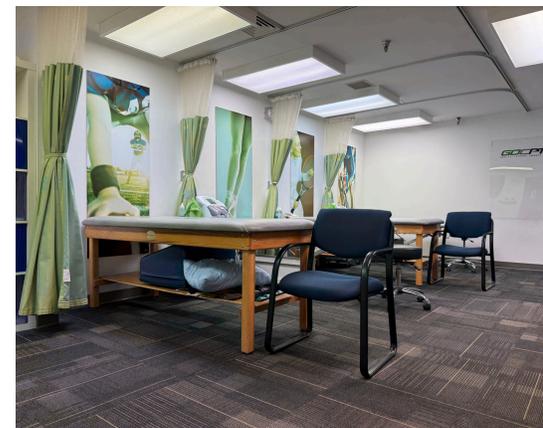
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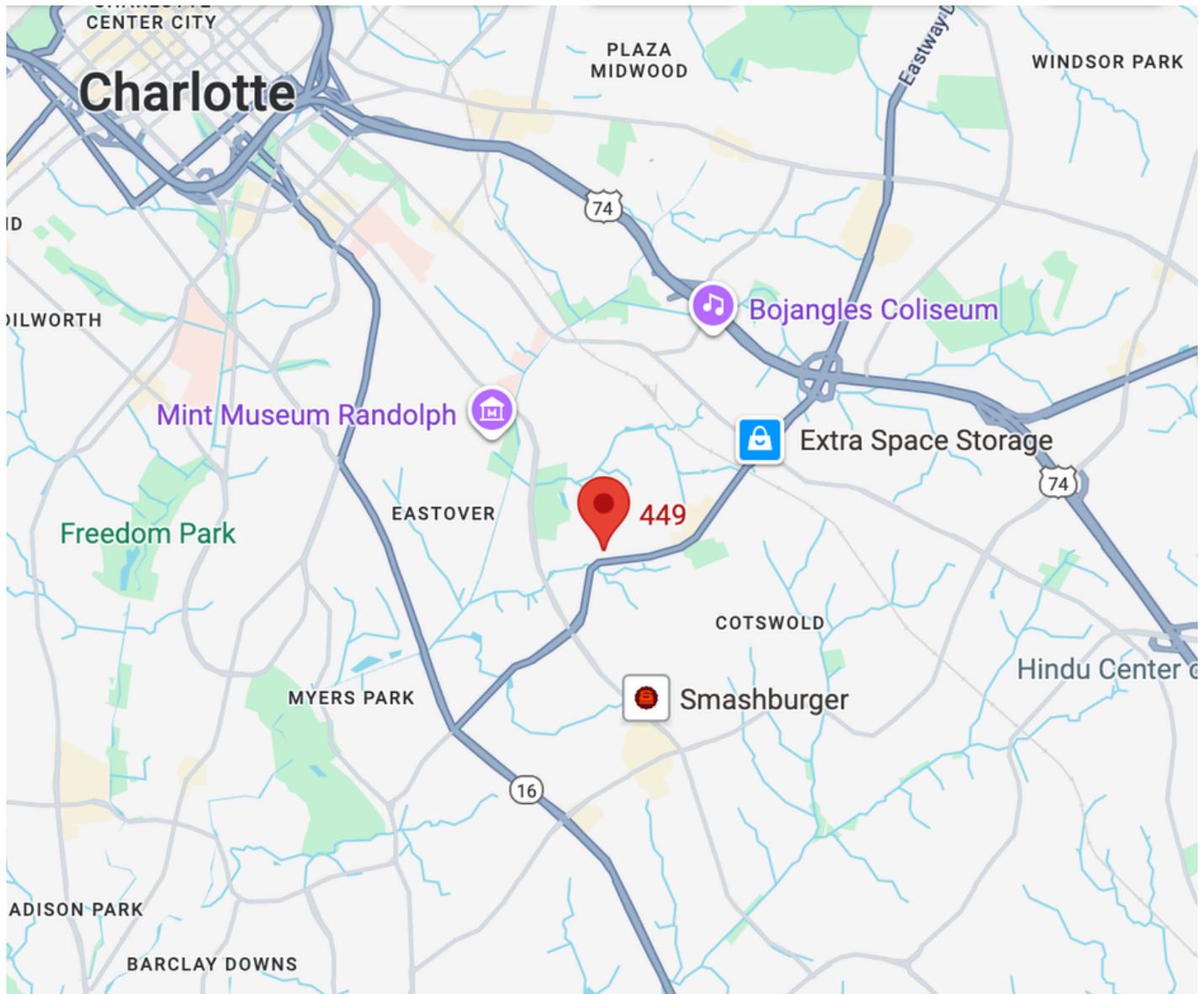
Each Office Independently Owned and Operated



FOR LEASE - 449 N WENDOVER RD, STE B - CHARLOTTE NC

FLOOR PLAN





CONTACT

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