



## OFFICE PROPERTIES



[www.CharlotteOfficeSpace.com](http://www.CharlotteOfficeSpace.com)

# Office Condos for Sale or Lease



## 3701 Latrobe Drive Units 120/130

- Located convenient to Cotswold off Wendover Road across from the Home Depot in Arnold Palmer Center.
- 1,209-2,418 rentable square Units are adjoined for a total of 2,418 sq. ft. or they can be separated from each other and sold or leased individually.
- Parking on site in front.
- Each unit has individual entrance and restroom and break area.
- Unit 120 \$205,000 or lease for \$18 plus utilities and janitorial.
- Unit 130 \$210,000 or lease for \$18 plus utilities and janitorial. This unit has huge built out attic for large amount of storage.
- Condo dues \$624 per quarter per unit which includes capital contributions
- See layouts next page.

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

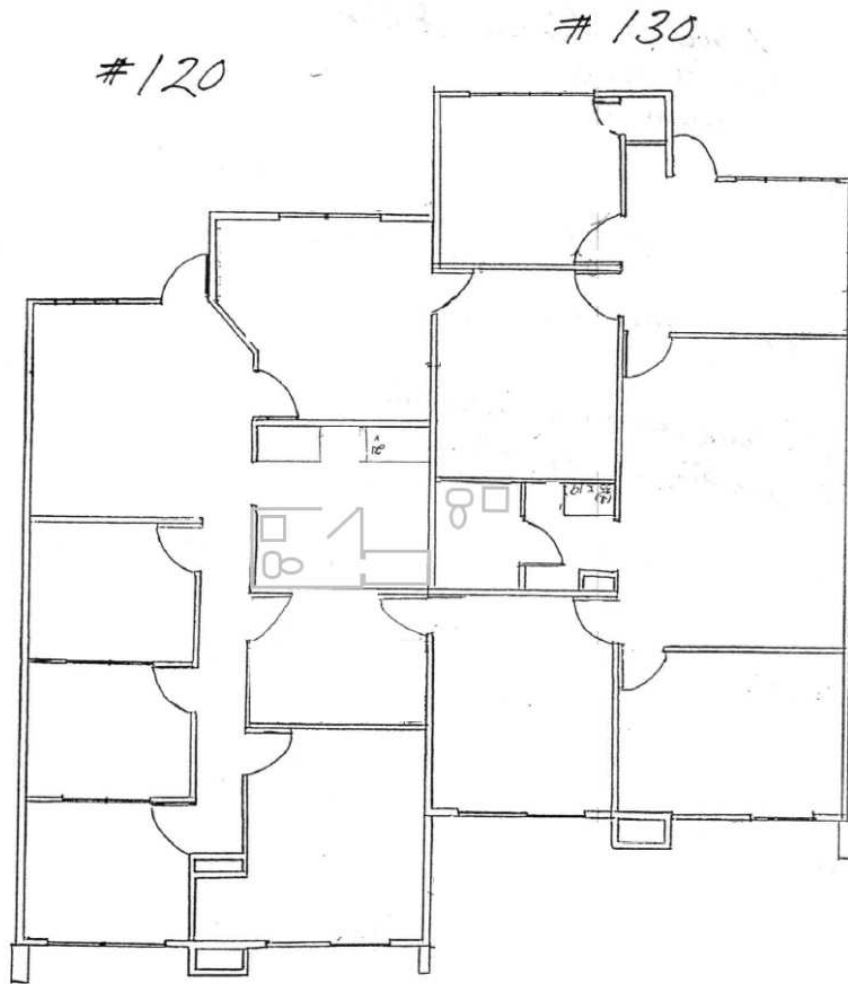
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Units as they look in their current combined configuration:



Units can be subdivided out and will look like this:

