



OFFICE SPACE

**FOR SALE
OR LEASE**

1309 AMBLE DRIVE | CHARLOTTE

Exceptional-value 4,000+ SF office building featuring 13 private offices, located just 5 minutes from Uptown Charlotte. Ideal for contractors, architects, or engineers seeking a practical, efficient workspace in a prime location. Move-in ready and tailored for productivity.

ZACH DANIEL, CCIM

c 704 560 1192

zdaniel@mecacommercial.com

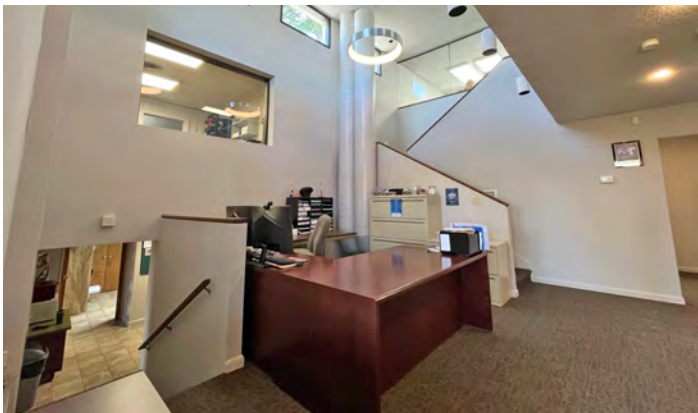
KEVIN MITCHELL

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kmitchell@mecacommercial.com



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PROPERTY INFORMATION

SF*
4,006 SF

AVAILABILITY
February 1, 2025

FEATURES

- Easy access: Low traffic and quick access from N. Graham St. and N. Tryon St., connecting directly to Uptown Charlotte
- Detached: Not bothered by neighbors – freestanding building
- Practical: 20 dedicated parking spots right outside the building
- Safe: Quiet street with parking separated by fence from other properties
- Comfortable: 13 large private offices, kitchenette and a couple of break rooms available for employees
- 0.41 AC per deed (0.56 AC useable)

LEASE RATE

\$18/SF Modified Gross (\$6,009/month)

SALE PRICE

\$695,000

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MECA Commercial Real Estate

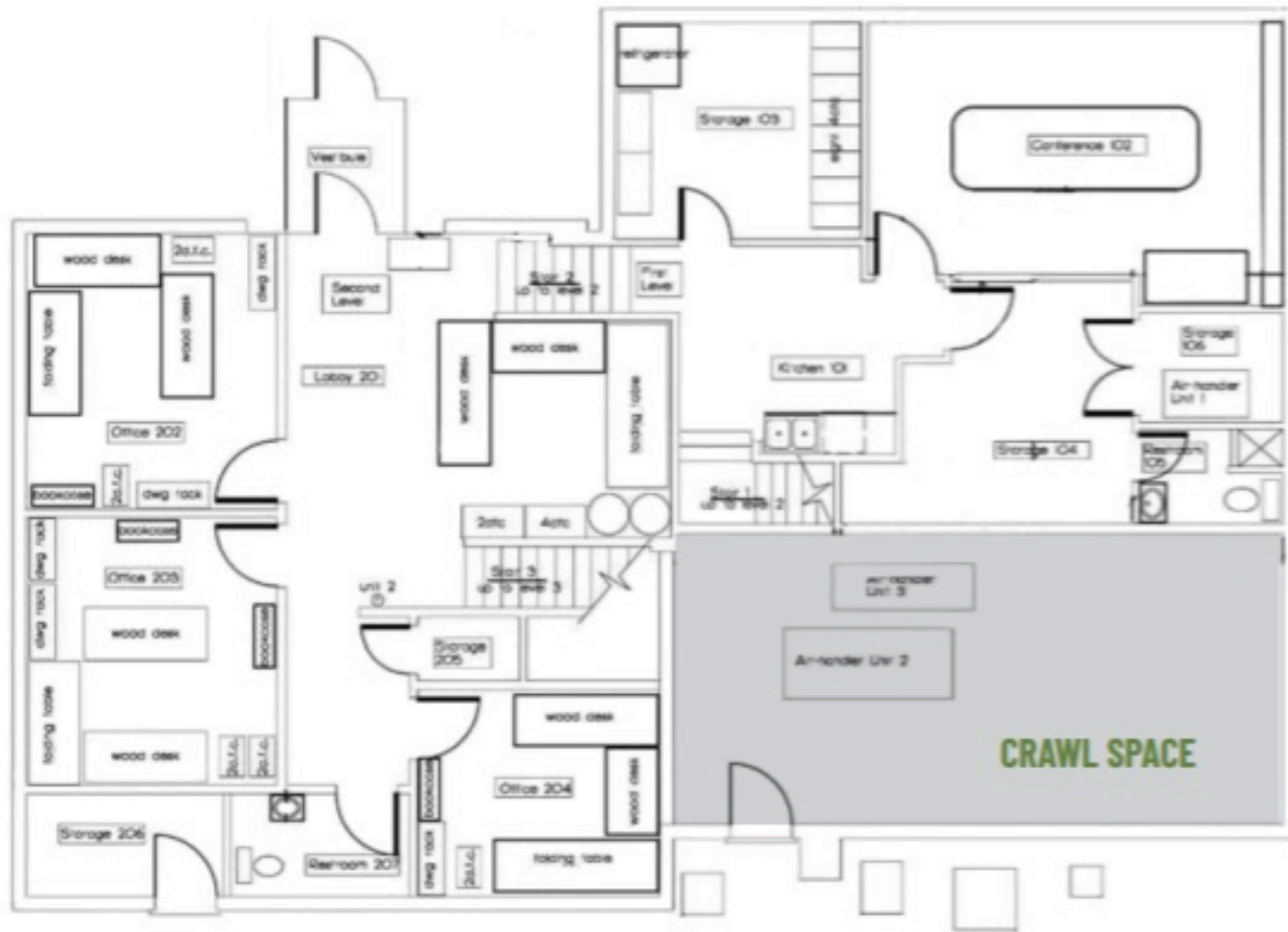
2216 Monument Street

Charlotte, NC 28208

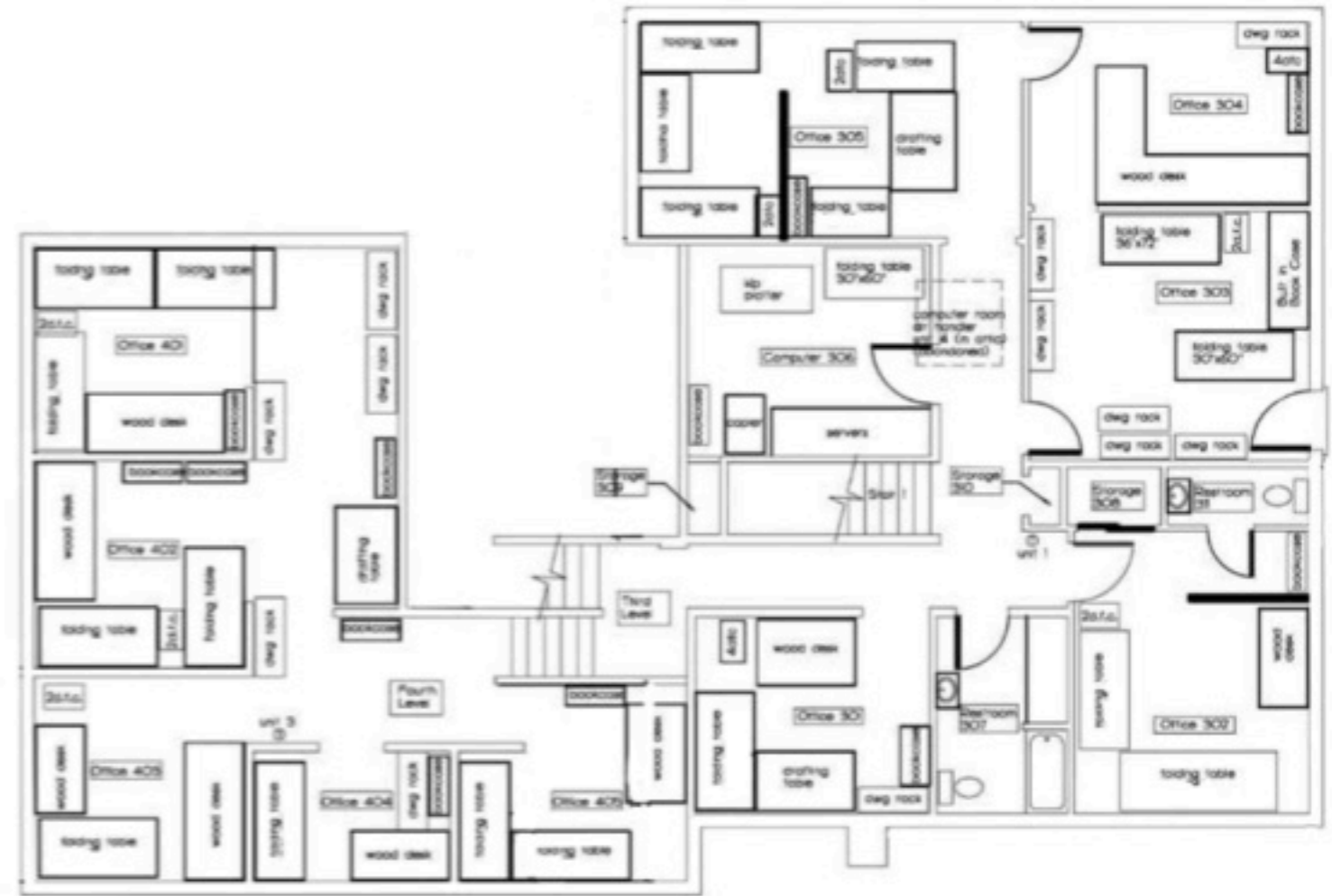
704 971 2000



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MAIN FLOOR



SECOND FLOOR

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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