



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](mailto:zdaniel@mecacommercial.com)

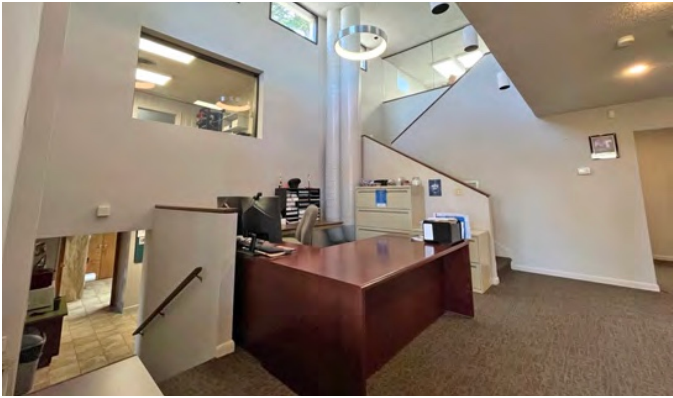
**KEVIN MITCHELL**

c 704 317 9245

[kmitchell@mecacommercial.com](mailto: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

### LEASE RATE

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

### SALE PRICE

\$695,000

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MECA Commercial Real Estate

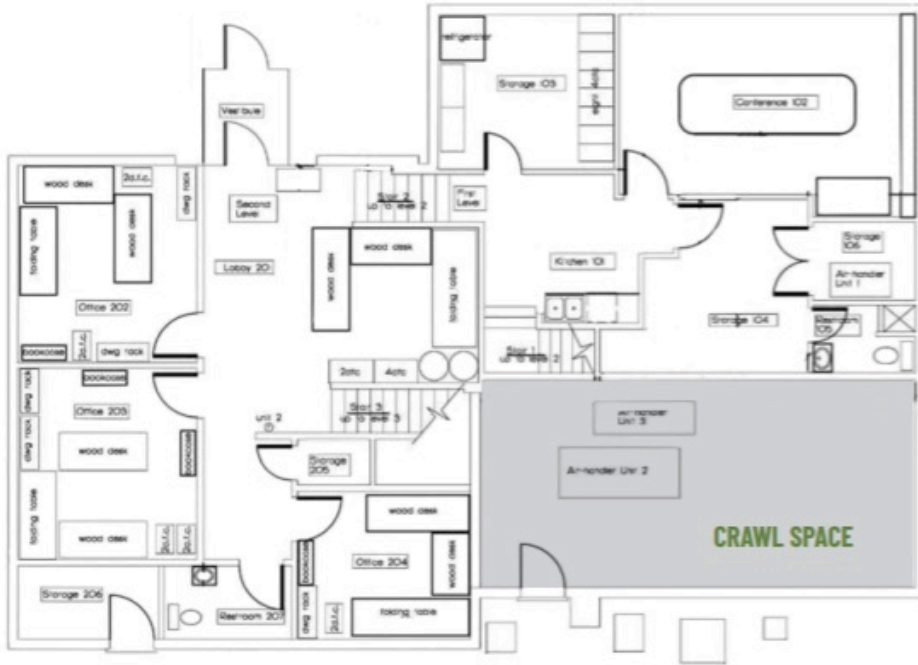
2216 Monument Street

Charlotte, NC 28208

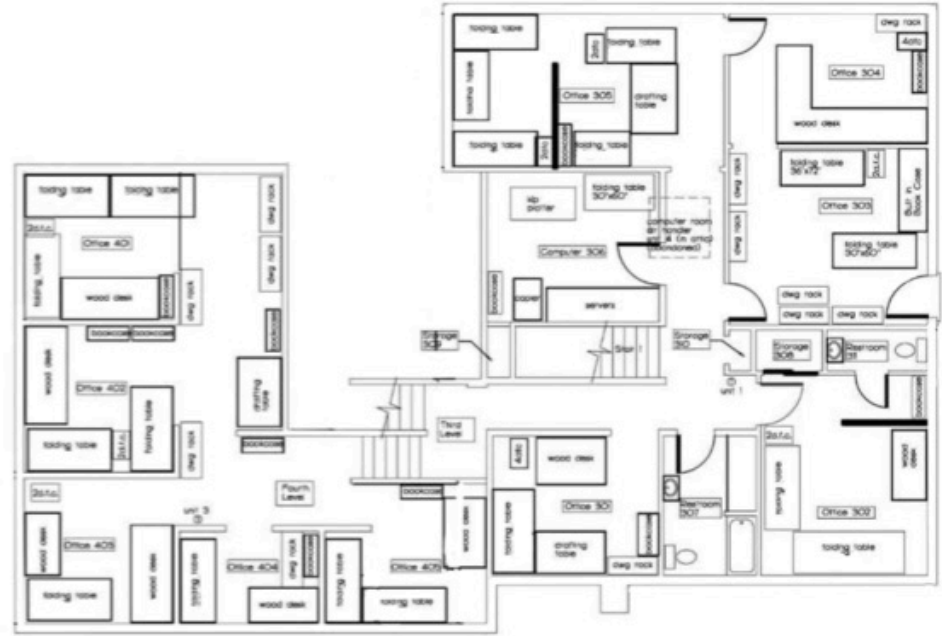
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**MAIN FLOOR**



**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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