



PROPERTY SUMMARY

- ± 7,526 SF single-tenant building available for lease
- Free, ample **on-site parking** — 18 total spaces
- Prominent **street signage** available
- Strategically located **within 1 mile of I-77 and I-485**
- Several retail amenities within close proximity
- **16' x 14' drive-in** overhead door

7,526
SQUARE FEET

18
PARKING SPACES

< 1 MI
TO I-77 / I-485

1
OVERHEAD DOOR



Approximately 1 mile from I-77 & I-485 interchange

LOCATION ADVANTAGES — DRIVE TIMES

2 min

I-77 & I-485 Interchange

5 min

Northlake Mall & Hendrick
Auto Plaza

15 min

Uptown Charlotte CBD

15 min

Concord Mills & UNC
Charlotte

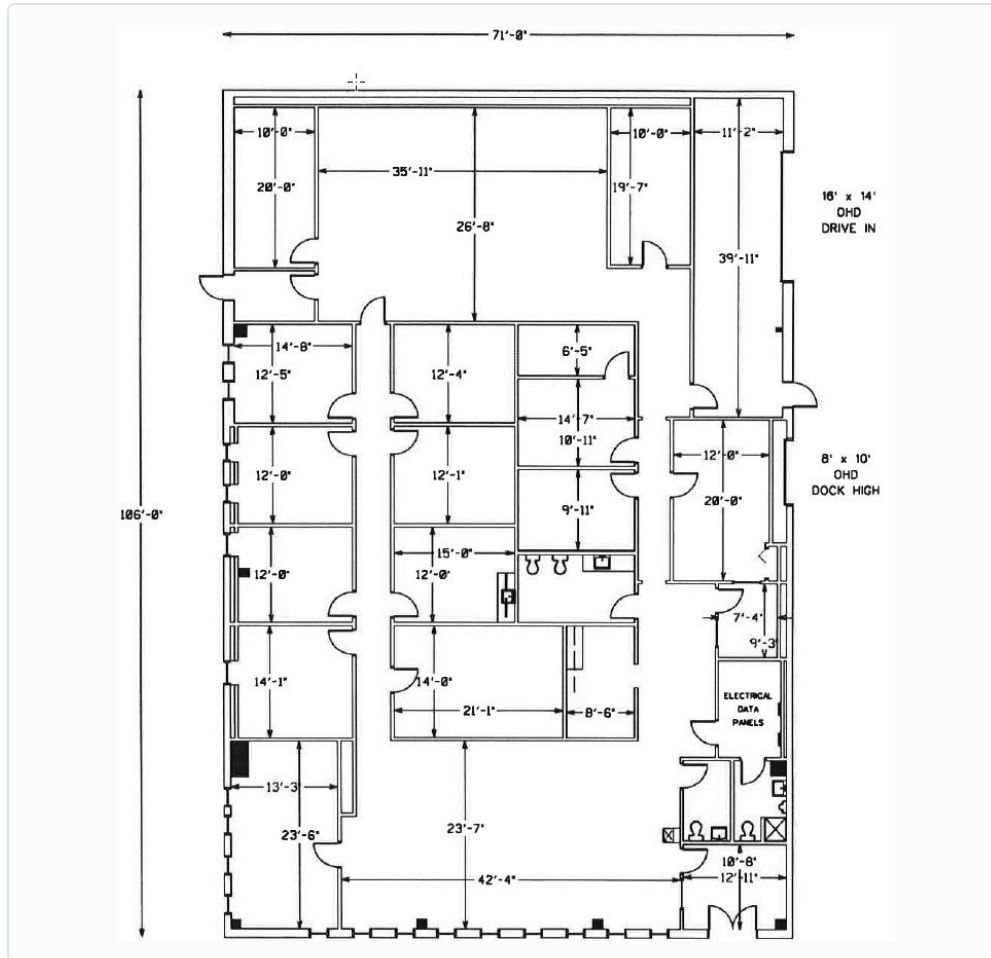
25 min

Charlotte Douglas Airport

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LEASING CONTACT

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FLOOR PLAN



BUILDING SPECS

TOTAL AREA
± 7,526 SF

FOOTPRINT
71'-0" × 106'-0"

DRIVE-IN DOOR
16' × 14' OHD

CONFIGURATION
Office & Flex / Warehouse

PARKING
18 Spaces

TENANCY
Single Tenant

PROPERTY OVERVIEW

11900 Sam Roper Drive offers a rare **single-tenant flex / office opportunity** in the heart of north Charlotte's Northlake submarket. The ± 7,526 SF building combines built-out office space — including multiple private offices, a conference / open work area, and a welcoming reception space — with a flexible warehouse bay served by a **16' × 14' drive-in** overhead door.

The site sits less than a mile from the **I-77 / I-485 interchange**, providing immediate access to the entire Charlotte metro region. With 18 dedicated parking spaces, available street signage, and an established surrounding business community, the property is well suited for professional services, light assembly, distribution, contractors, or a corporate flex headquarters.

NEARBY DESTINATIONS

I-77 / I-485 Interchange	< 1 mi
7-Eleven (Sam Roper Dr)	< 0.1 mi
Hendrick BMW / Lexus / Audi	0.3 mi
Northlake Mall	3 mi
Uptown Charlotte	12 mi
UNC Charlotte	9 mi
Concord Mills	11 mi
Charlotte Douglas Airport	17 mi