

## FOCUS OFFICE SUITES: HUNTERSVILLE

9541 Julian Clark Avenue  
Huntersville, NC 28078

Conveniently located in the **Huntersville Business Park** near Interstate 77 and just minutes from Charlotte, NC. The Park offers one of the most compelling mixed-use environments in the North Charlotte area. The 2.6 million square feet of office space, retail, restaurants, hotels and apartments are coupled with a diverse industry mix creating the perfect location for your business to thrive.

where business prospers



HUNTERSVILLE



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[focusofficesuites.com](http://focusofficesuites.com)

**FOCUS**  
office suites



**LEASING INQUIRIES:**  
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PRIVATE  
AFFORDABLE  
SCALABLE

**FOCUS**  
office suites

## A FRESH ALTERNATIVE IN WORKSPACE

Perfect for small to mid-sized businesses seeking a professional environment. Unlike expensive and inflexible Class A offices, we provide an affordable option of self-contained, private office suites.

Carefully planned workspaces range in size from one to four individual offices and comfortably accommodate two to six employees. Each suite contains a reception and kitchenette area. Most suites provide a large conference room and a storage closet.

## built for scalability

-  Tenant signs a lease for Suite 204 (3 offices) then expands into Suite 202 within a year.
-  A small company signs a lease for Suite 208 and combines additional suites as their number of teams grow.
-  An established company moves into Suite 209 and quickly wins a major account so they add Suite 211 to their footprint.



## A TRULY TURNKEY SOLUTION

Sign your lease in the morning... drop your computer on your desk that afternoon. We believe you should be able to stay focused on your business so we make it easy to settle in and get comfortable. Land a huge contract a few months later and need room for more employees? No worries! Your office can be easily combined with adjoining suites to create larger workspaces.

## OFFICE FEATURES

- Secure private offices
- 24/7 accessibility and security cameras
- Move-in ready
- Flexible terms
- Individual heating and cooling units
- Energy-efficient LED lighting

- Kitchenette with wet-bar and refrigerator
- Convenient to local restaurants and services
- High-speed fiber optic internet\*
- Sound reducing construction in walls and floors
- Furniture options available
- Free on-site parking

\*Available with connections in every office

## FOCUS ON WHAT'S REALLY IMPORTANT

Your time is better spent focusing on increasing profits than spending months in negotiations, permitting dilemmas and construction delays that are typical in an unfinished shell office building. If you have clients or associates coming in, they'll appreciate the privacy and professional image your new office provides.

**we make leasing an office easy**