

EIGHT WATER RIDGE
4135 S STREAM BOULEVARD, CHARLOTTE, NC 28217

FOUNDRY
COMMERCIAL



OFFICE FOR LEASE: 5,541 SF

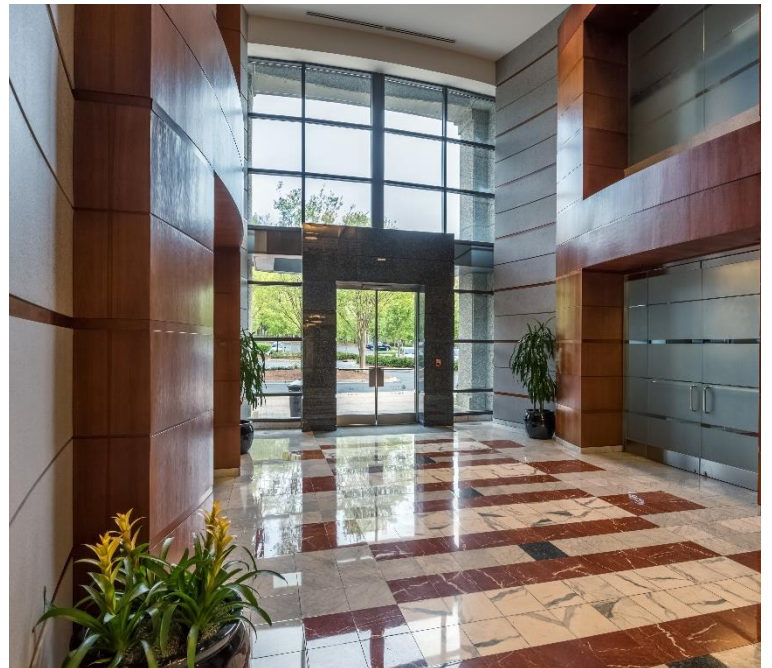


PROPERTY FEATURES

- Adjacent to Charlotte Douglas International Airport
- Brand new, state-of-the-art fitness centers
- Miles of natural walking trails throughout the park
- Six restaurants / dining options within the park

BUILDING FEATURES

TOTAL SQUARE FEET	± 104,601
PARKING RATIO	3.5 / 1,000
AVAILABLE	5,541 RSF
LEASE RATE	\$25.00 Full Service



For more information, please contact:

CHARLES JONAS
704-414-7461
charles.jonas@foundrycommercial.com

KARAH STUMLER
704-319-5081
karah.stumler@foundrycommercial.com

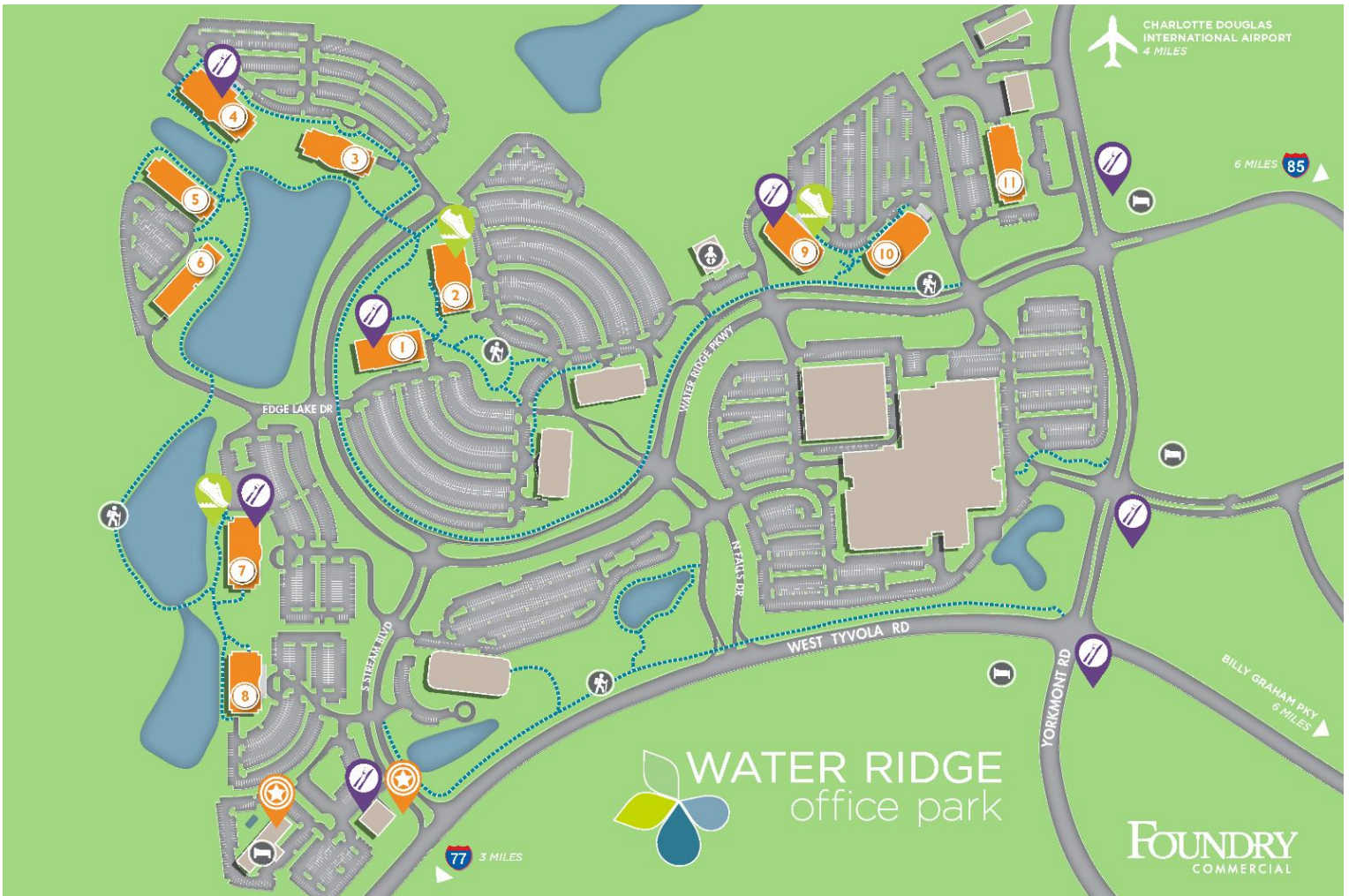
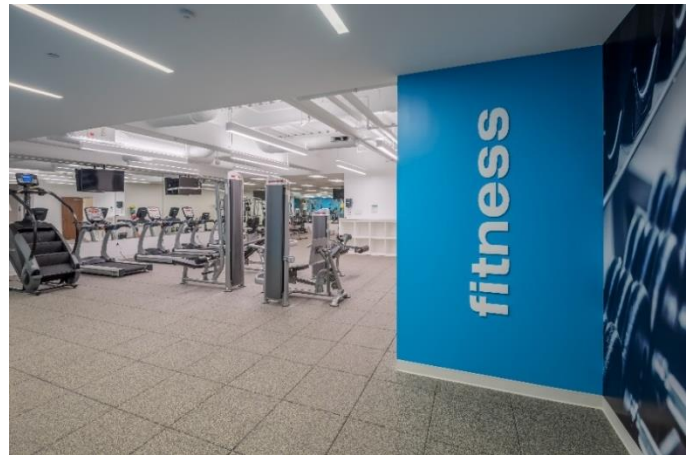
121 West Trade Street
Suite 2500
Charlotte, NC 28202

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

EIGHT WATER RIDGE
 4135 S STREAM BOULEVARD, CHARLOTTE, NC 28217

SUITE	SF MIN	SF MAX	RATE
L100	5,541 RSF	5,541 RSF	\$25.00/ PSF



For more information, please contact:

CHARLES JONAS
 704-414-7461
 charles.jonas@foundrycommercial.com

KARAH STUMLER
 704-319-5081
 karah.stumler@foundrycommercial.com

FOUNDRY
 COMMERCIAL

121 West Trade Street
 Suite 2500
 Charlotte, NC 28202

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com