

SIX WATER RIDGE  
2221 EDGE LAKE DRIVE, CHARLOTTE, NC 28217

FOUNDRY  
COMMERCIAL



OFFICE FOR LEASE: 939 – 15,991 RSF

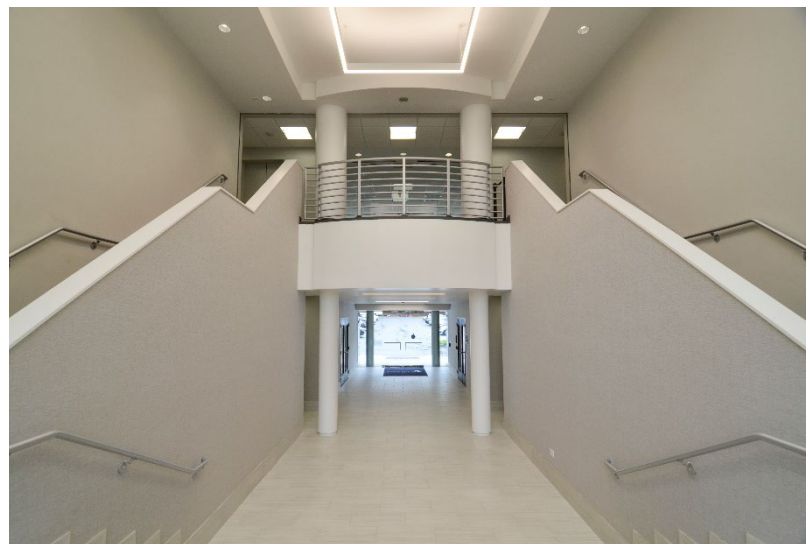
### PROPERTY FEATURES

- Recently renovated common areas & restrooms
- Close proximity to Charlotte Douglas International Airport
- Brand new, state-of-the-art fitness centers
- Miles of natural walking trails throughout the park
- Water Ridge Lifestyle Program available for tenants



### BUILDING FEATURES

TOTAL SQUARE FEET	± 41,151
PARKING RATIO	3.1 / 1,000
AVAILABLE	939 – 15,991 RSF
LEASE RATE	\$27.00 Full Service



For more information, please contact:

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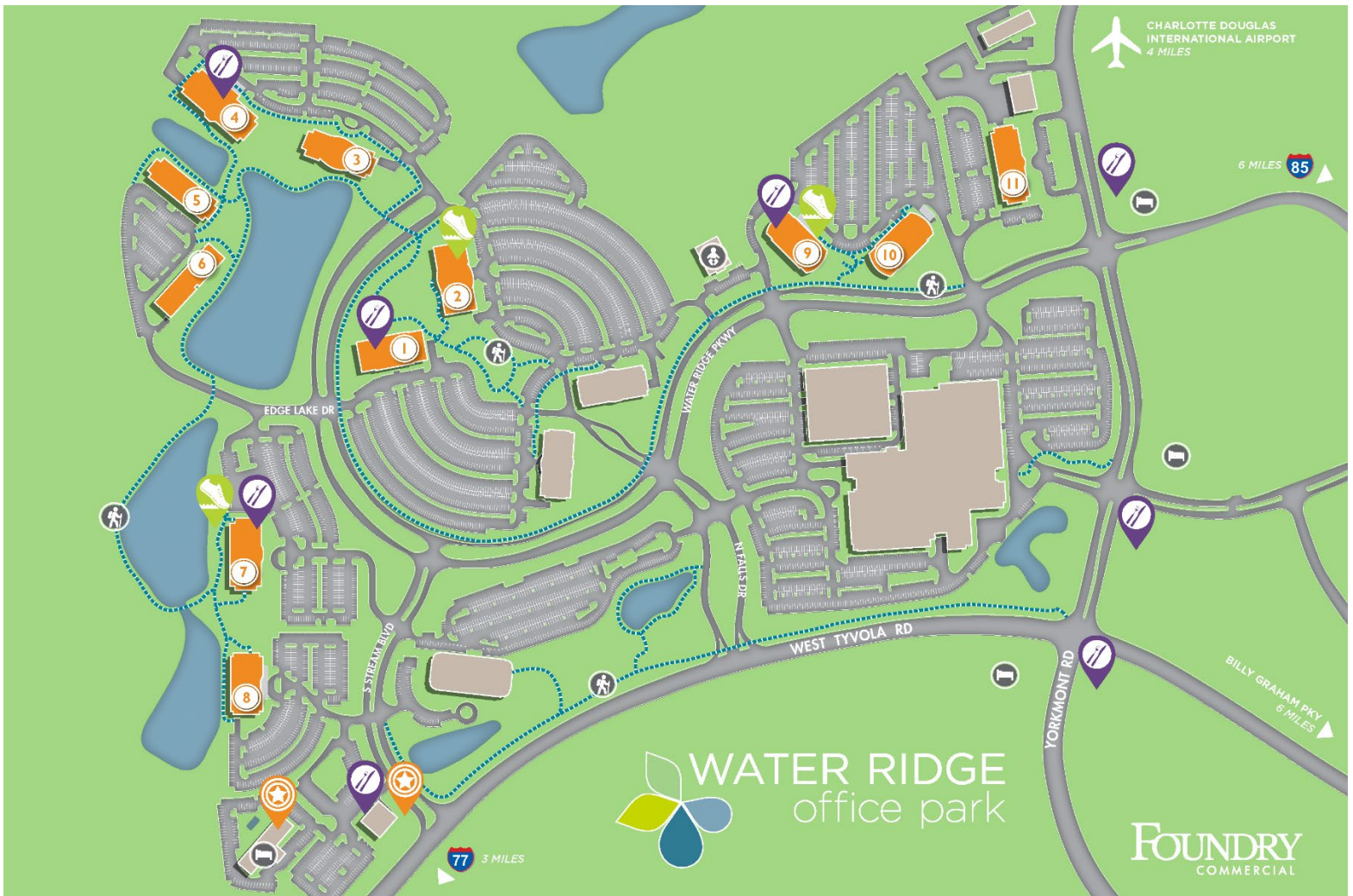
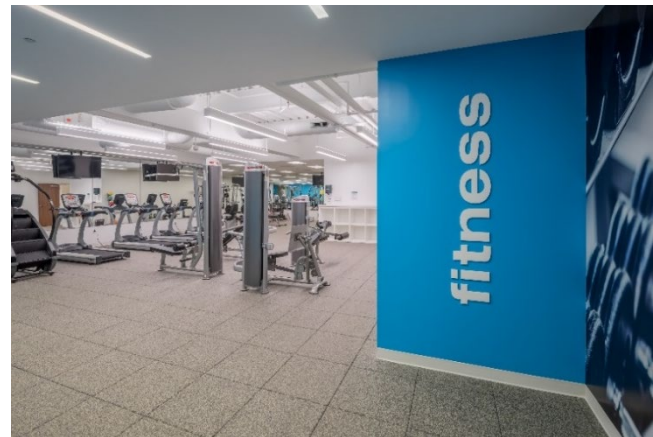
121 West Trade Street  
Suite 2500  
Charlotte, NC 28202

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SIX WATER RIDGE  
 2221 EDGE LAKE DRIVE, CHARLOTTE, NC 28217

SUITE	SF MIN	SF MAX	RATE
170	1,426 RSF	1,426 RSF	\$27.00/PSF
175	2,551 RSF	2,551 RSF	\$27.00/PSF
180	1,632 RSF	1,632 RSF	\$27.00/PSF
185	939 RSF	939 RSF	\$27.00/PSF
200	7,114 RSF	15,991 RSF	\$27.00/PSF
250	4,813 RSF	15,991 RSF	\$27.00/PSF
270	4,064 RSF	15,991 RSF	\$27.00/PSF



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