

SEVEN WATER RIDGE
4235 S STREAM BOULEVARD, CHARLOTTE, NC 28217

FOUNDRY
COMMERCIAL



OFFICE FOR LEASE: 1,586 – 25,018 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	± 120,090
PARKING RATIO	3.6 / 1,000
AVAILABLE	1,586 – 25,018 RSF
LEASE RATE	\$27.00 Full Service



For more information, please contact:

JOHN BALL
704-705-3860
john.ball@foundrycommercial.com

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

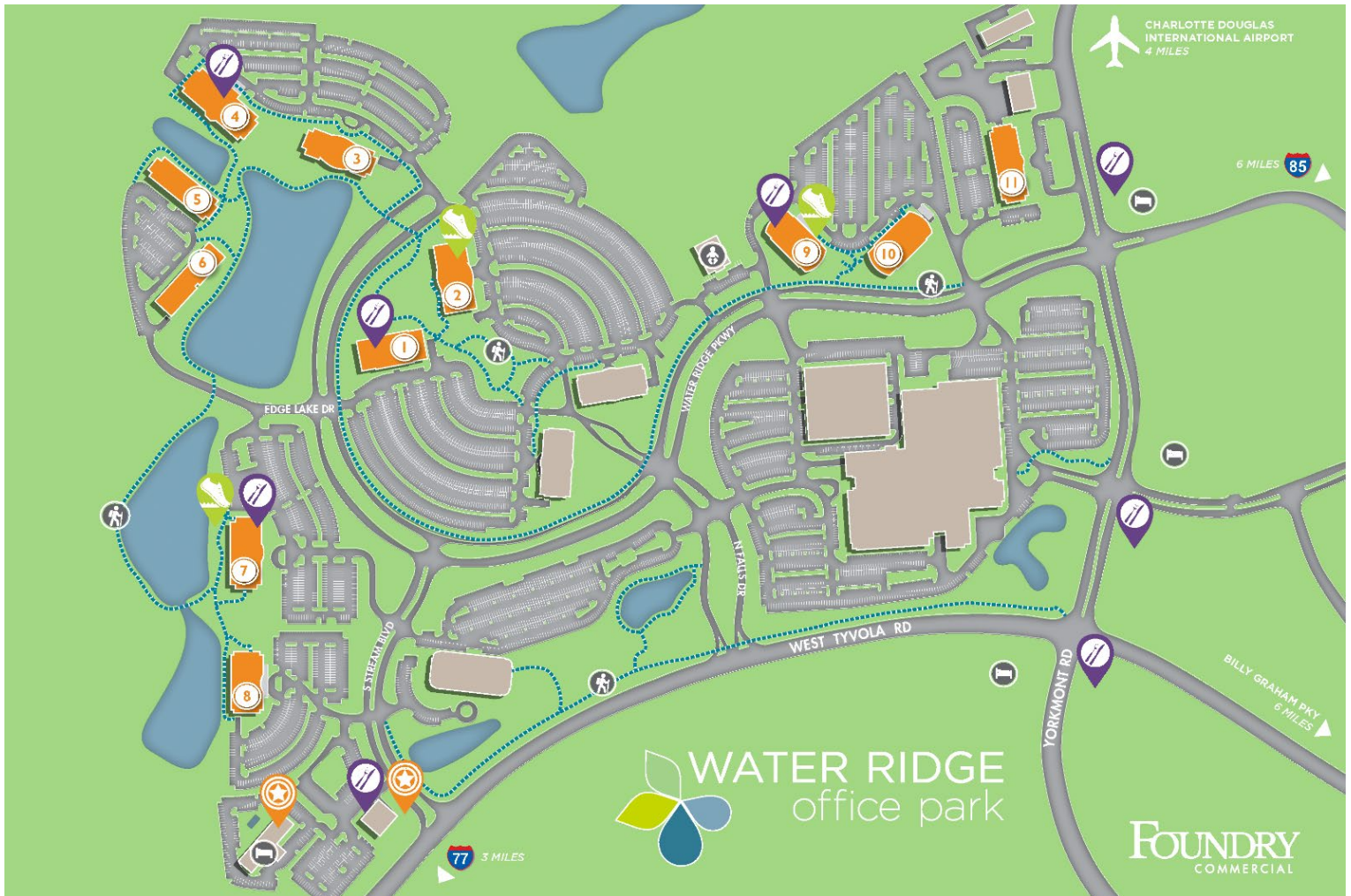
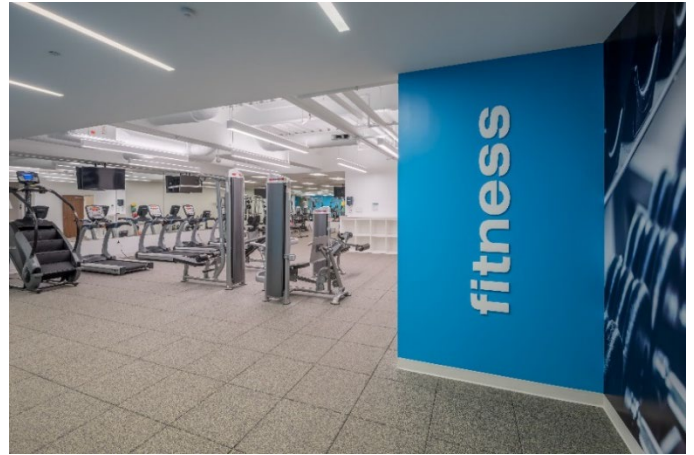
121 West Trade Street
Suite 2500
Charlotte, NC 28202

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SUITE	SF MIN	SF MAX	RATE
180	5,890 RSF	5,890 RSF	\$27.00/ PSF
230	1,586 RSF	1,586 RSF	\$27.00/ PSF
250	3,102 RSF	3,102 RSF	\$27.00/ PSF
300	25,018 RSF	25,018 RSF	\$27.00/ PSF
420	7,117 RSF	7,117 RSF	\$27.00/ PSF AVAIL 8/1/2020



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