

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

FOUNDRY  
COMMERCIAL



OFFICE FOR LEASE: 5,541 – 6,351 SF

 WATER RIDGE  
office park  
**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 – 6,351 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

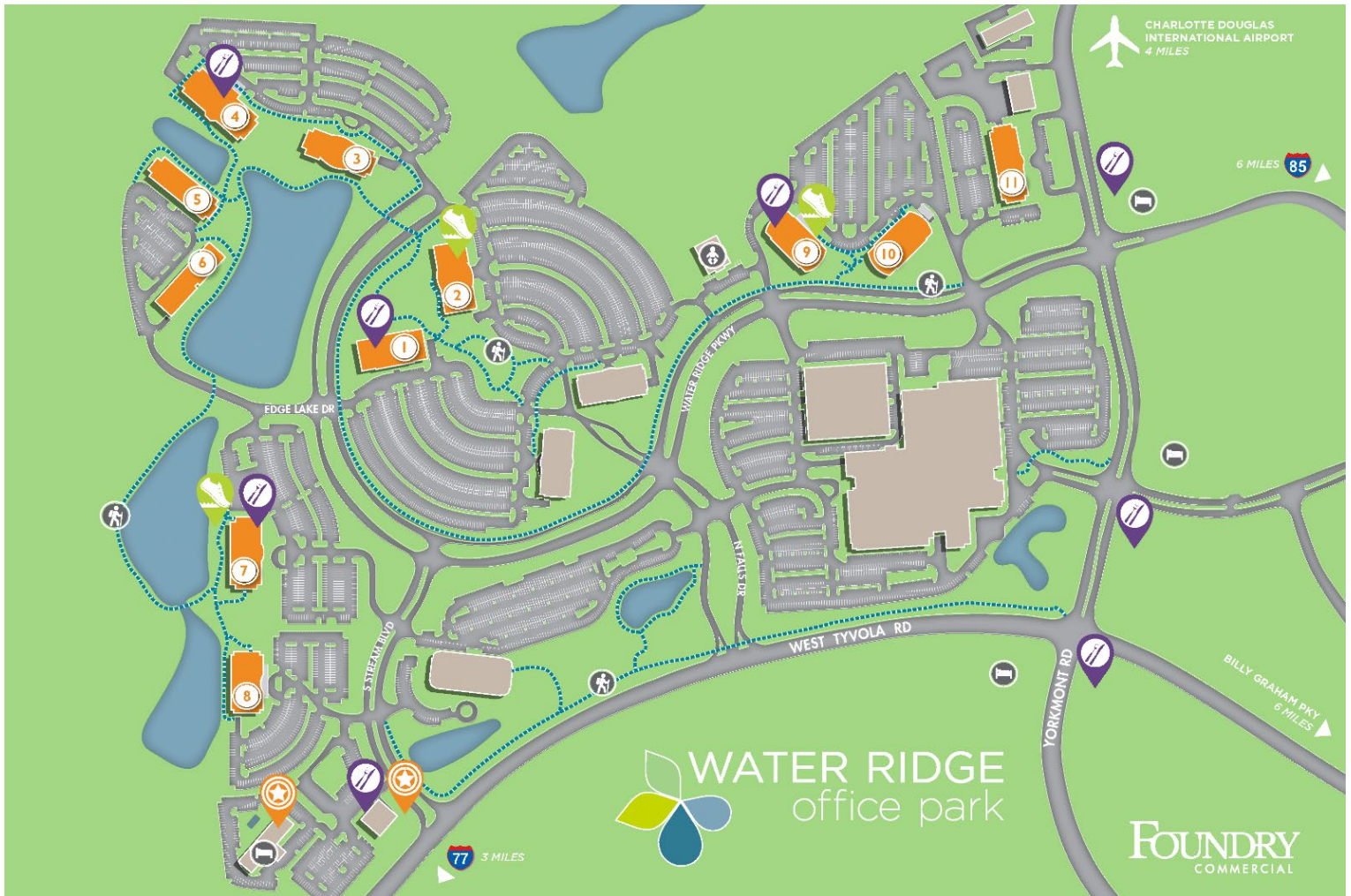
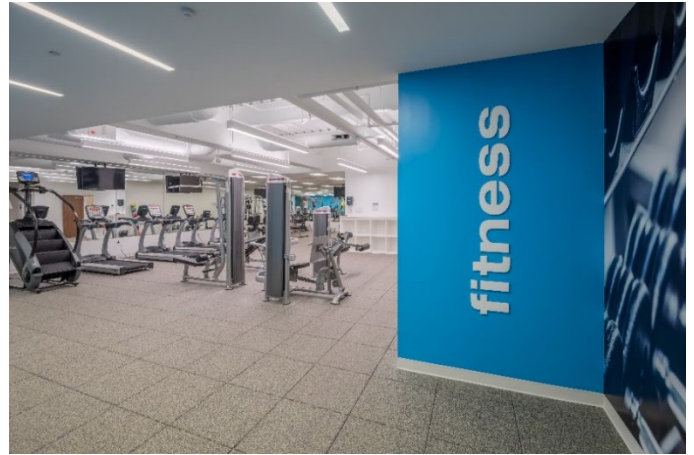
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://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	\$27.00/ PSF
250	6,351 RSF	6,351 RSF	\$27.00/ PSF AVAIL 9/1/2020



For more information, please contact:

**JOHN BALL**  
 704-705-3860  
 john.ball@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](http://foundrycommercial.com)