

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

FOUNDRY
COMMERCIAL



OFFICE FOR LEASE: 1,089 – 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	1,089 – 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

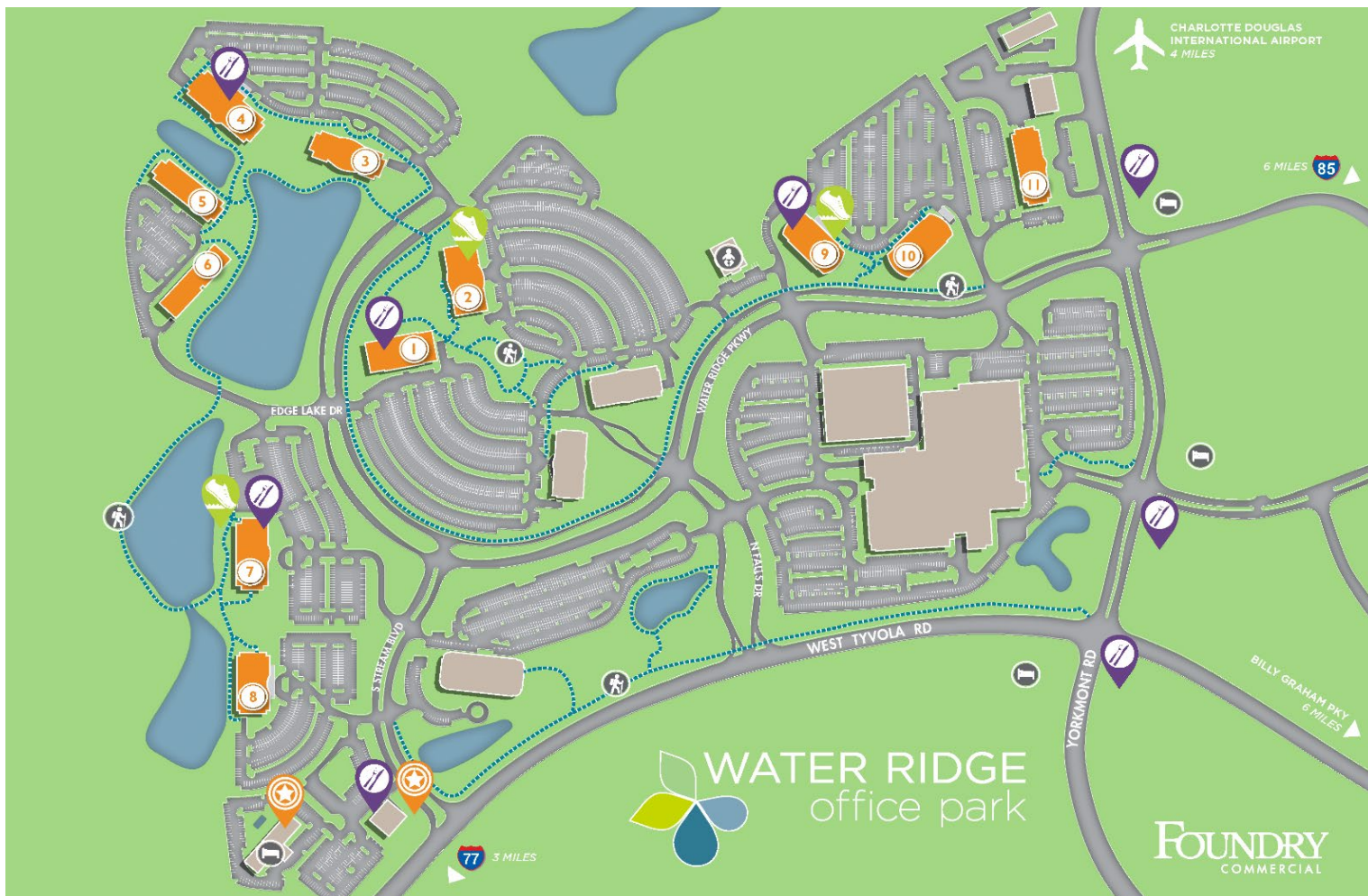
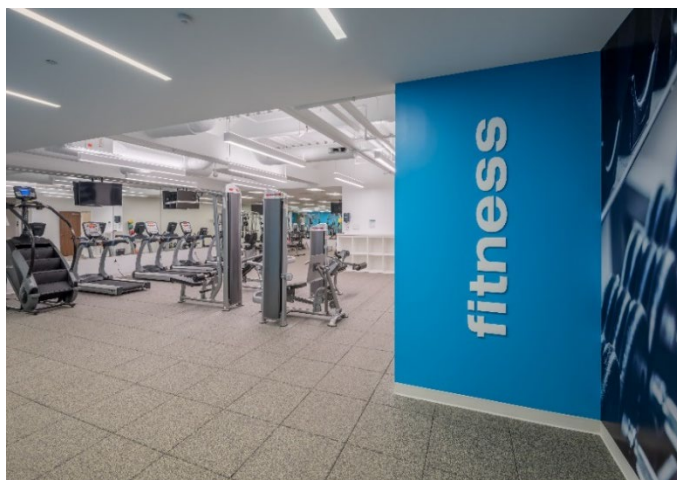
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

SEVEN WATER RIDGE

4235 S STREAM BOULEVARD, CHARLOTTE, NC 28217

SUITE	SF MIN	SF MAX	RATE
L130	4,289 RSF	4,289 RSF	\$27.00/ PSF
L160	2,160 RSF	2,160 RSF	\$27.00/ PSF
180	5,890 RSF	5,890 RSF	\$27.00/ PSF
230	1,586 RSF	1,586 RSF	\$27.00/ PSF
240	1,089 RSF	1,089 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



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