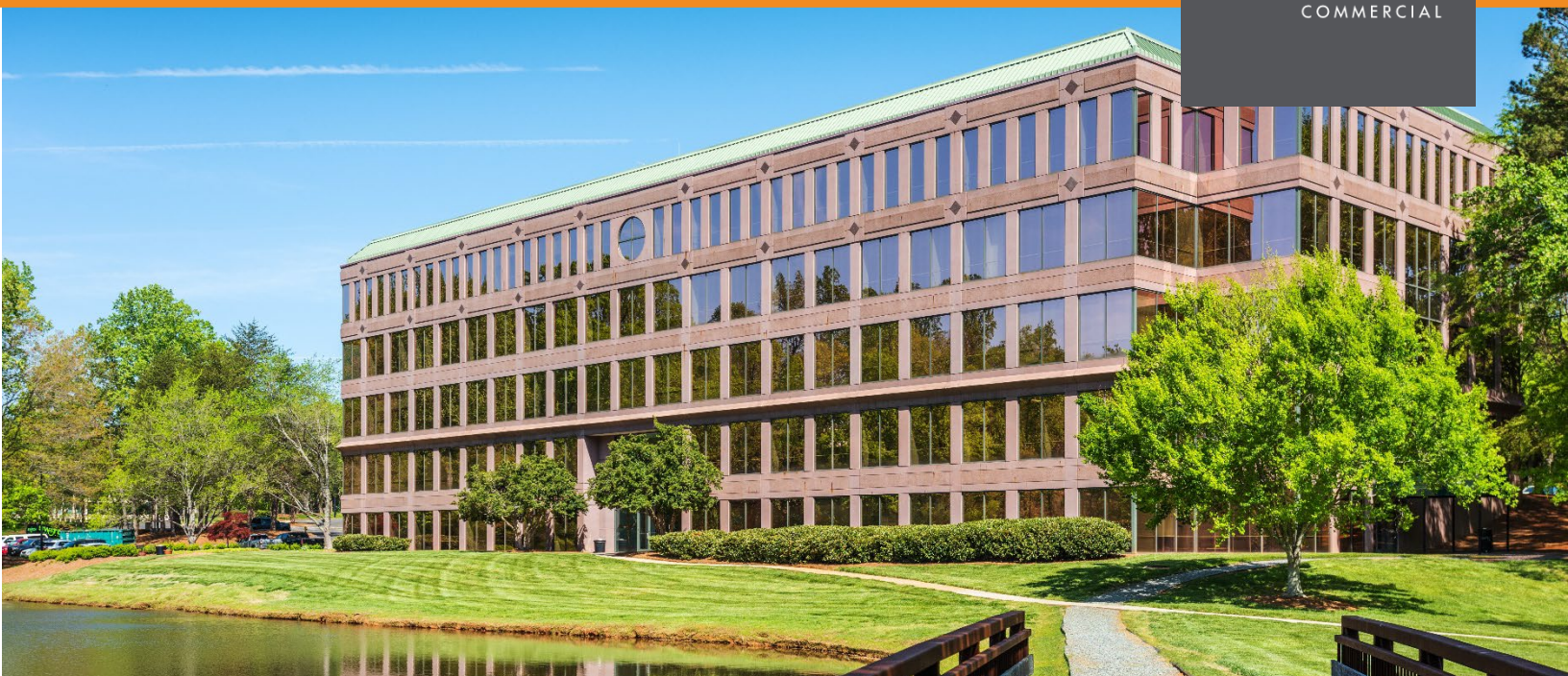


SEVEN WATER RIDGE  
4235 S STREAM BOULEVARD, CHARLOTTE, NC 28217

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	\$27.50 Full Service



For more information, please contact:

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

**KARAH TANNEBERGER**  
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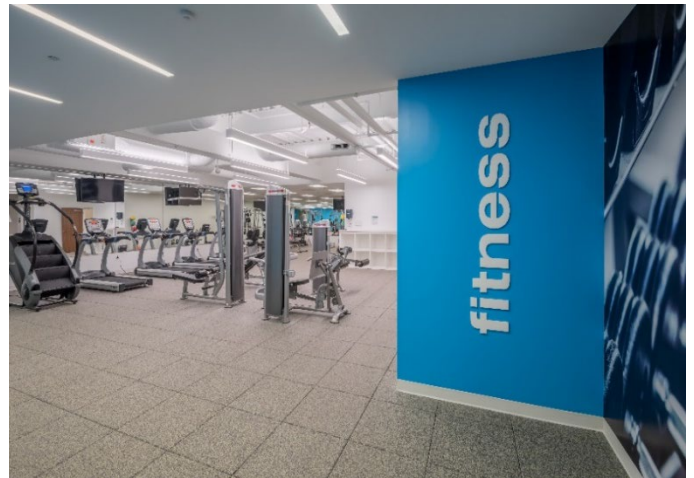
2151 Hawkins Street  
Suite 1000  
Charlotte, NC 28203

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

SUITE	SF MIN	SF MAX	RATE
L150	1,841 RSF	1,841 RSF	\$27.50/ PSF
L160	2,160 RSF	2,160 RSF	\$27.50/ PSF
230	1,659 RSF	1,659 RSF	\$27.50/ PSF
240	1,089 RSF	1,089 RSF	\$27.50/ PSF
250	3,102 RSF	3,102 RSF	\$27.50/ PSF
300	25,018 RSF	25,018 RSF	\$27.50/ PSF
420	7,117 RSF	7,117 RSF	\$27.50/ PSF



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