

# OFFICE FOR LEASE WATERS EDGE OFFICE PARK

4915 & 4917 Waters Edge Drive, Raleigh, NC 27606

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



## PROPERTY DESCRIPTION

Office space for lease in Waters Edge Office Park in Raleigh, located at the Jones Franklin Road intersection with I-440. The property has easy access to I-40 and is close to numerous amenities, including Cary Crossroads.

## PROPERTY HIGHLIGHTS

- Move-in-ready second-generation office suites available
- Interior and exterior renovations in progress
- Ample 4.5/1000 parking
- Full service lease rate
- Building 4917, Suites 165 & 185: can be combined for up to 8,198 RSF

SPACES	LEASE RATE	SPACE SIZE
Building 4915 - Suite 140	\$967 per month	580 SF
Building 4915 - Suite 185	\$1,828 per month	1,083 SF
Building 4917 - Suite 165	\$10,848 per month	6,510 SF
Building 4917 - Suite 185	\$2,814 per month	1,688 SF
Building 4917 - Suite 221	\$2,105 per month	1,263 SF
Building 4917 - Suite 275	\$5,514 per month	3,308 SF

## VIRTUAL TOURS

Suite 165: <https://my.matterport.com/show/?m=8JeC8mnfj7n>

Suite 185: <https://my.matterport.com/show/?m=htUW8zqzVsQ>

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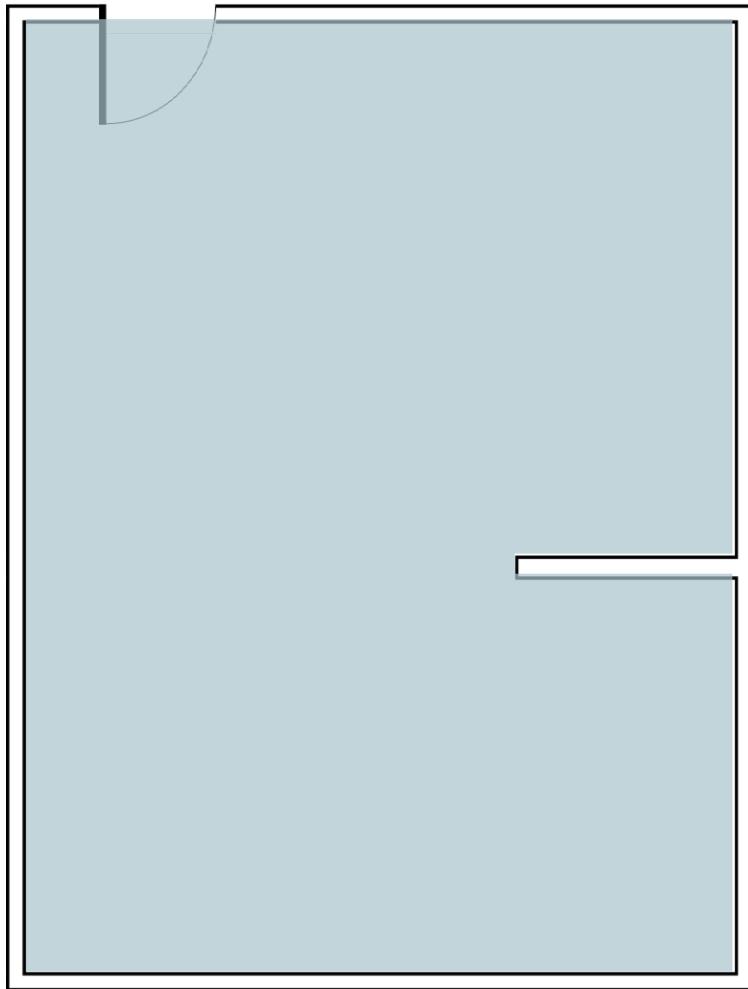
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**SUITE 140  
580 RSF**



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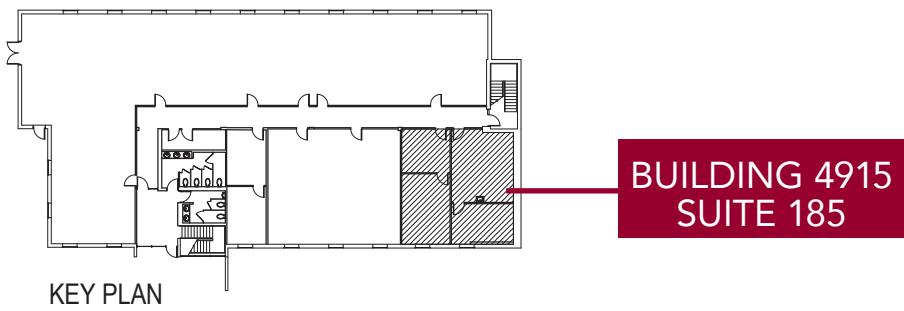
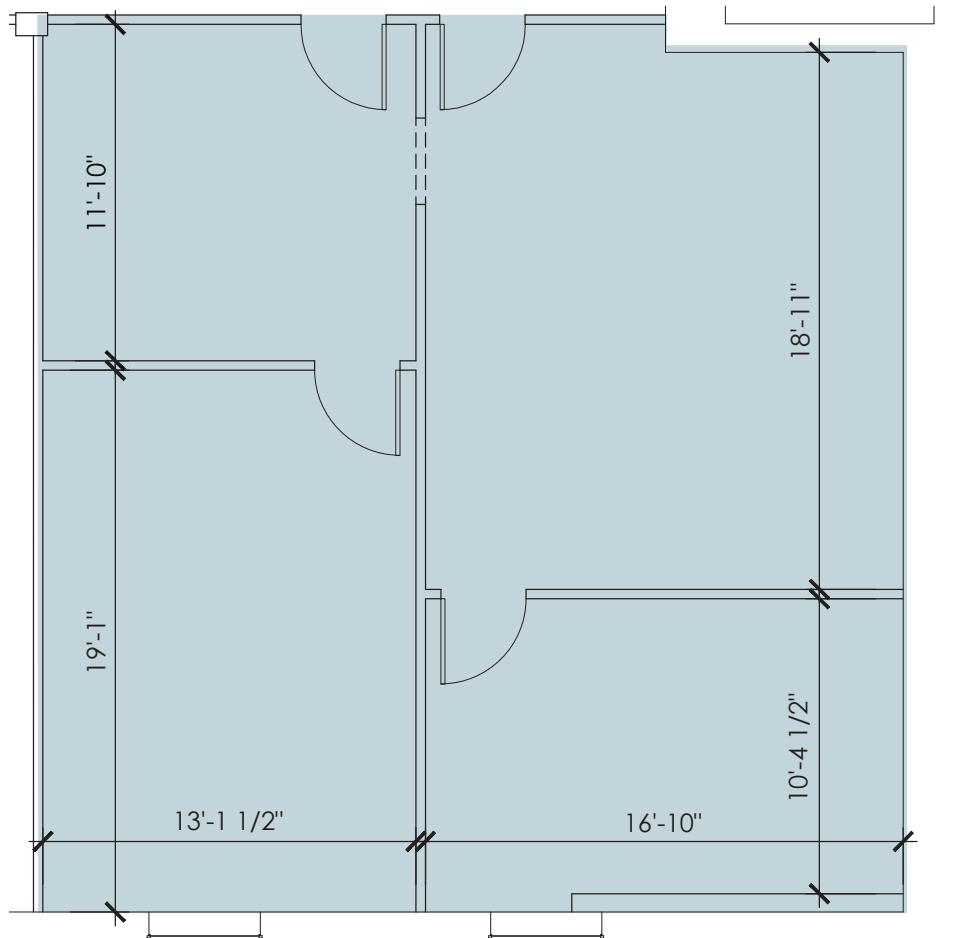
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**SUITE 185  
1,083 RSF**



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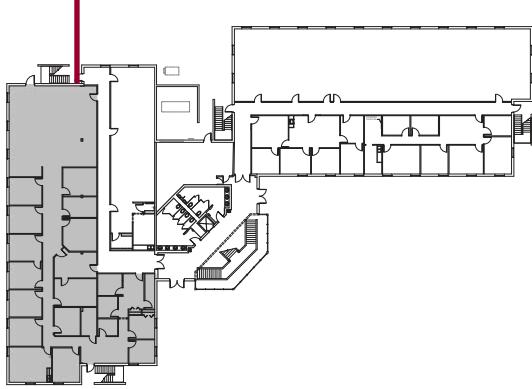
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**SUITE 165  
6,510 RSF**

**BUILDING 4917  
SUITE 165**

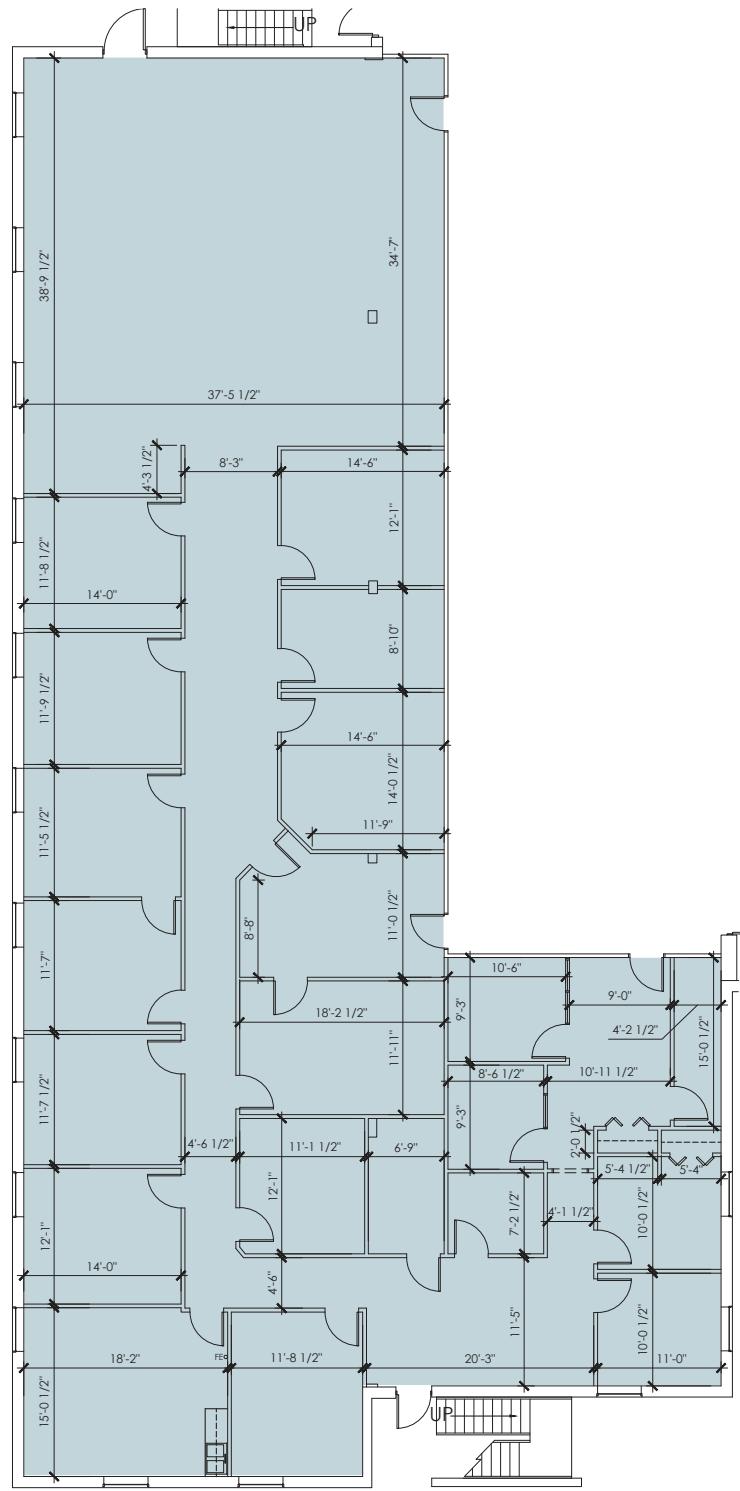


**KEY PLAN**

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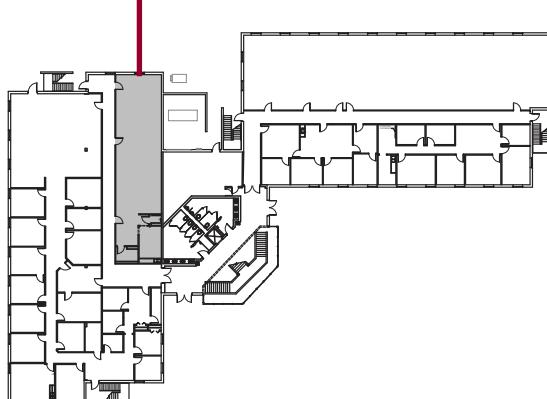
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**SUITE 185  
1,688 RSF**

**BUILDING 4917  
SUITE 185**

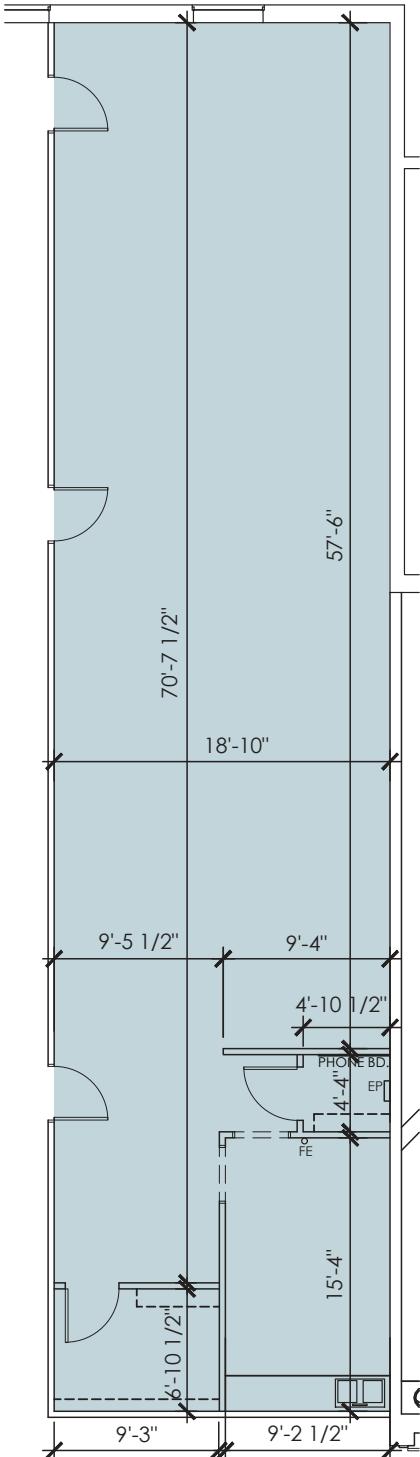


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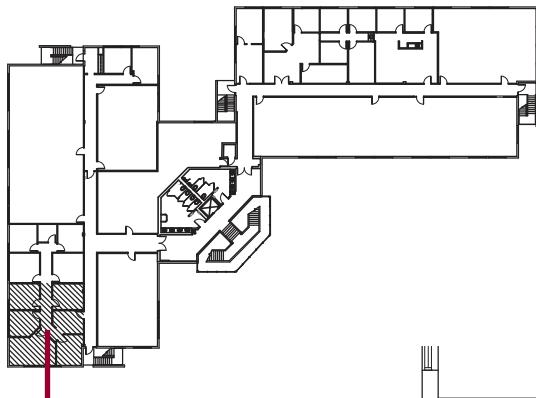
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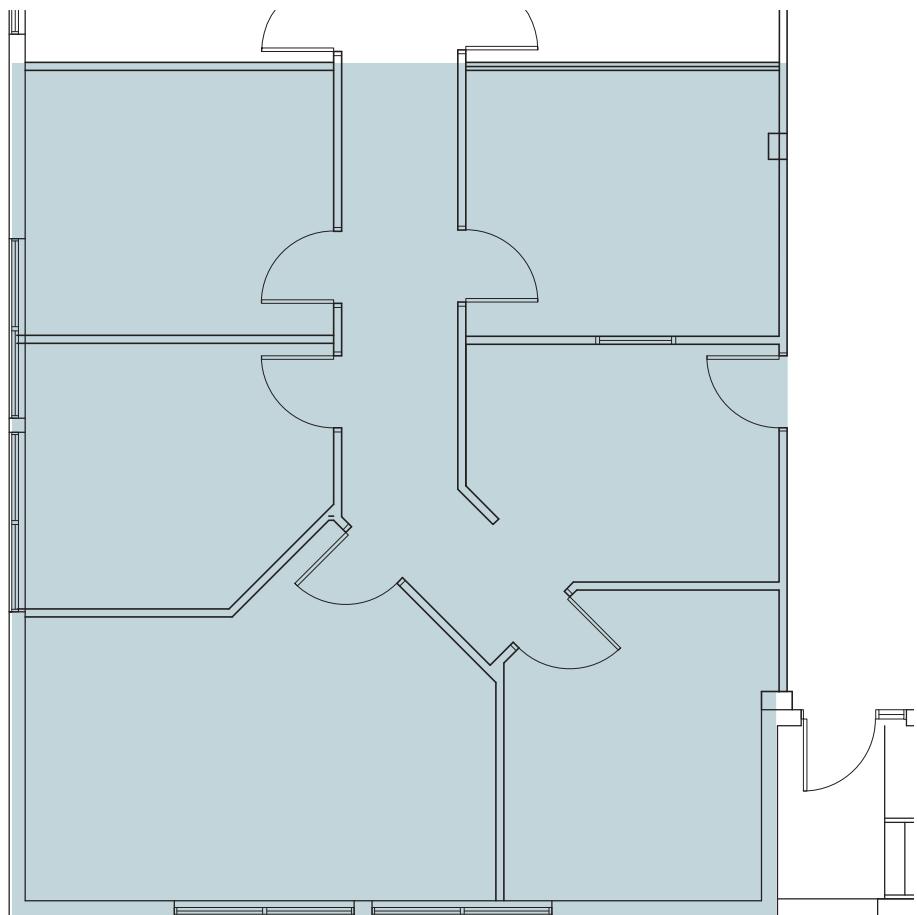
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**LA** LEE &  
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**BUILDING 4917  
SUITE 221**

**SUITE 221  
1,263 RSF**



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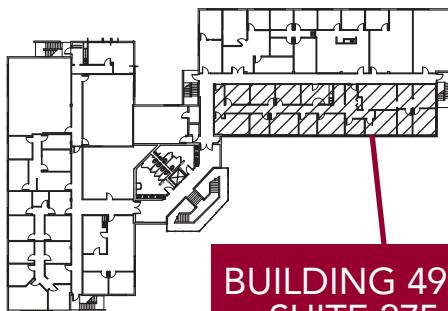
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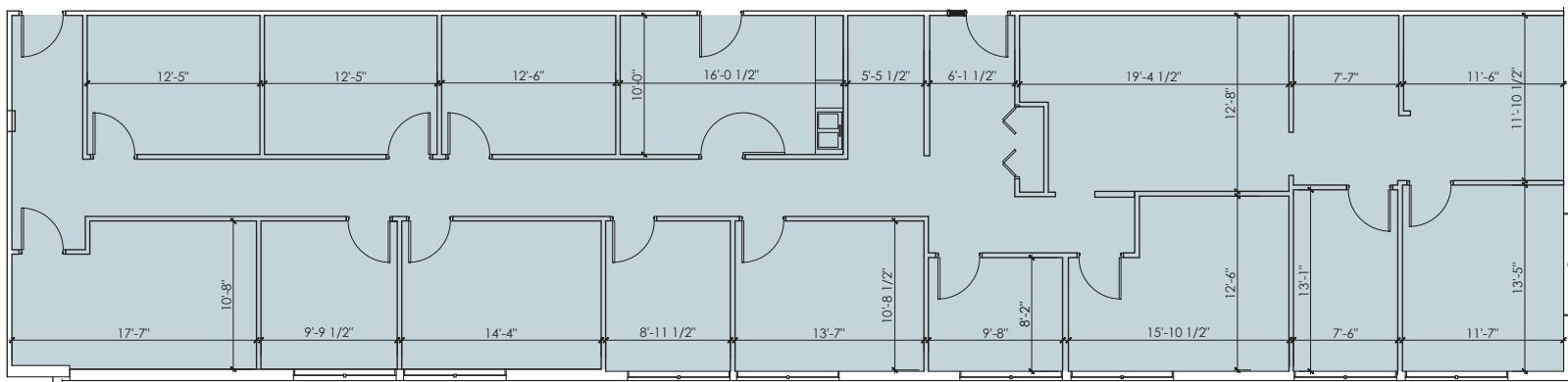


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BUILDING 4917  
SUITE 275

SUITE 275  
3,308 RSF



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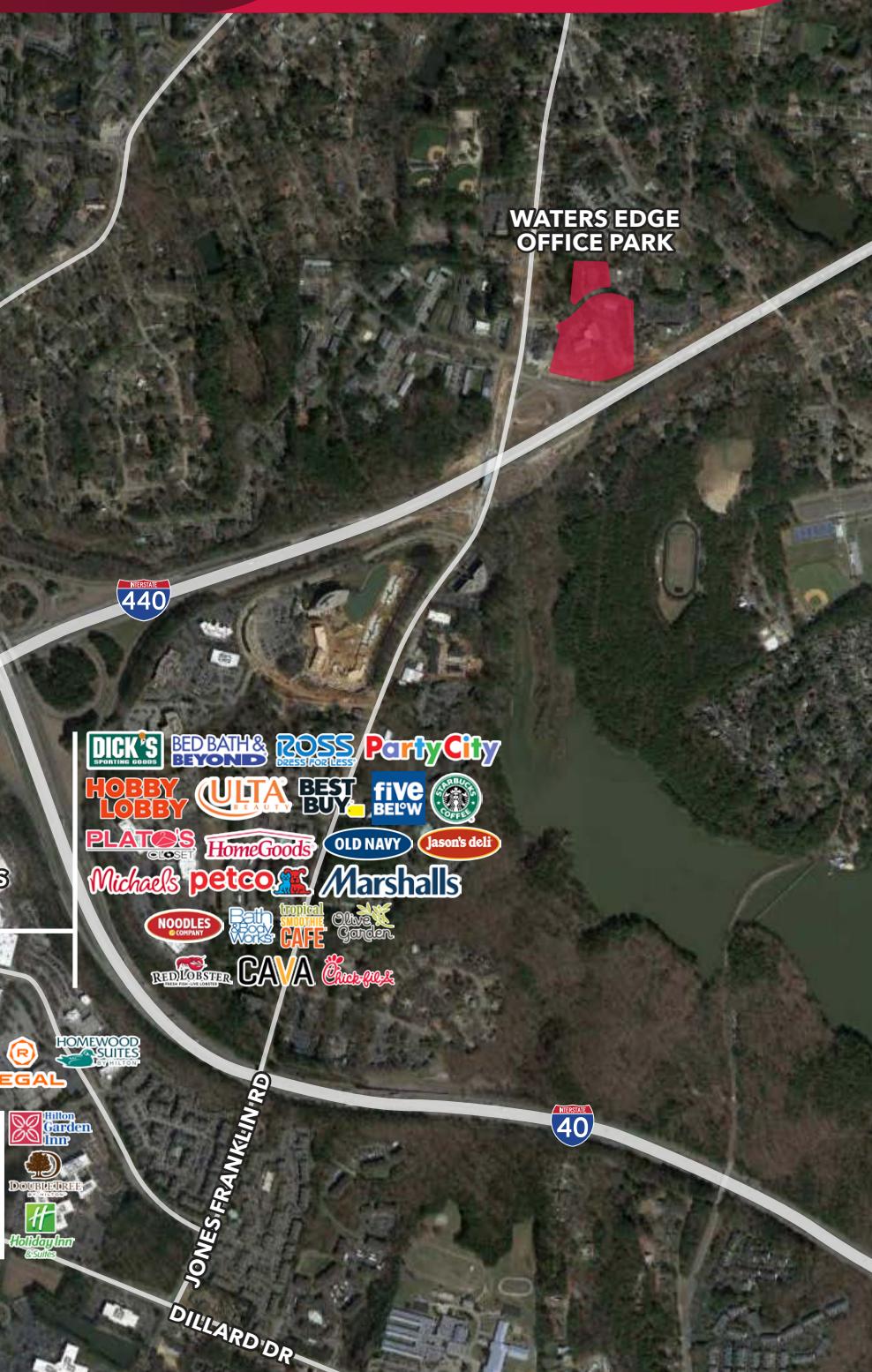
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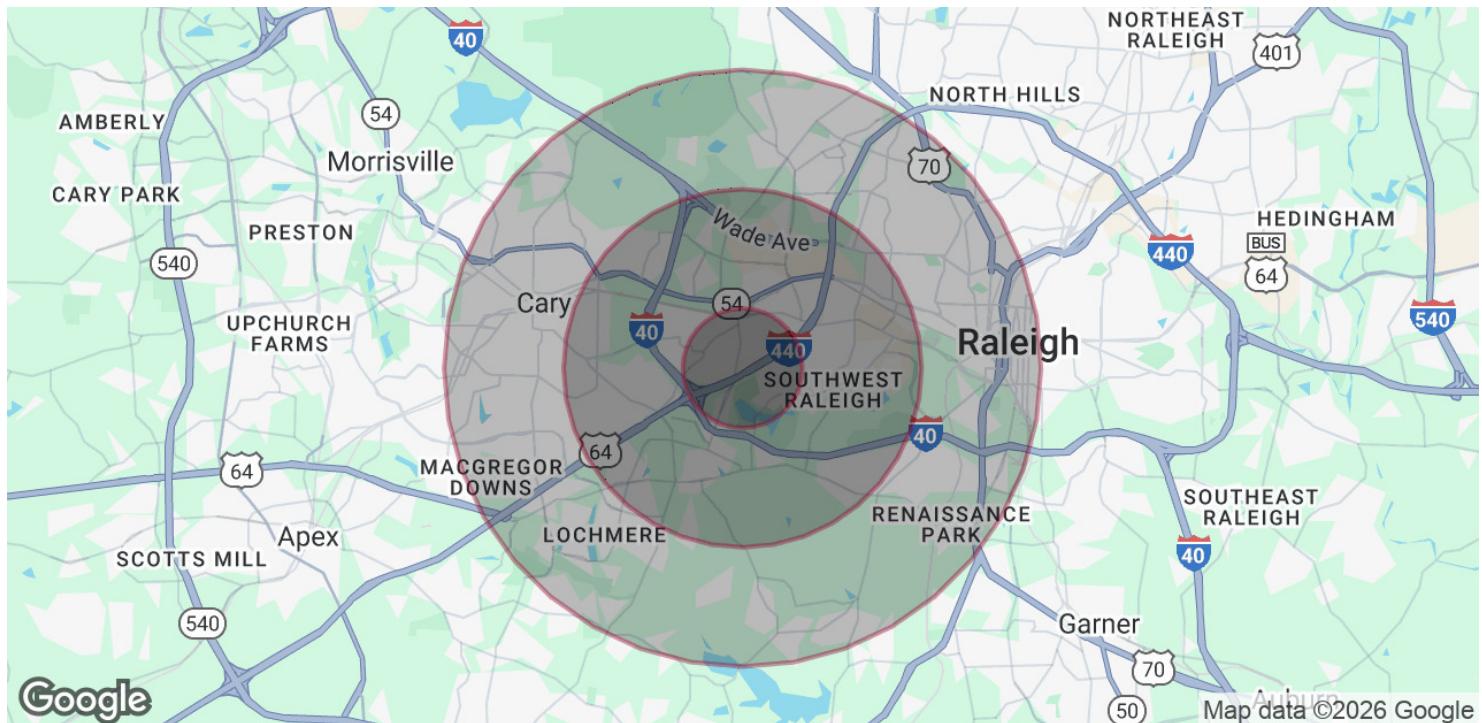
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,474	80,419	194,573
Average age	33.8	30.4	35.1
Average age (Male)	34.2	30.0	34.4
Average age (Female)	32.2	30.4	35.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,593	32,313	85,370
# of persons per HH	2.1	2.5	2.3
Average HH income	\$76,577	\$73,196	\$97,483
Average house value	\$206,159	\$211,233	\$325,391

\* Demographic data derived from 2020 ACS - US Census

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