

OFFICE FOR LEASE WATERS EDGE OFFICE PARK

4915 & 4917 Waters Edge Drive, Raleigh, NC 27606



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
- 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 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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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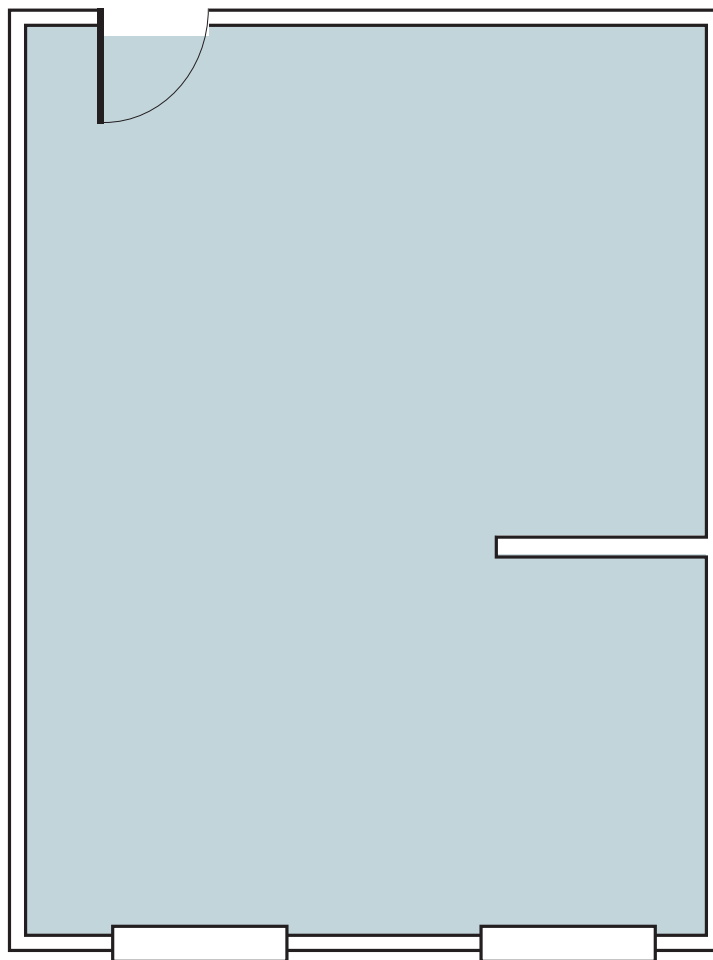
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SUITE 140
580 RSF



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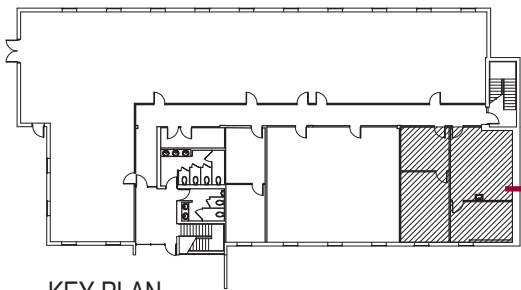
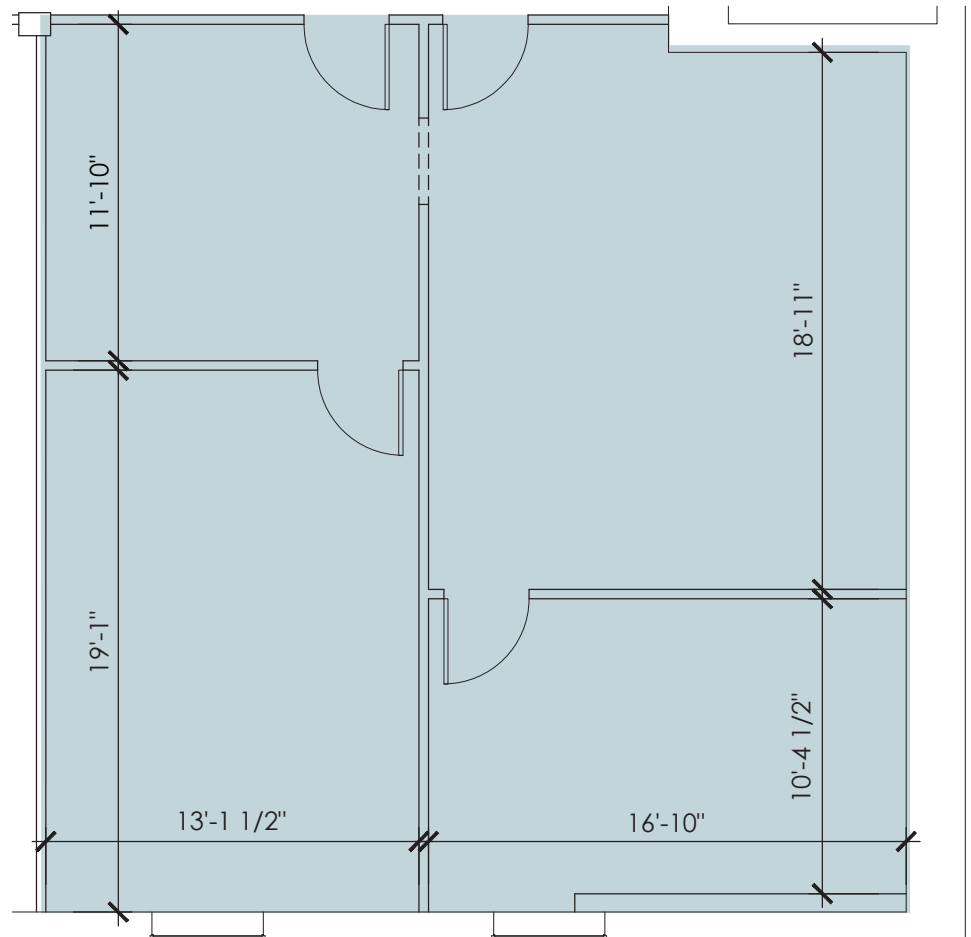
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OFFICE FOR LEASE WATERS EDGE OFFICE PARK

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SUITE 185
1,083 RSF



KEY PLAN

BUILDING 4915
SUITE 185

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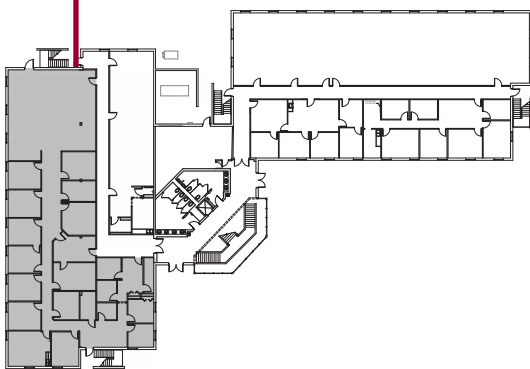
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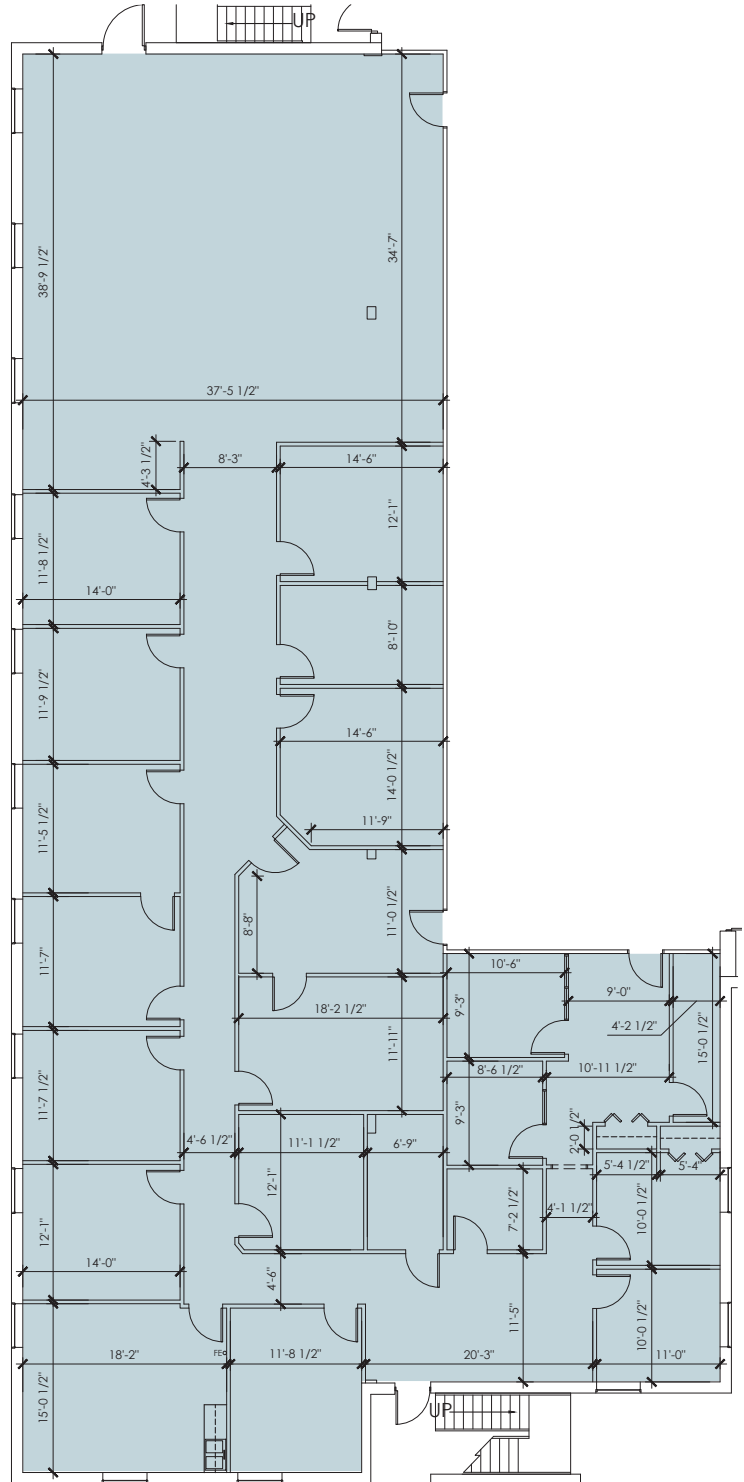
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SUITE 165
6,510 RSF

**BUILDING 4917
SUITE 165**



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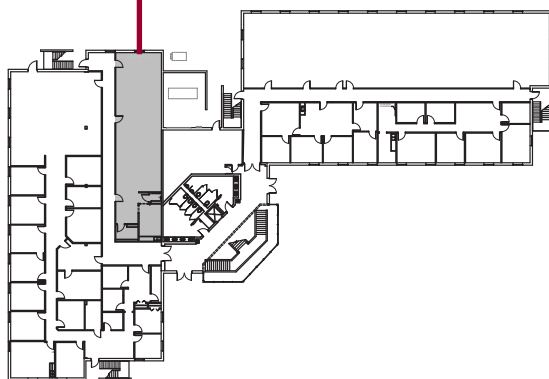
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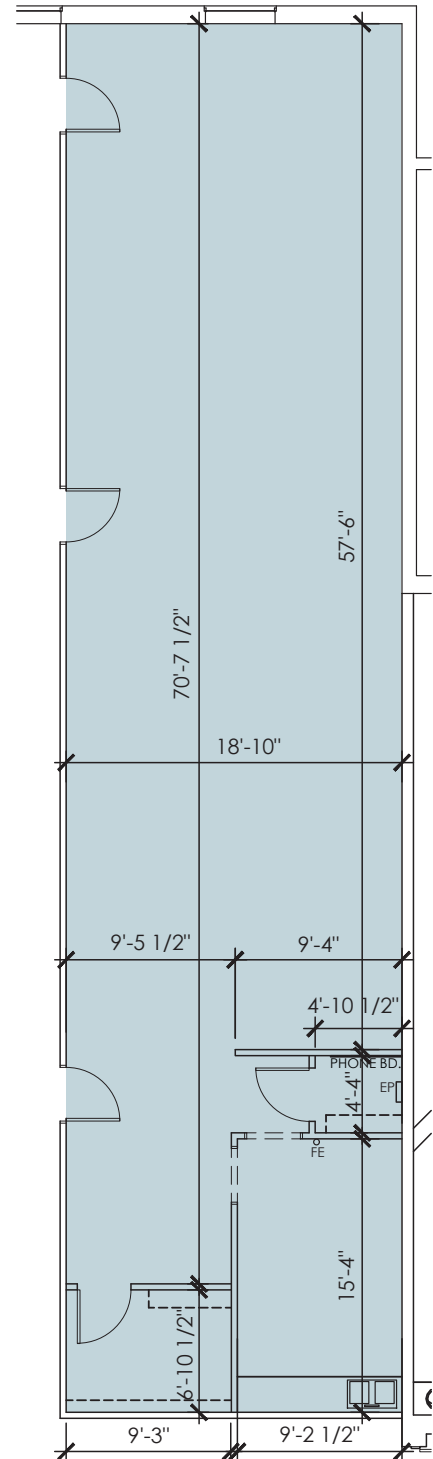
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SUITE 185
1,688 RSF

BUILDING 4917
SUITE 185



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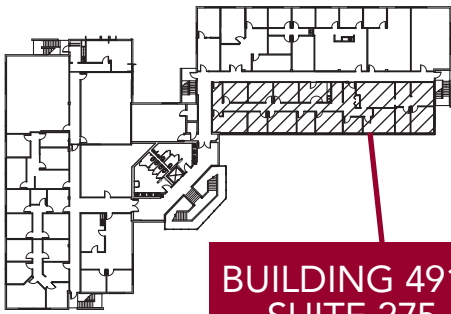
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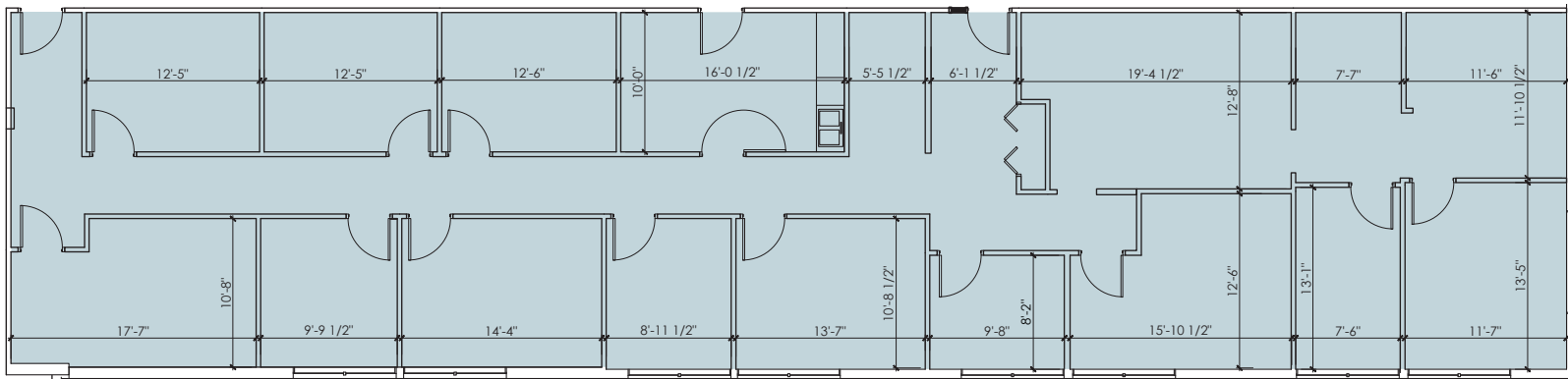
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**BUILDING 4917
SUITE 275**

**SUITE 275
3,308 RSF**



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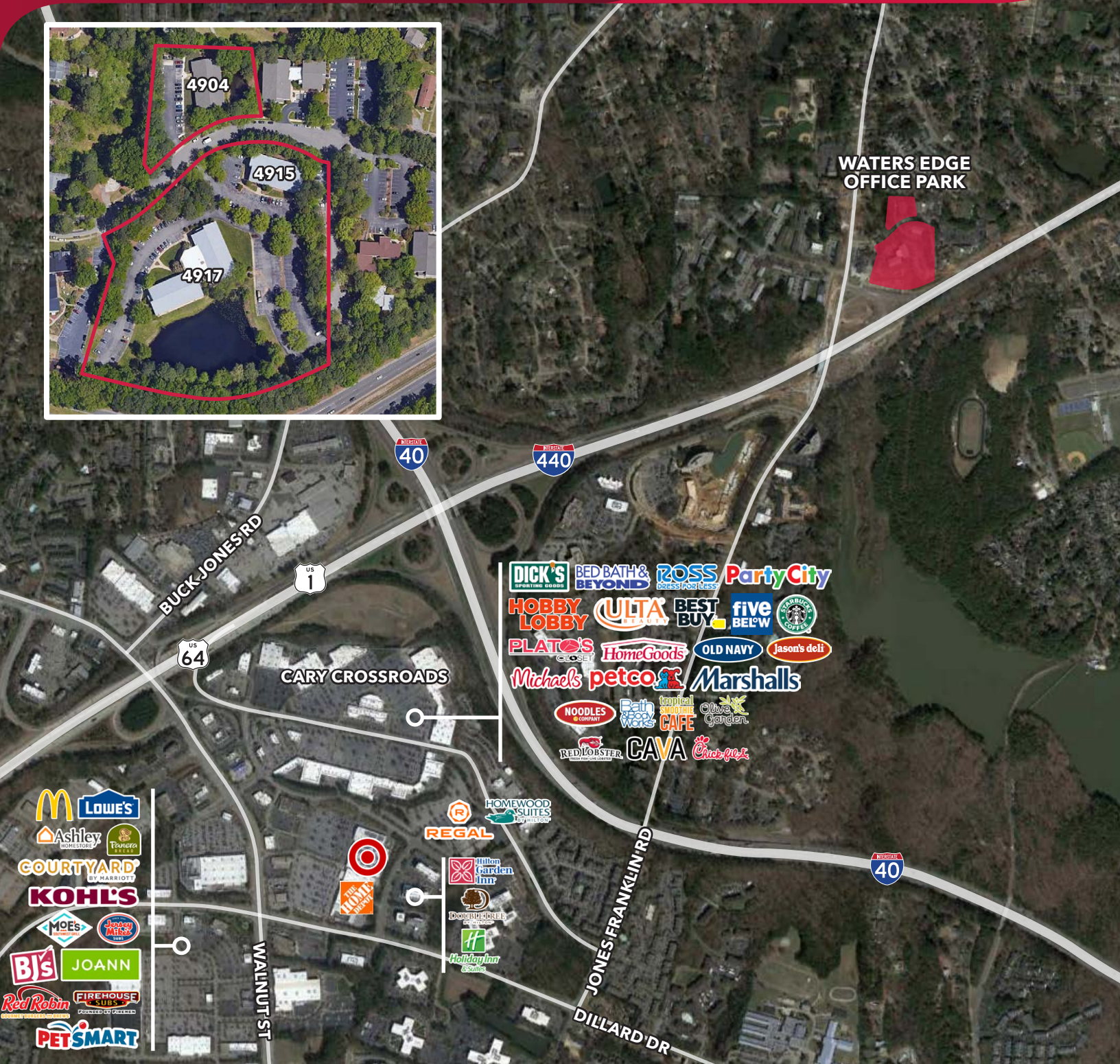
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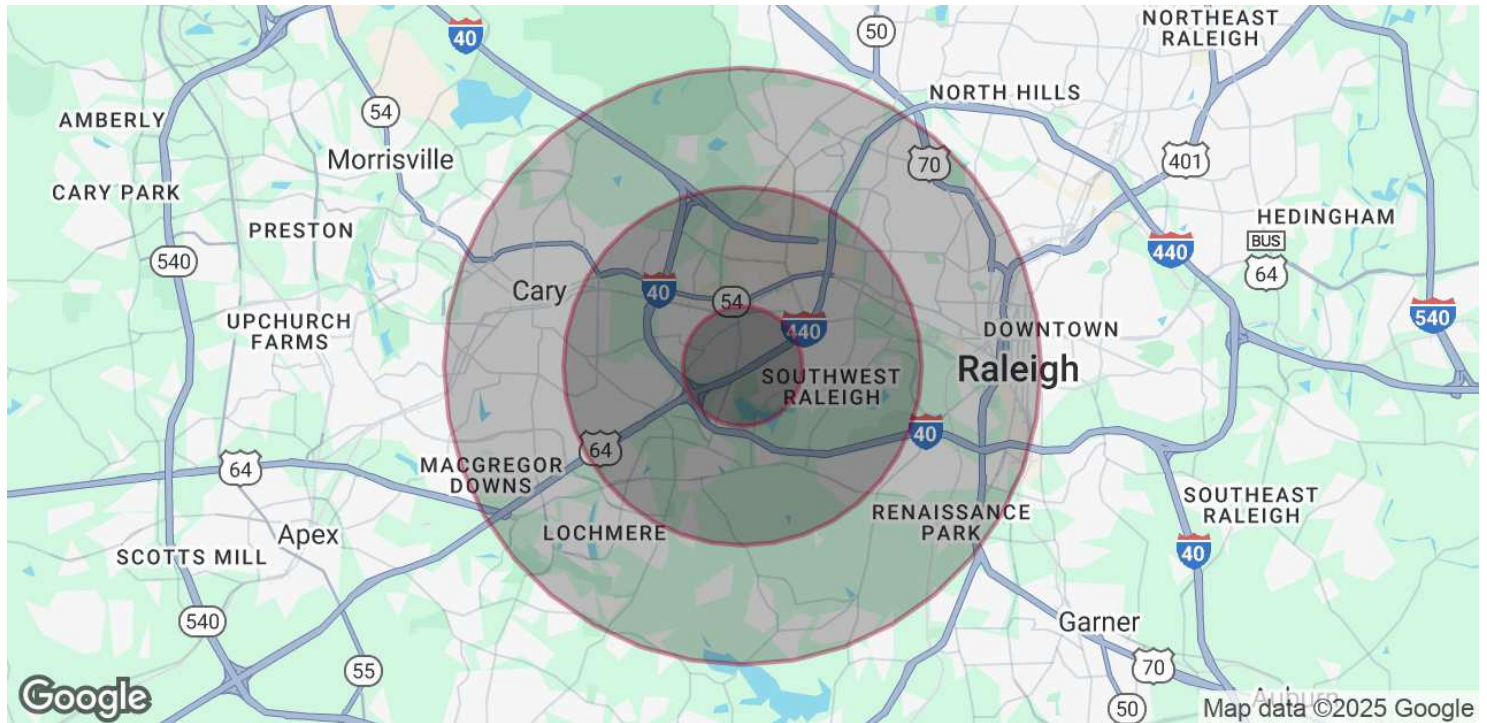
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POPULATION

	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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