

# Waterside II

## Mendenhall Oaks Business Park

4194 Mendenhall Oaks Parkway | High Point, NC 27265

[www.cbre.com/triad](http://www.cbre.com/triad)

CLASS A OFFICE BUILDING | 26,752 SF



### Property Overview

One story office building located in Mendenhall Oaks Business Park. Amenities include a shared community fitness center, conference/training rooms, paved walking paths, and scenic lake views.

- + Available Space:
  - Suite 120: 3,116 RSF
  - Suite 160: 1,407 RSF
  - Suite 180: 4,218 RSF
- + Rental Rate: Negotiable
- + Parking Ratio: 5.83/1,000 SF



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4194 Mendenhall Oaks Parkway | High Point, NC

For Lease

## Building Overview

- + Year Built: 1997
- + Zoning: CU-LI
- + Close Proximity to PTI Airport
- + Hotels, Restaurants & Retail Shopping Nearby
- + Easy access to I-40, US-421, I-73, Highway 68 and Wendover Ave



## Floor Plan



# Location Map



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## Park Amenities

- + Conference/Training Rooms Available | Seats up to 25 People
- + Community Shared Fitness Center | Available Monday - Friday (7am - 7pm)
- + Paved Walking Paths Connect Buildings to 16 acre Davis Lake & Bicentennial Greenway
- + Mature Business Park Setting with Sculpture Gardens & Sparkling Fountains



## Contact Us

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