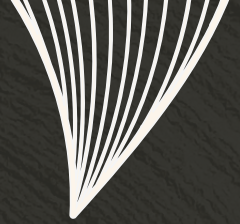
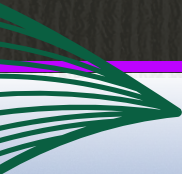


For Lease








EDGEWATER CORPORATE CENTER

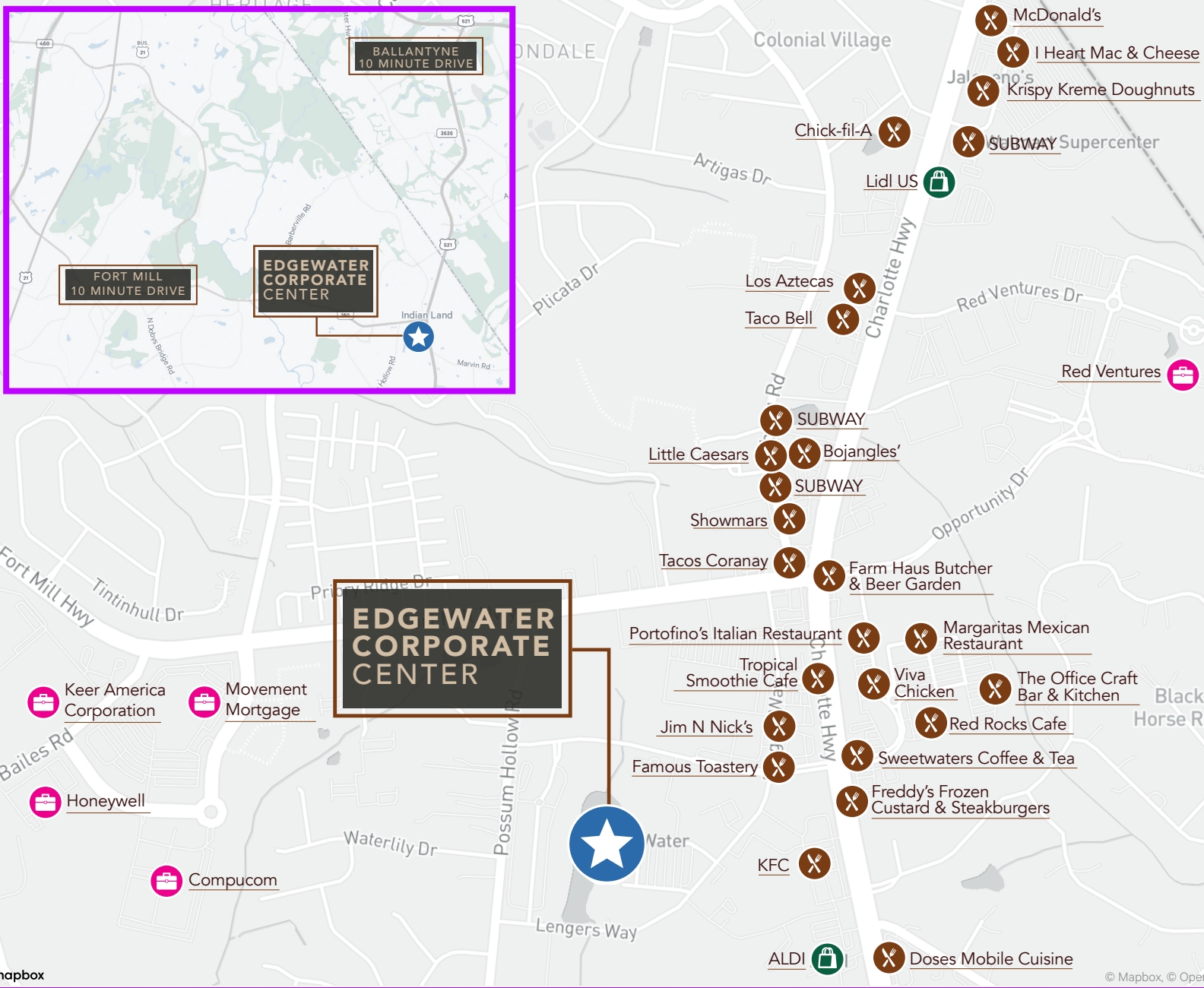
1955 Sharonview Way,
Fort Mill, South Carolina 29707



CBRE

Building Information

-  Fully Furnished Plug & Play Floors
-  Edgewater Lake Patio Area
-  On-site Security is in Place 24/7
-  5 miles to I-485 Exit
-  Jogging Trail
-  Onsite Fitness Facility with Lockers/Shower
-  5 Minutes South of Ballantyne
-  6.5/1000 Parking
-  HQ of Owner Occupant



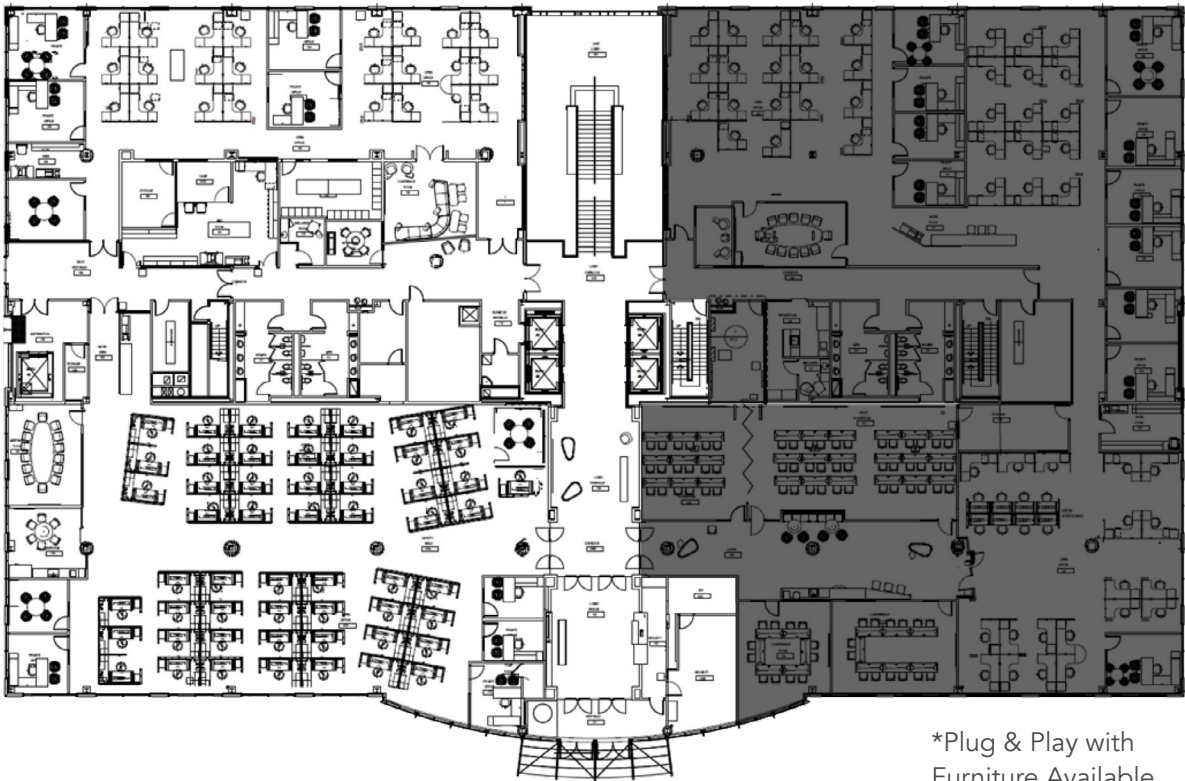
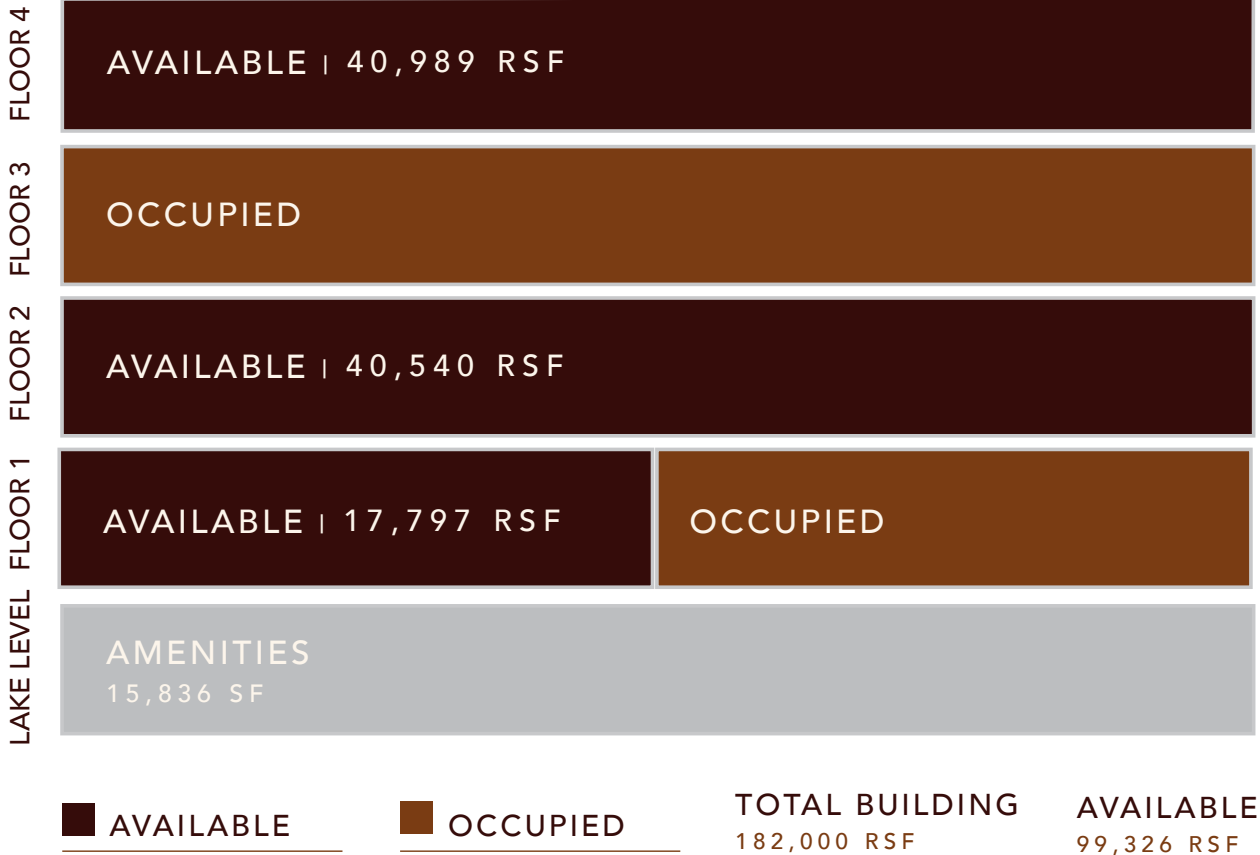
Local Amenities

25+

NEARBY FOOD RETAILERS

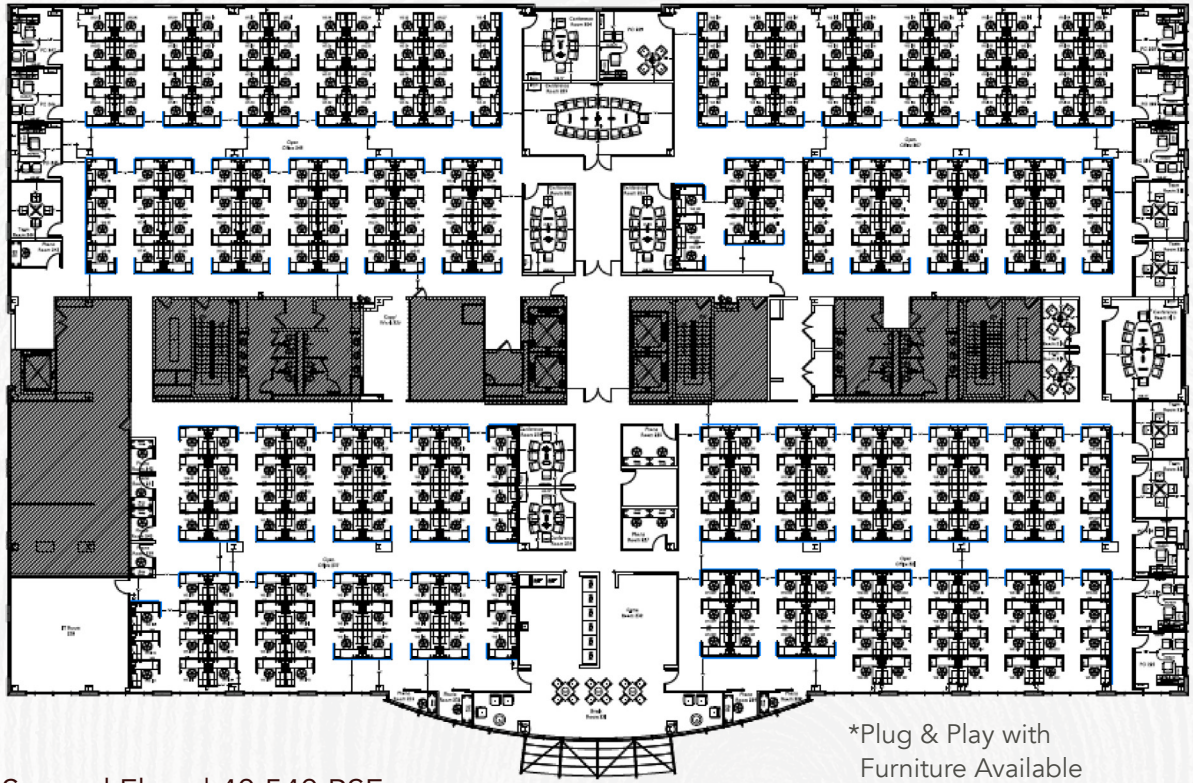


Stacking Plan

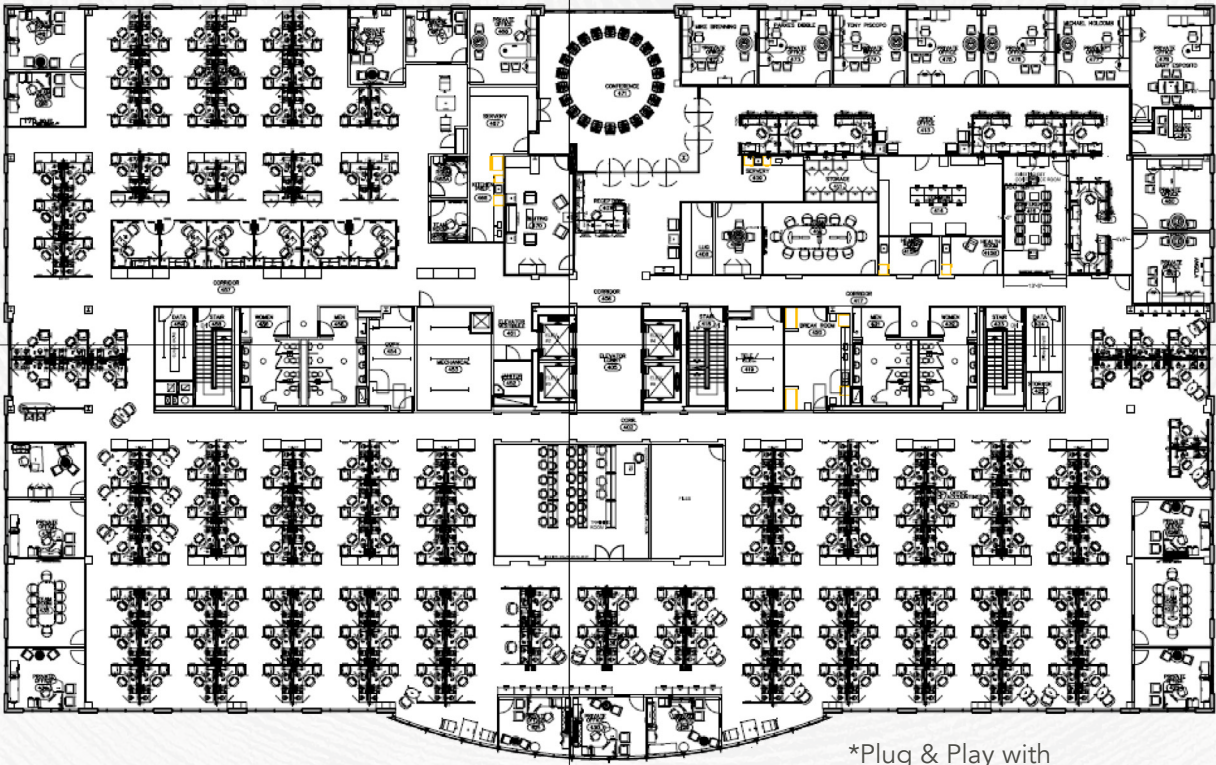


First Floor | 35,594 RSF

Floor Plans



Second Floor | 40,540 RSF



Fourth Floor | 40,989 RSF





STEPHANIE SPIVEY
+1 252 314 5798
stephanie.spivey@cbre.com

JOE FRANCO
+704 975 5671
joe.franco@cbre.com

PIERS WATES
+1 704 557 6481
piers.wates@cbre.com

MIKE FAHEY
+1 704 331 1228
mike.fahey@cbre.com

EDGEWATER CORPORATE CENTER

1955 Sharonview Way,
Fort Mill, South Carolina 29707

CBRE

© 2023 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.