

FOR LEASE

# WATERSIDE II

4194 MENDENHALL OAKS PARKWAY

MENDENHALL OAKS BUSINESS PARK :: HIGH POINT, NC



## PROPERTY OVERVIEW

### CLASS A OFFICE BUILDING | 26,752 SF

One story office building located in Mendenhall Oaks Business Park. Amenities include on-site fitness center, conference/training rooms, paved walking paths, scenic lake views, bike sharing program & rotating food trucks.

- + Available Space:
  - Suite 160: 7,644 SF
- + Rental Rate: \$18.00/SF (Full Service)
- + Parking Ratio: 5.83/1,000 SF



## CONTACT US

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## 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 PLANS | FIRST FLOOR



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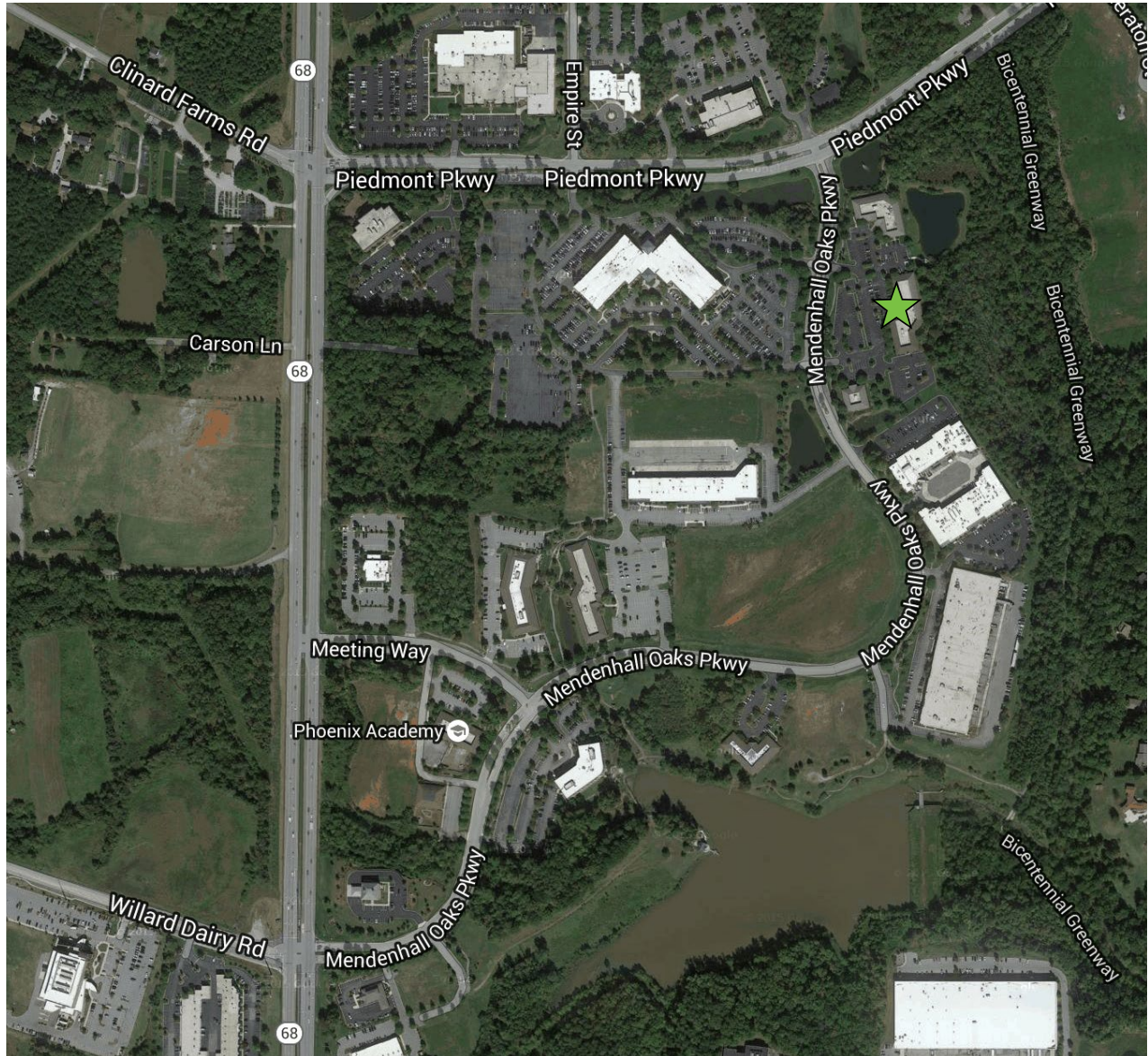
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## LOCATION MAP



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## PARK AMENITIES

- + Conference/Training Rooms Available | Seats up to 25 People
- + On-Site Fitness Center | Available Monday - Friday (7am - 7pm)
- + Paved Walking Paths Connect Buildings to 16 acre Davis Lake & Bicentennial Greenway
- + Bike Sharing Program with 4 New Bikes Ready to Roll on the Greenway
- + Food Trucks Rotate Throughout the Park Each Week
- + Mature Business Park Setting with Sculpture Gardens & Sparkling Fountains



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