

Water Oak Building

8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217



Office

FOR

| Lease

SIZE

| ±1,550–4,075 SF

PRICE

| \$27.00/SF Full Service



Overview

Class A Office space within Oak Hill Business Park

Available: Suite 220 – 3,646 SF
Suite 227 – 2,314 SF
Suite 300 – 4,075 SF
Suite 450 – 3,823 SF
Suite 460 – 1,550 SF
Suite 505 – 3,413 SF

Conveniently located off Arrowood Road at the intersection of I-77 and I-485

State of the art building conference center and fitness center located on-site

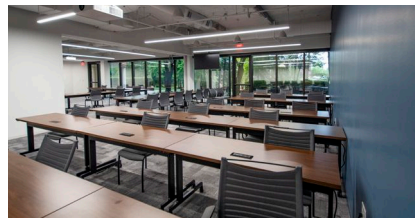
15 min. to Charlotte-Douglas International Airport

10 minutes to Charlotte CBD

Numerous restaurants and hotels within 1 mile

Abundant parking at a ratio of 4 spaces/1,000 RSF

Building completely renovated in 2020/2021



Office Space for Lease



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Water Oak Building

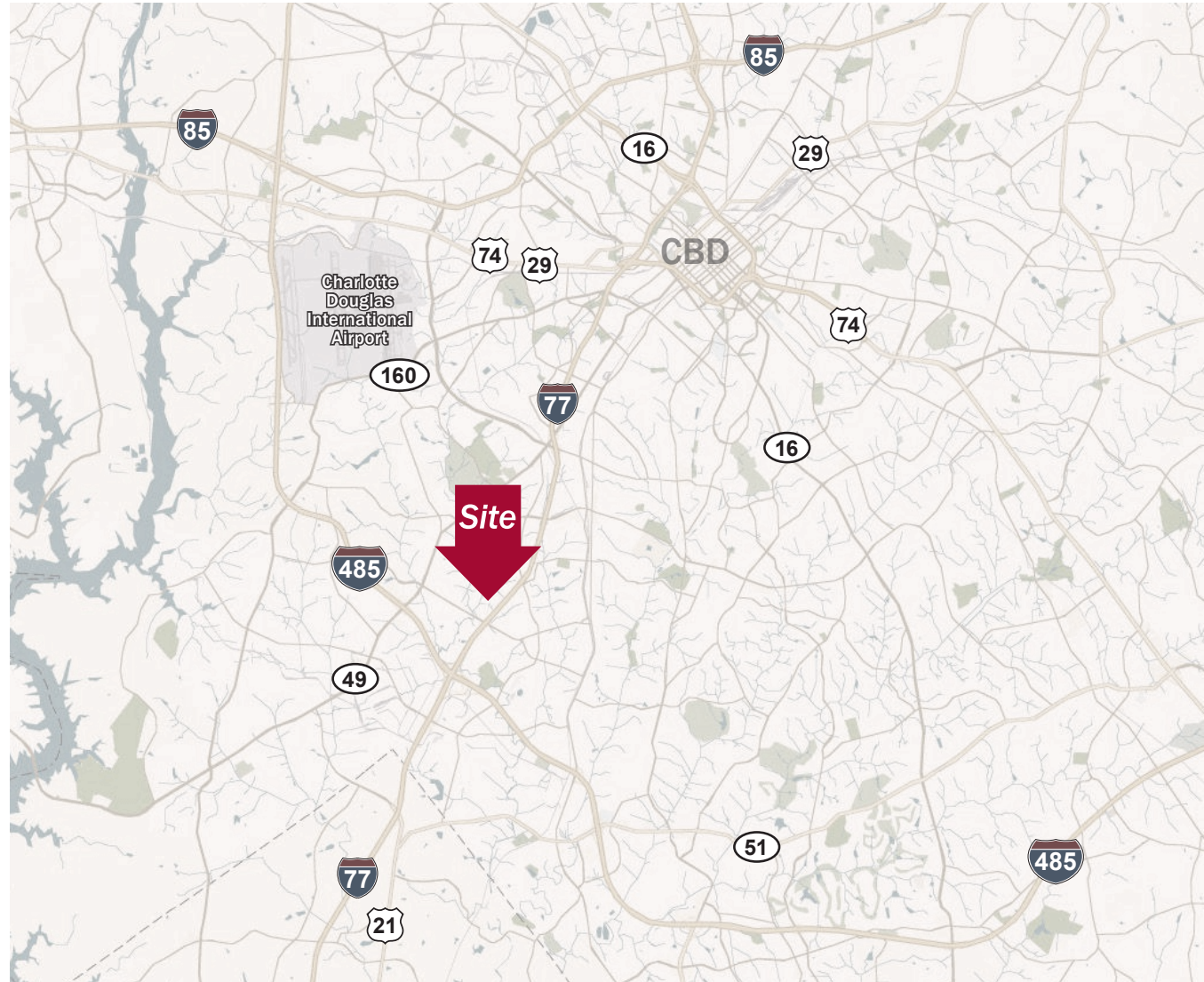
8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217

Property Overview

Location

The Water Oak Building is located within Oak Hill business park in South Charlotte. This Class A office space is 15 minutes from Charlotte-Douglas International Airport and 10 minutes to Charlotte's central business district. Tenants will also enjoy numerous dining options nearby.

Completely renovated in 2021, this building features a state of the art conference center, a 100+ seat auditorium, a new HVAC system with Needle Point Bipolar Ionization System (NPBI) with increased MERV filters, and new elevators.



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Water Oak Building

8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217

Market Aerial



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

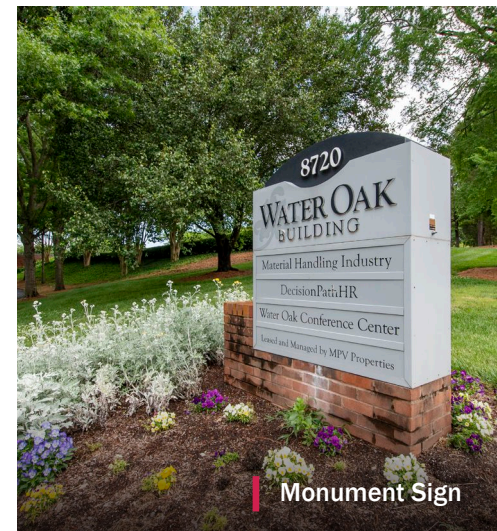
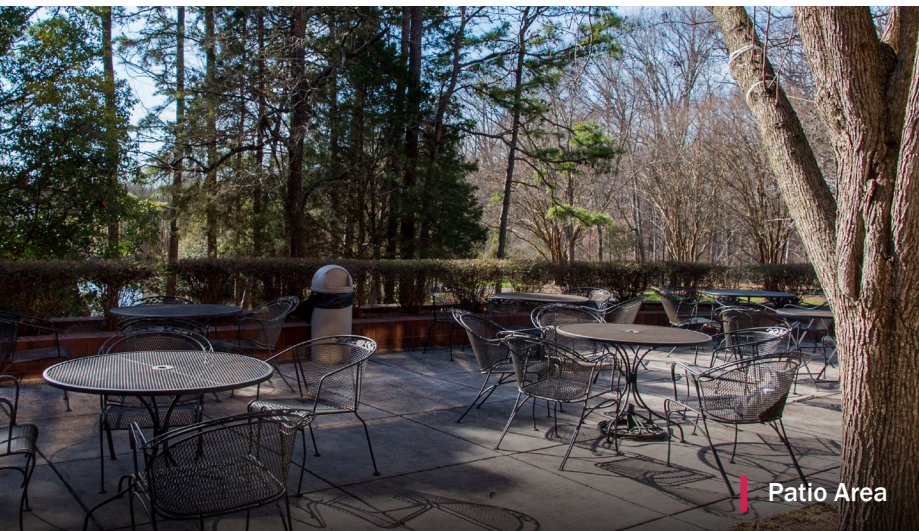
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Water Oak Building

8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217

Exterior Property Photos



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

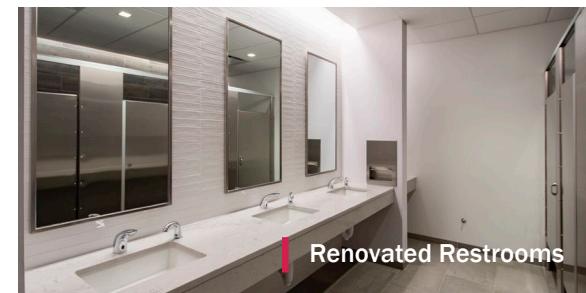
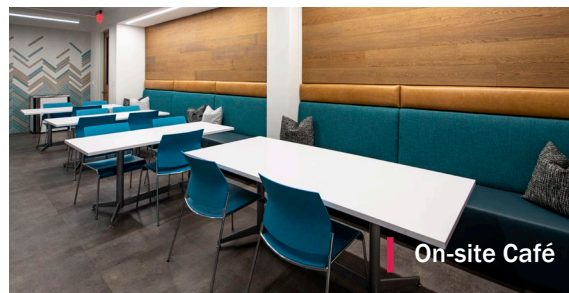
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Water Oak Building

8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217

Interior Property Photos



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

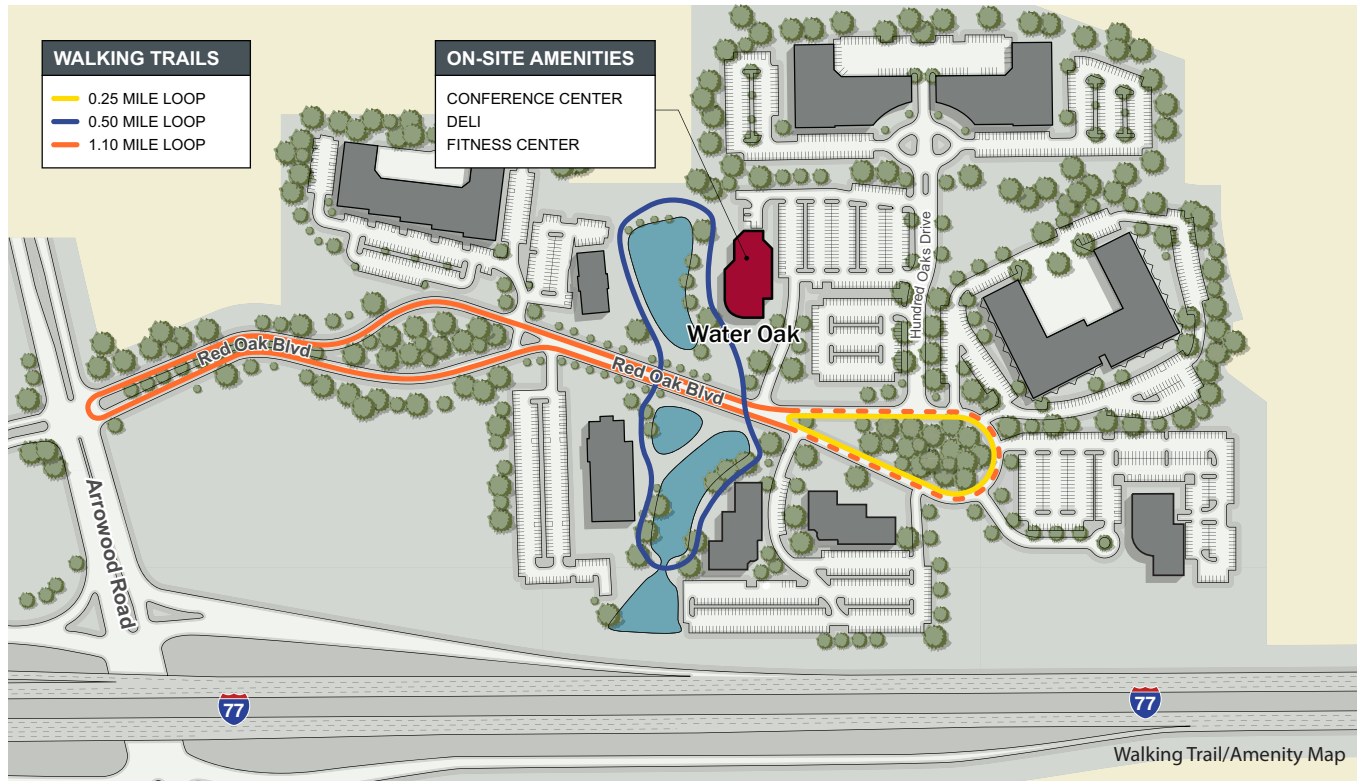
mpvre.com

Water Oak Building

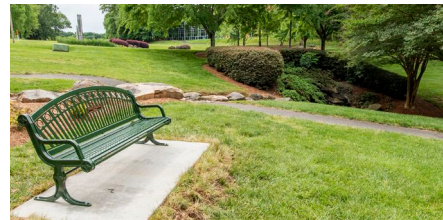
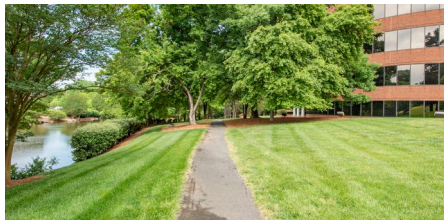
8720 RED OAK BOULEVARD, CHARLOTTE, NC 28217

Walking Trail

Water Oak Walking Trail Map



Enjoy a campus
office environment
with walking
trails throughout
the park



Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com