

OFFICE FOR LEASE

WATERS EDGE OFFICE PARK

4917 WATERS EDGE DRIVE | RALEIGH, NC 27606



PROPERTY SUMMARY

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.

HIGHLIGHTS

- Move-in-ready second-generation office suites available
- 3.54 acres | 31,374 RSF
- Interior and exterior renovations in progress
- Approx. 146 parking spaces (4.7 per 1,000)
- Opportunity Zone
- Full-service lease rate
- Building 4917, Suites 165 & 185 can be combined for up to 8,198 RSF

AVAILABILITY

SUITE 165	6,510 SF	\$10,848 per month
SUITE 185	1,688 SF	\$2,814 per month
SUITE 221	1,263 SF	\$2,105 per month
SUITE 250	1,183 SF	\$1,972 per month
SUITE 275	3,308 SF	\$5,514 per month

VIRTUAL TOURS

Suite 165: <https://my.matterport.com/show/?m=8JeC8mnfj7n>

Suite 185: <https://my.matterport.com/show/?m=htUW8zqzVsQ>

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
O 919.576.2502
C 919.817.0705

MOSS WITHERS, SIOR, MBA
mwithers@lee-associates.com
O 919.576.2501

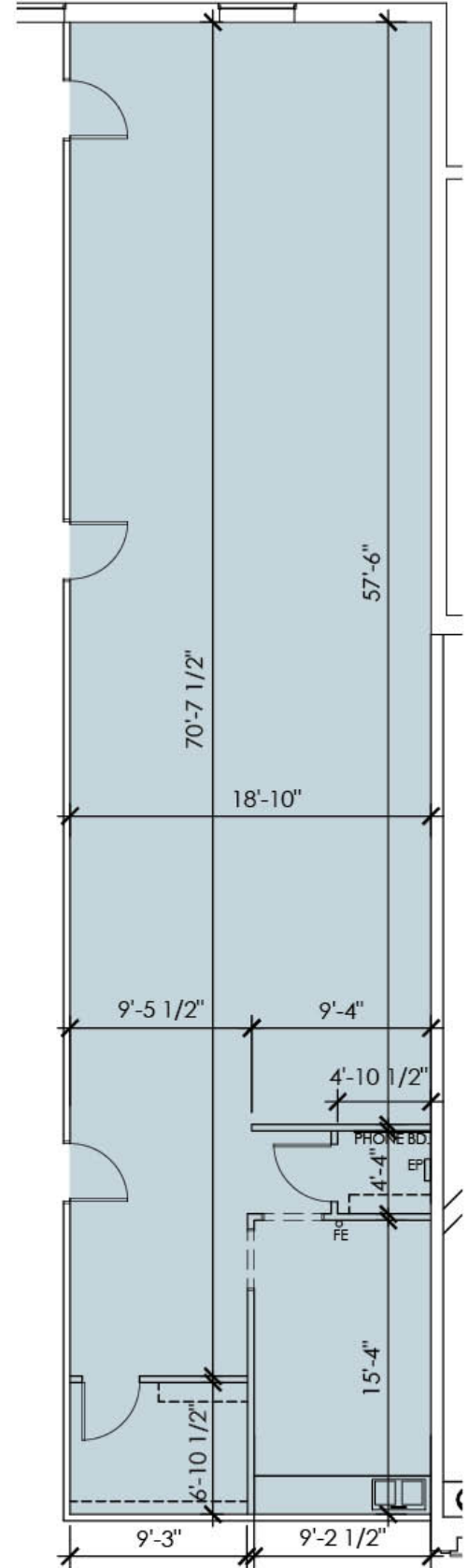
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PHOTOS

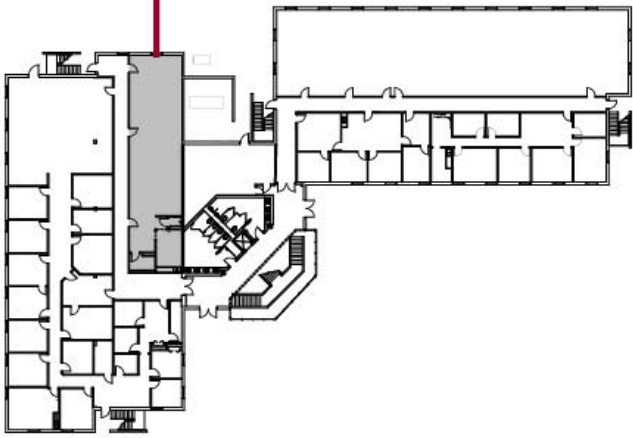


SUITE 185 - 1,688 RSF

SUITE 185
1,688 RSF

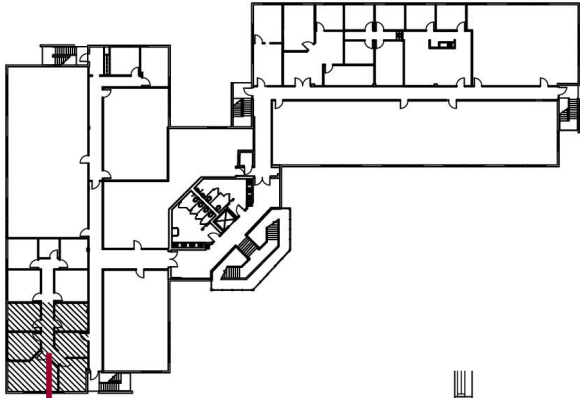


BUILDING 4917
SUITE 185



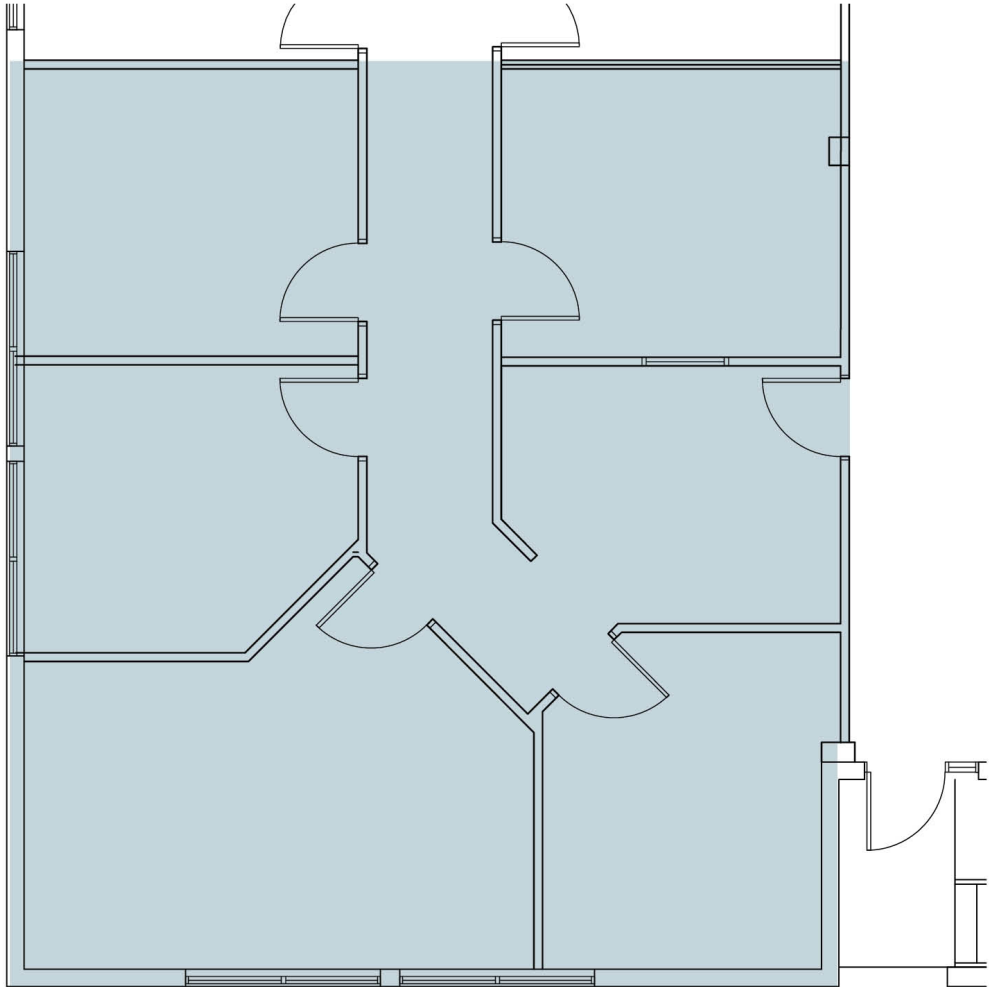
KEY PLAN

SUITE 221 - 1,263 RSF



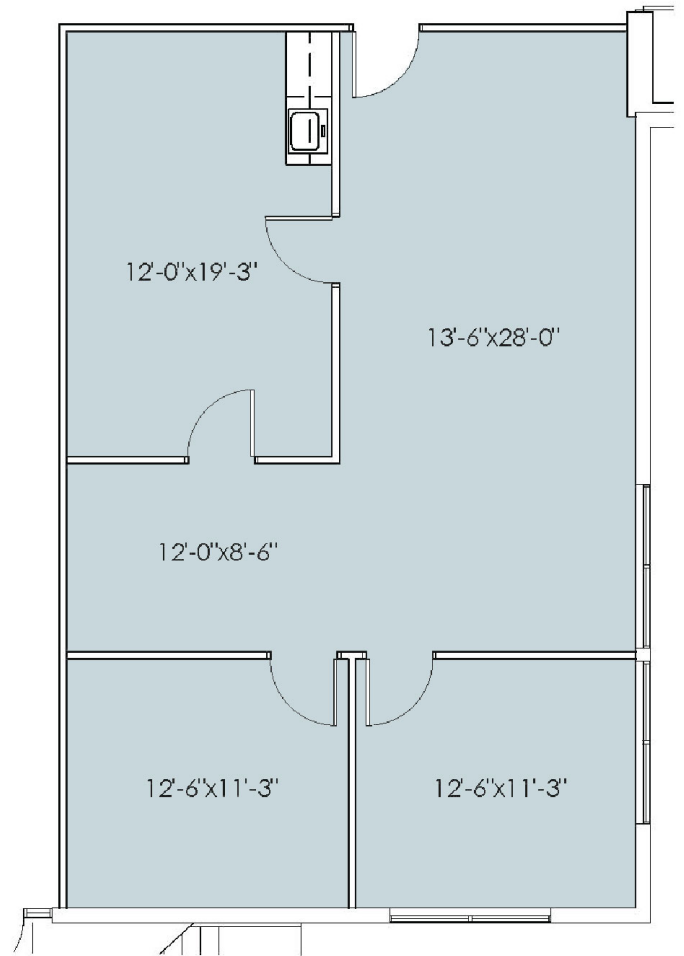
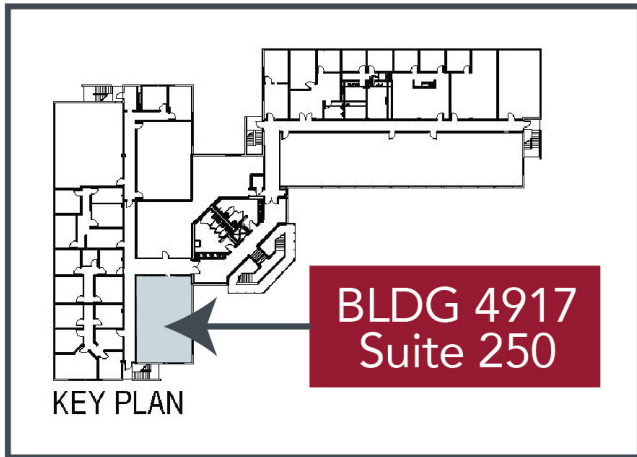
SUITE 221
1,263 RSF

BUILDING 4917
SUITE 221



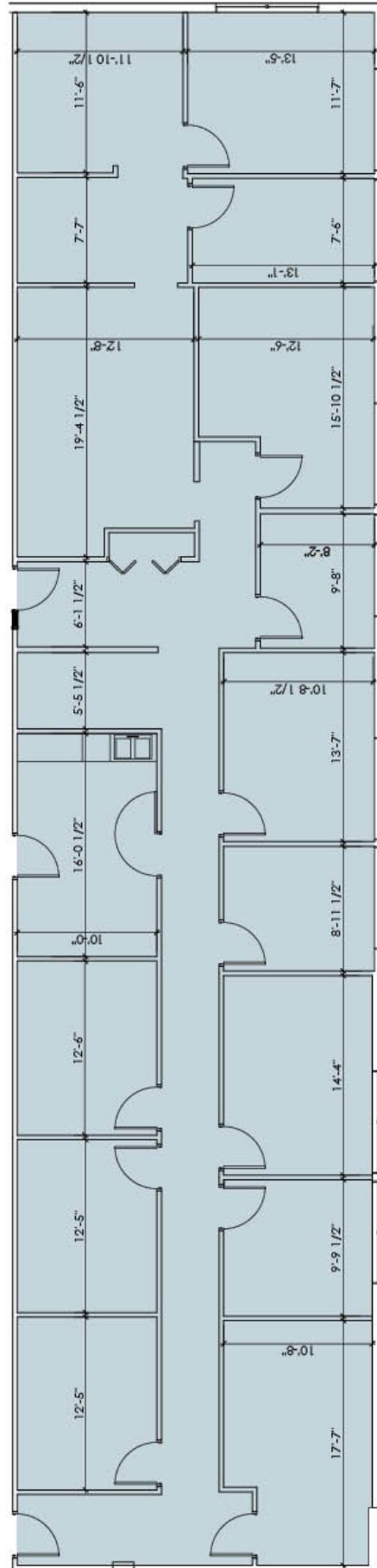
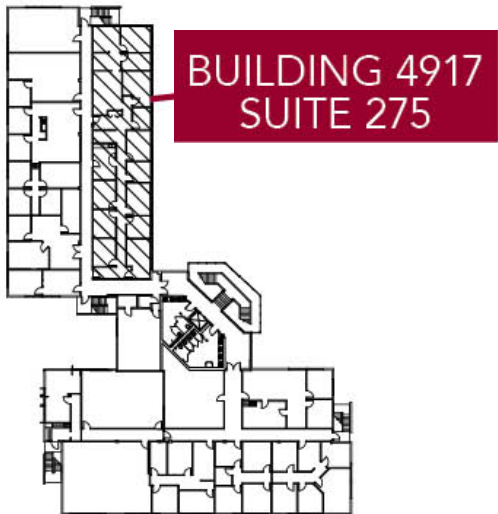
SUITE 250 - 1,183 RSF

Suite 250
1,183 RSF

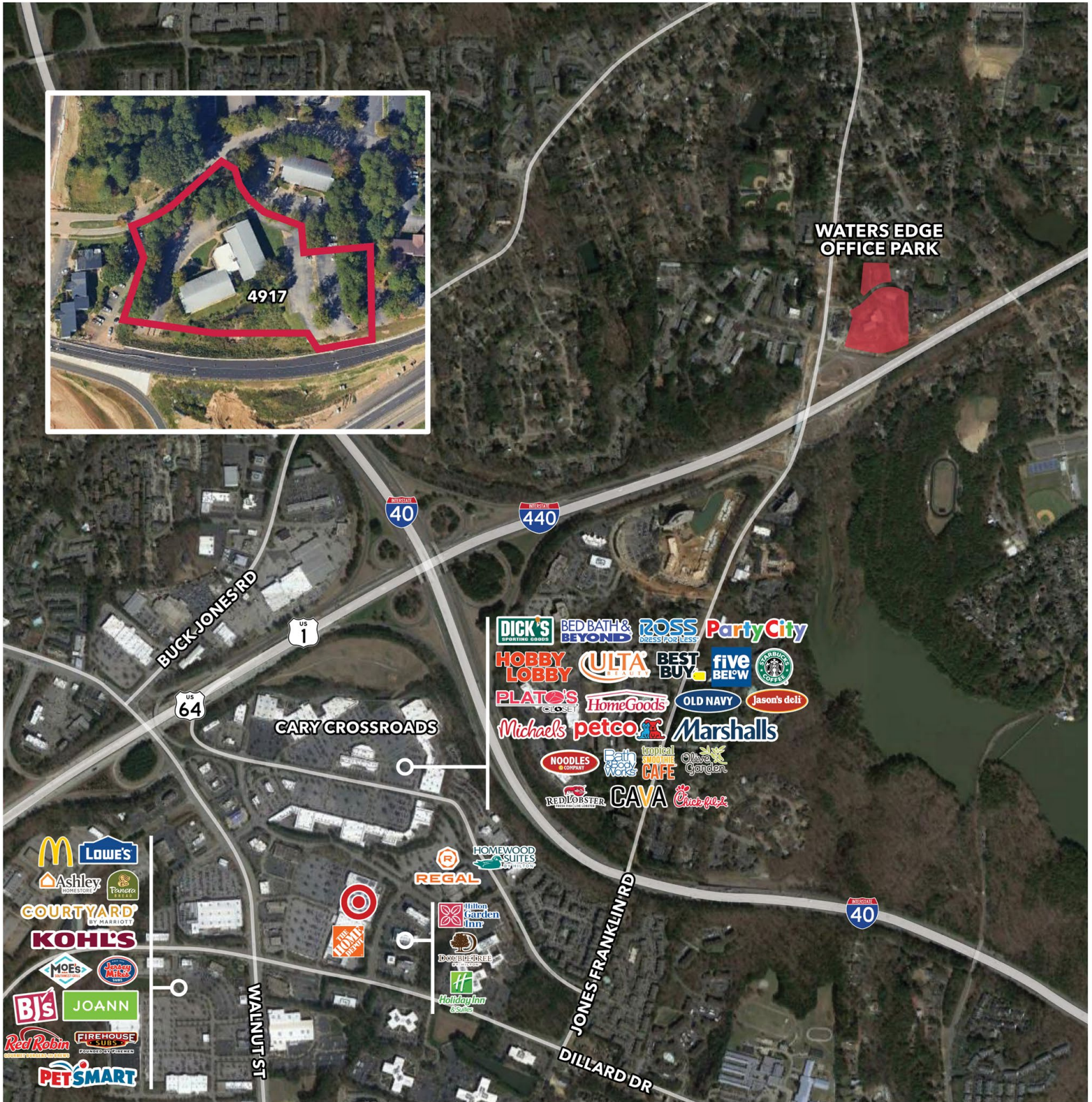


SUITE 275 - 3,308 RSF

SUITE 275
3,308 RSF



AREA OVERVIEW



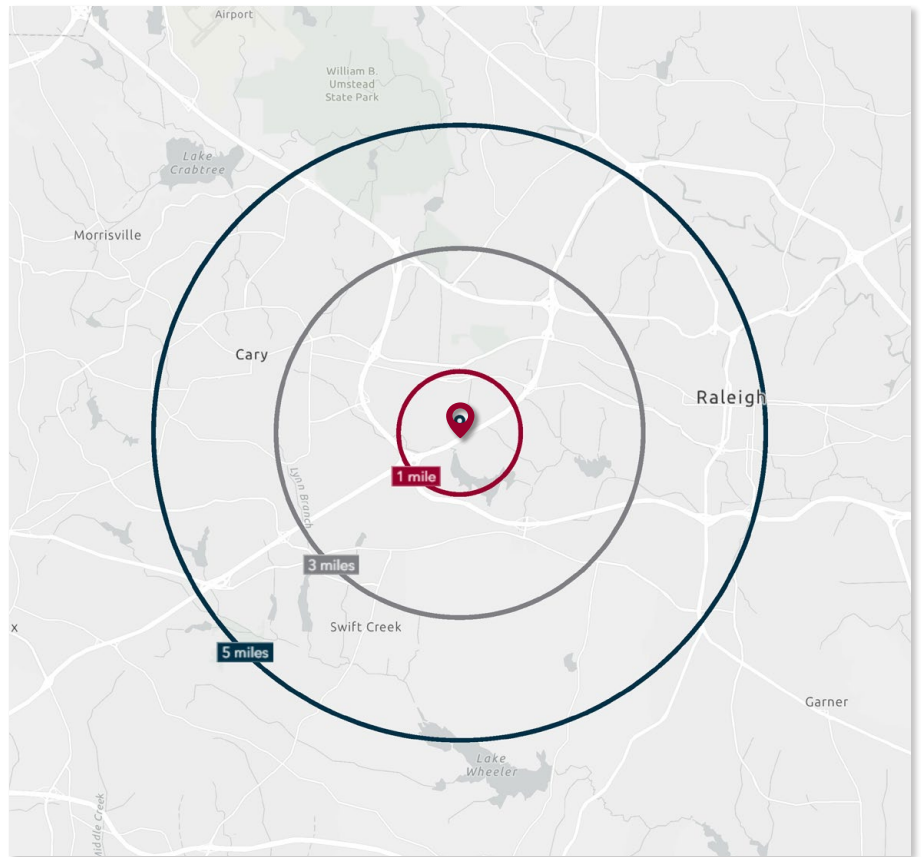
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	11,439	79,215	200,092
Daytime Population	10,268	92,449	282,523
Average Home Value	\$472,772	\$518,435	\$639,288
Average Household Income	\$95,279	\$102,267	\$135,865
Median Age	31.1	28.4	33.4
Bachelor's Degree or Higher	52.3%	59.5%	64.9%

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PERFORMING LARGE
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Milken Institute, 2025

**#1 TOP METRO
FOR BEST BUSINESS
CLIMATE (RALEIGH)**
Business Facilities, 2025

**#1 STATE
FOR BUSINESS
(NORTH CAROLINA)**
CNBC, 2025



FOR LEASING INQUIRIES, CONTACT:

KARAH JENNINGS MCCONNELL

Executive Vice President, Principal

O: 919.576.2502

C: 919.817.0705

kjennings@lee-associates.com

MOSS WITHERS, SIOR, MBA

CEO & Principal

O: 919.576.2501

mwithers@lee-associates.com



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100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM