

# NORTH FALLS

discover convenience —————



**Up to 22,000 SF to 227,199 SF Available for Sublease**

ONE NORTH FALLS - 2525 WATER RIDGE PKY  
TWO NORTH FALLS - 2605 WATER RIDGE PKY





**ONE NORTH FALLS**

113,612 SF



**TWO NORTH FALLS**

113,587 SF

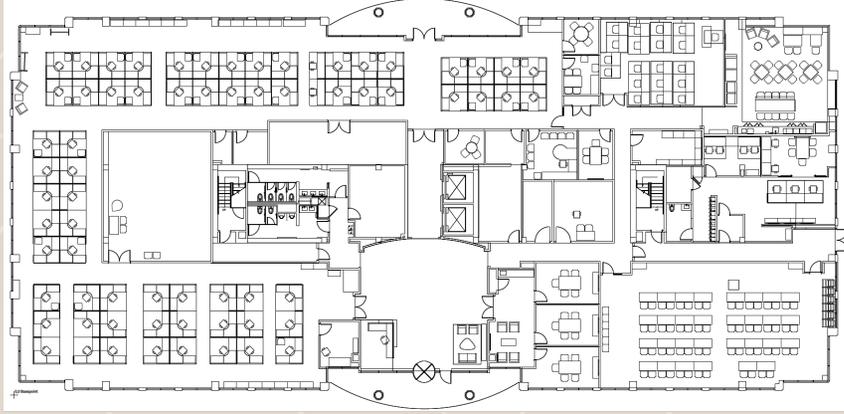
# Welcome to **NORTH FALLS**

North Falls delivers a cutting-edge workspace experience with its modern, fully furnished interiors and flexible office configurations. The property has access to versatile amenities including a new tenant amenity space, café, diverse food and beverage options, fitness center, and adaptable areas for meetings and events. Situated conveniently near CLT Douglas Airport, this dynamic facility combines modern design with strategic accessibility.

- **Fully Furnished**
- **Renovated lobby and common areas**
- **New tenant amenity area**
- **Campus setting with updated outdoor amenities**
- **Onsite conference center**
- **Onsite Fitness**
- **Direct access to Billy Graham Pkwy**

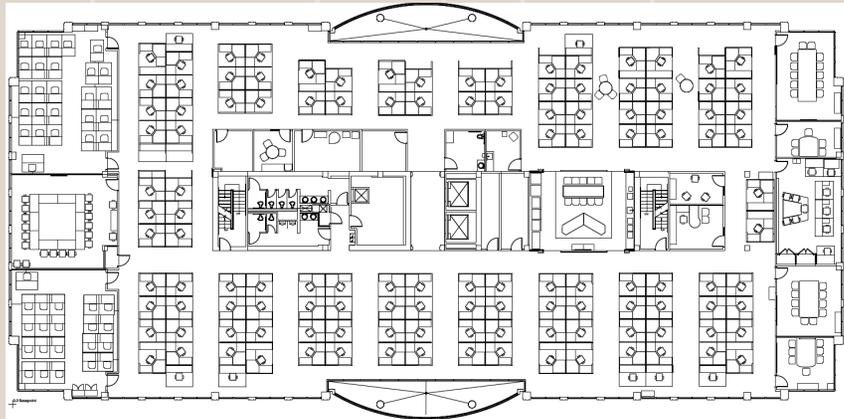
# ONE NORTH FALLS FLOORPLANS

1



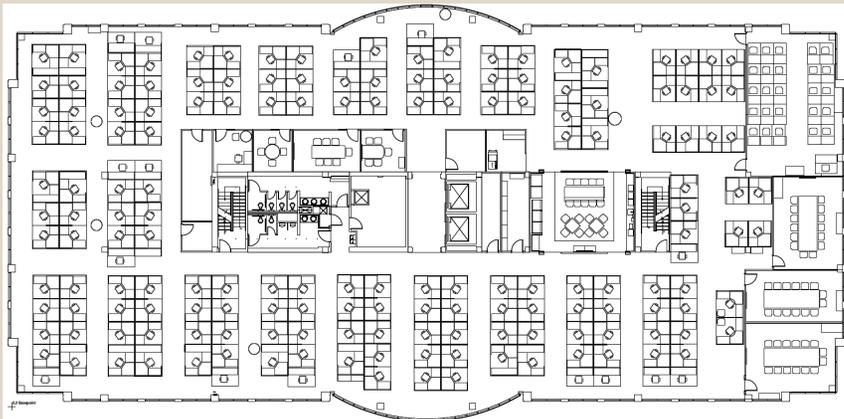
**FLOOR 1 - 22,047 SF**

2



**FLOOR 2 - 22,905 SF**

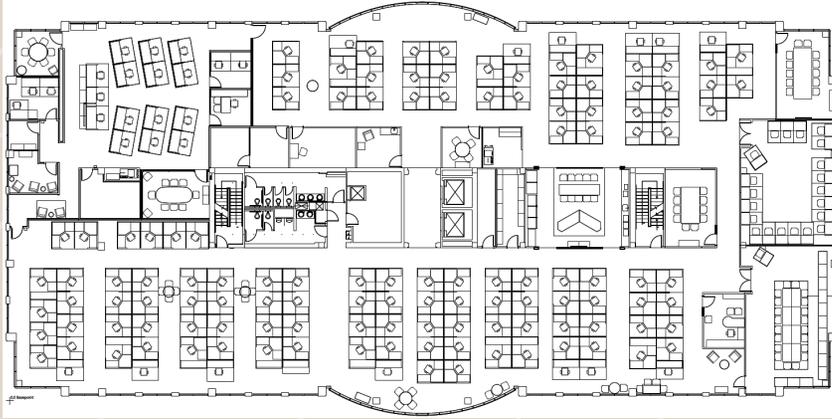
3



**FLOOR 3 - 22,887 SF**

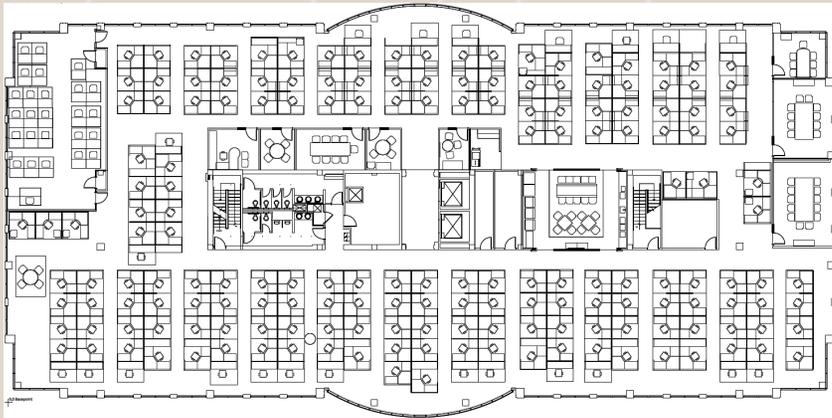
# ONE NORTH FALLS FLOORPLANS

4



**FLOOR 4 - 22,887 SF**

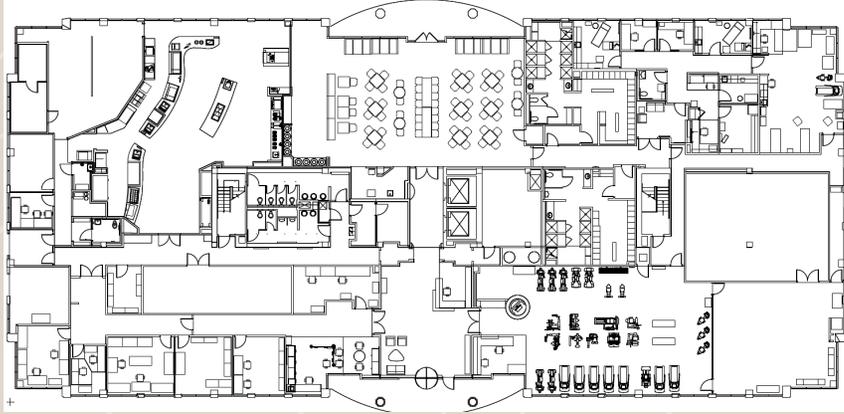
5



**FLOOR 5 - 22,887 SF**

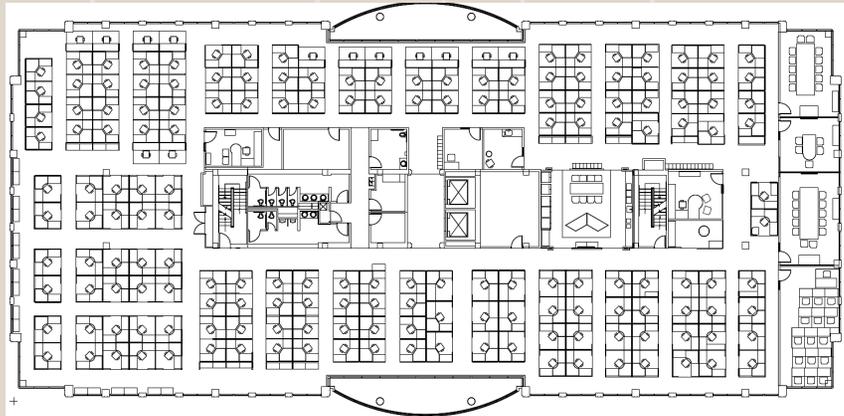
# TWO NORTH FALLS FLOORPLANS

1



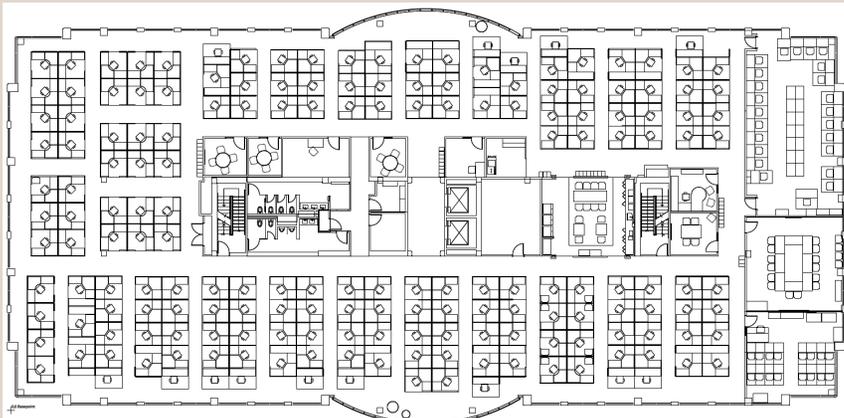
**FLOOR 1 - 22,041 SF**

2



**FLOOR 2 - 22,899 SF**

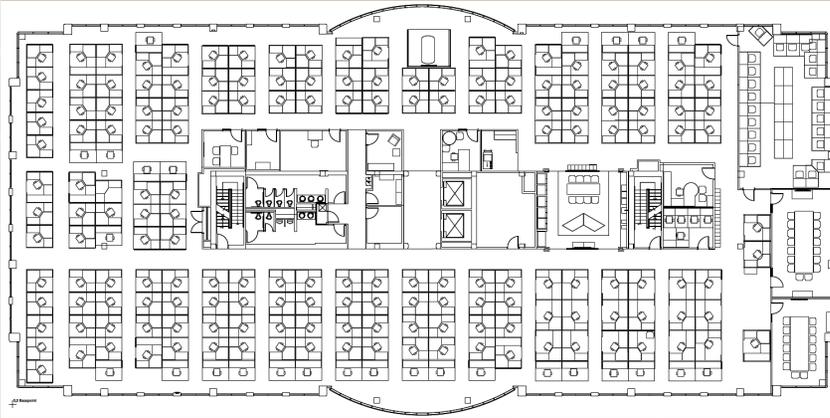
3



**FLOOR 3 - 22,882 SF**

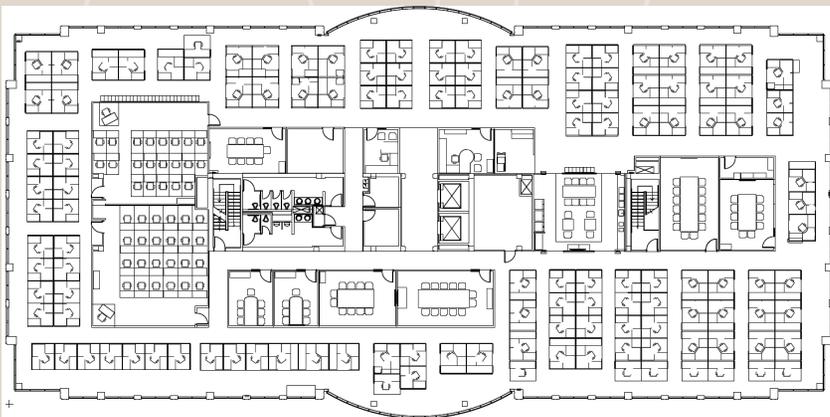
# TWO NORTH FALLS FLOORPLANS

4



**FLOOR 4 - 22,882 SF**

5



**FLOOR 5 - 22,882 SF**

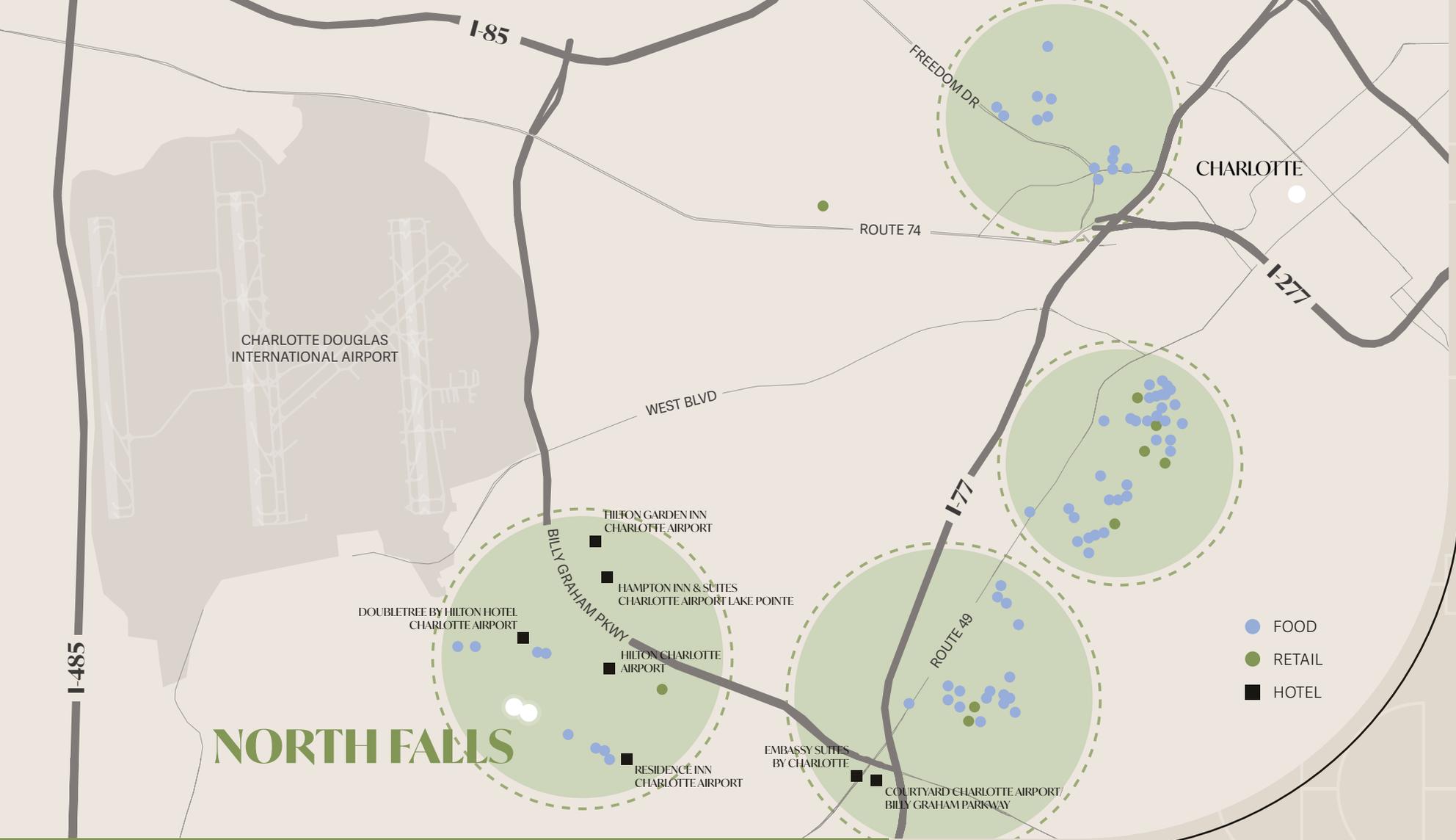
# Location



## CONVENIENT ACCESS

Located just 10 minutes from Uptown and South End, One and Two North Falls serve as a gateway to the heart of Charlotte giving seamless access to all this area has to offer. Adjacent to Billy Graham Parkway and just 5 minutes from I-277, the buildings offer comfortable commutes to major neighborhoods.





# Surrounding Amenities

## EVERYTHING WITHIN REACH

Nearby major shopping centers make it easy to accomplish both retail adventures and errands. With quick access to entertainment, hotels, and restaurants, you can experience the best that the area has to offer.

**70+**  
Restaurants and Bars  
within a 12 min. drive

**10+**  
Hotels within a  
12 min. drive



Building Renovations  
Delivered

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