



TORINGDON

Stay in the loop.

TORINGDON

Looking for a city feel with suburban appeal? **Stay in the loop.**

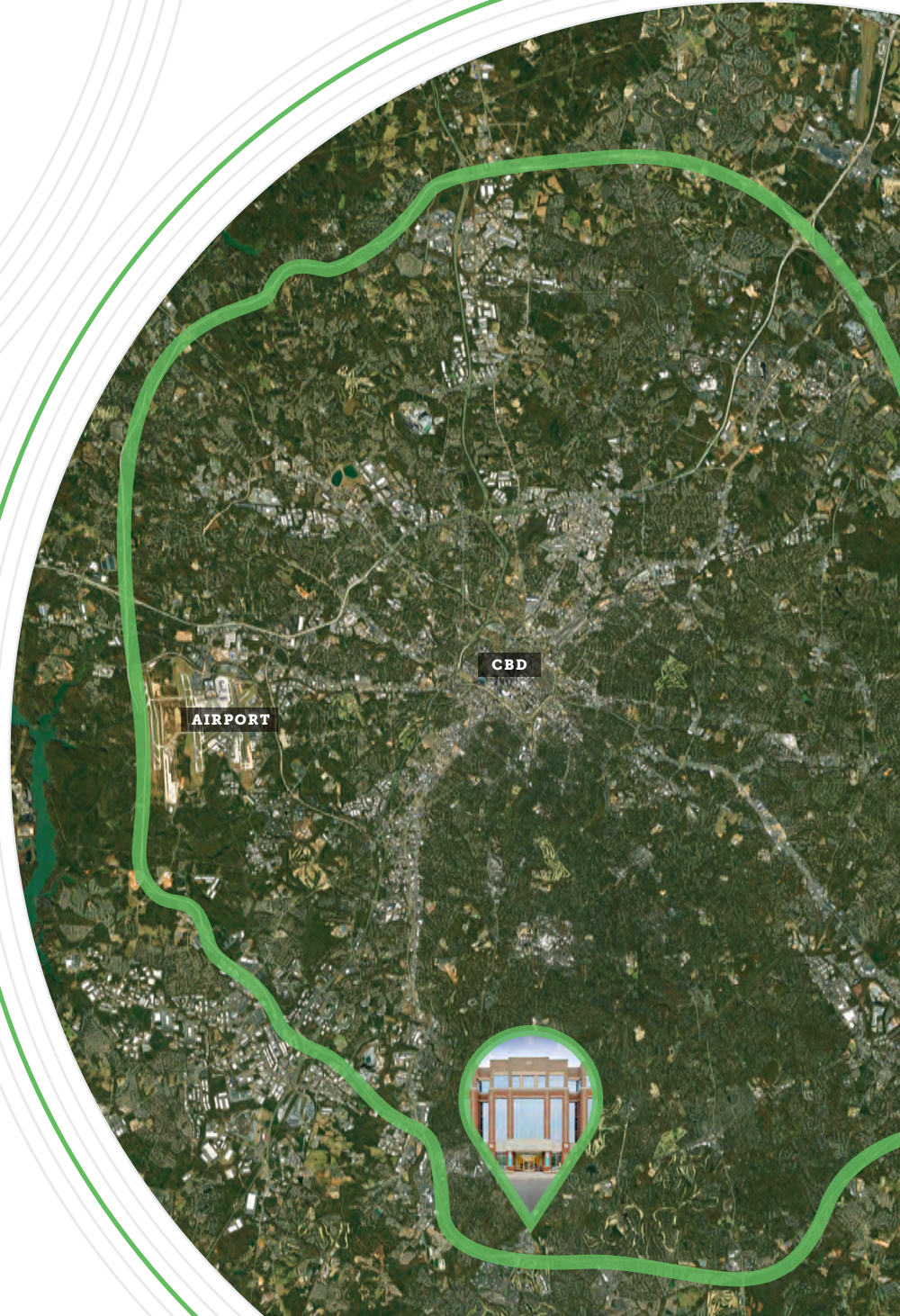
If you've been hoping to find a modern workspace where the suburbs feel more like the city, then you don't have to hope anymore: this exists at Toringdon, which offers next-generation office space just inside the **I-485 loop** within Charlotte's most sought-after submarket. Once you've arrived at Toringdon, you'll feel right at home staying in the loop. In fact, you'll rarely want to leave it.

TORINGDON 7 NOW UNDER
CONSTRUCTION

**CORPORATE NEIGHBORS
INCLUDE** BLUE CROSS BLUE
SHIELD, CROWN CASTLE,
NOVOLEX, AND PEPSI.

BEAUTIFUL LOBBIES,
EFFICIENT FLOORPLATES,
AND GREAT NATURAL LIGHT

20 MINUTES FROM
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT



TORINGDON

Want to walk to lunch today? Stay in the loop.

One of Toringdon's major advantages is its superior location. Just off I-485 at the Johnston Road exit, you can slip into the office park with ease. Once there, anything you need is a short walk or drive away, from restaurants to hotels to daycares. Really, that's the beauty of Toringdon. It's where everything already is.

12

HOTELS

1,381 ROOMS
WITHIN 3 MILES

496

RETAIL
ESTABLISHMENTS
WITHIN 3 MILES

240

RESTAURANTS/BARS
WITHIN 3 MILES

Steps from Viva Chicken, Midwood Smokehouse, Miro Spanish Grille, and Earth Fare

35+

APARTMENT
COMMUNITIES
9,500 UNITS
WITHIN 5 MILES

5

MEDICAL FACILITIES
WITHIN 5 MILES

17

DAYCARE/PRE-
SCHOOLS PROGRAMS
WITHIN 5 MILES



TORINGDON

Like working in the lap of luxury? **Stay in the loop.**

While much is within walking or driving distance, Toringdon's abundance of amenities means there might be days you never even venture out at all. With ample parking, green space, and unique signage opportunities, Toringdon offers the modern conveniences that tenants—and their employees—absolutely love.

ON-SITE
CONFERENCING FACILITY

PROFESSIONAL
PROPERTY MANAGEMENT

STATE-OF-THE-ART
FITNESS CENTER

THE GREEN
AT TORINGDON

PARKING RATIO OF
FOUR SPACES PER 1,000 SQUARE FEET

BUILDING SIGNAGE
AND BRANDING OPPORTUNITIES



TORINGDON

Looking for your next regional headquarters?

Stay in the loop.

Toringdon 7 is now under construction and ready for occupancy in summer 2019. Designed by Gensler, Toringdon 7 is the office park's final building, featuring striking glass lines, efficient floorplates, and large blocks of availability and contiguous space.

CLASS A BUILDING
DESIGNED BY GENSLER

UNPARALLELED VISIBILITY
FROM I-485 AND JOHNSTON ROAD

FLOOR-TO-CEILING
GLASS AND EFFICIENT
25,000-SQUARE-FOOT
FLOOR PLATES

UNFETTERED ACCESS
FROM BALLANTYNE AND
SOUTH CHARLOTTE

MINIMAL COLUMNS
ALLOW FOR **MAXIMUM**
EFFICIENCY

PARKING RATIO OF
FOUR SPACES PER 1,000 SQUARE FEET



TORINGDON 7





TORINGDON

Seeking completely
customizable
office space?

Stay in the loop.

With flexible floor plates that allow you to realize your specific workspace vision, Toringdon is the perfect home for companies big and small, whether your company is relocating or expanding. Every business owner has a dream office space in mind. Now, at Toringdon, that dream can come true.



TORINGDON 1

3420 Toringdon Way

SUITE 210 2,823 RSF

SUITE 300 13,854 RSF

SUITE 400 28,489 RSF



TORINGDON 2

3430 Toringdon Way

SUITE 300 25,158 RSF



TORINGDON 3

3440 Toringdon Way

SUITE 307 7,811 RSF

SUITE 310 3,019 RSF



TORINGDON 4

3426 Toringdon Way

SUITE 100 2,243 RSF



TORINGDON 5

3436 Toringdon Way

100% LEASED



TORINGDON 6

3530 Toringdon Way

100% LEASED



TORINGDON 7 DELIVERY SUMMER 2019

3540 Toringdon Way

1ST FLOOR 20,059 RSF

2ND FLOOR 24,385 RSF

3RD FLOOR 25,749 RSF

4TH FLOOR 25,749 RSF

5TH FLOOR 25,749 RSF



FOR LEASING INFORMATION CONTACT:

RHEA GREENE

(704) 295.0460

RDG@TRINITY-PARTNERS.COM

JENNIFER KURZ

(704) 295.0412

JTK@TRINITY-PARTNERS.COM

Stay in the loop.

TORINGDON

BERKSHIRE
HATHAWAY
HomeServices

Carolina's Realty

