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*Need A
Cool Space to
Work with a
Perk?*

**\$500
Lender Credit
toward
Closing
Costs*

*5%
Tenant
Broker
Commission*

*Lender Credit will be available to the subtenant's employees once the sublease agreement of N. Community House Road 11405, Charlotte NC has been completed. Limit one credit per Movement Mortgage loan. This offer does not represent an approval for financing and all mortgage loans are subject to credit approval. Lender Credit will be applied at time of consummation and will be disclosed on the Closing Disclosure. This credit has no cash value and will not be honored if loan is not closed. Offer void where prohibited by law. Offer expires on November 14, 2021. Additional restrictions may apply, please contact 704-461-1102 for more information.

Asking Price:

\$22.00

PSF Full
Service

Contact us:

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FOR SUBLEASE | 11405 N. Community House Road Suite 200 | Charlotte, NC

Hayes Building in Ballantyne Corporate Park

Class A office building located in the heart of Ballantyne Corporate Park. The Hayes building offers tenant's access to several restaurants, retail and fitness amenities all within the park.

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300 W. Summit Avenue | Suite 200
Charlotte, NC 28203
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BE IN THE CENTER OF IT ALL AT BALLANTYNE CORPORATE PARK



153,995 SF
Total Building Size



6 Floors
in Building



4/1,000
Parking Spaces



2008
Year Built



Energy Star
Labeled



Fitness Facilities
in Business Park



Security
24-Hour, Key Card Access



I-485
Access

THE AREA

The Hayes Building is located within the Ballantyne Corporate Park, with a view overlooking the 12th green of the Golf Club at Ballantyne. The business park setting is ideal for any type of tenant looking for expansive amenities for their employees. Such amenities include structured parking, rotating on-site food trucks, center courtyards, over 40 dining options, more than 30 childcare facilities within 15 minutes, and a variety of fitness options within the park.

DISTANCE

Interstate 485	2.0 Miles
Interstate 77	7.9 Miles
Charlotte Douglas International Airport	17.5 Miles
Charlotte CBD	17.7 Miles



Suite 200 Gallery

Clockwise from top left:

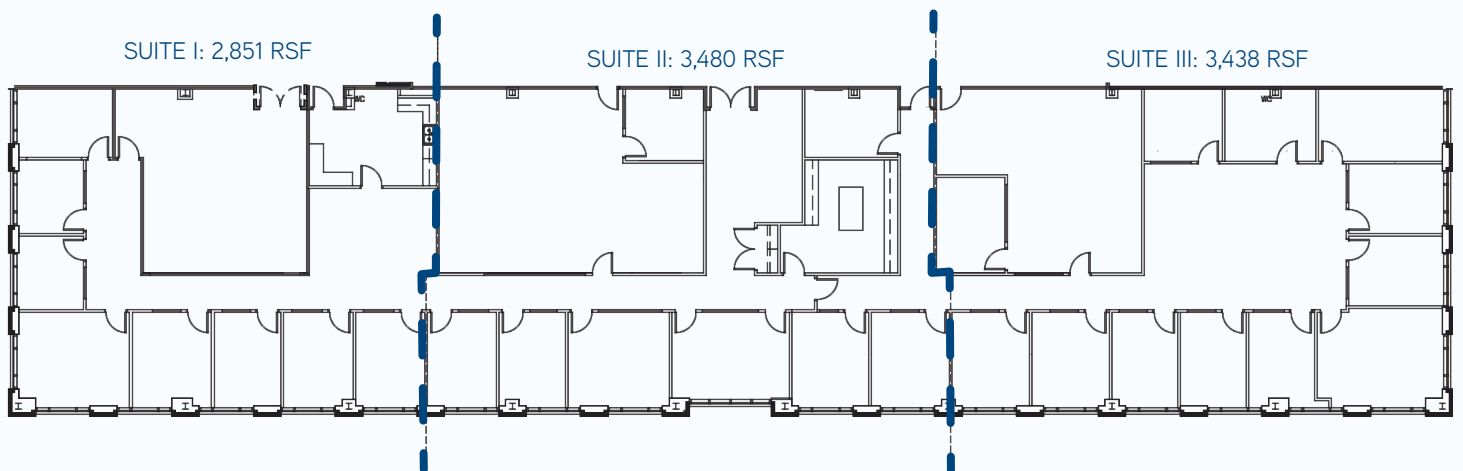
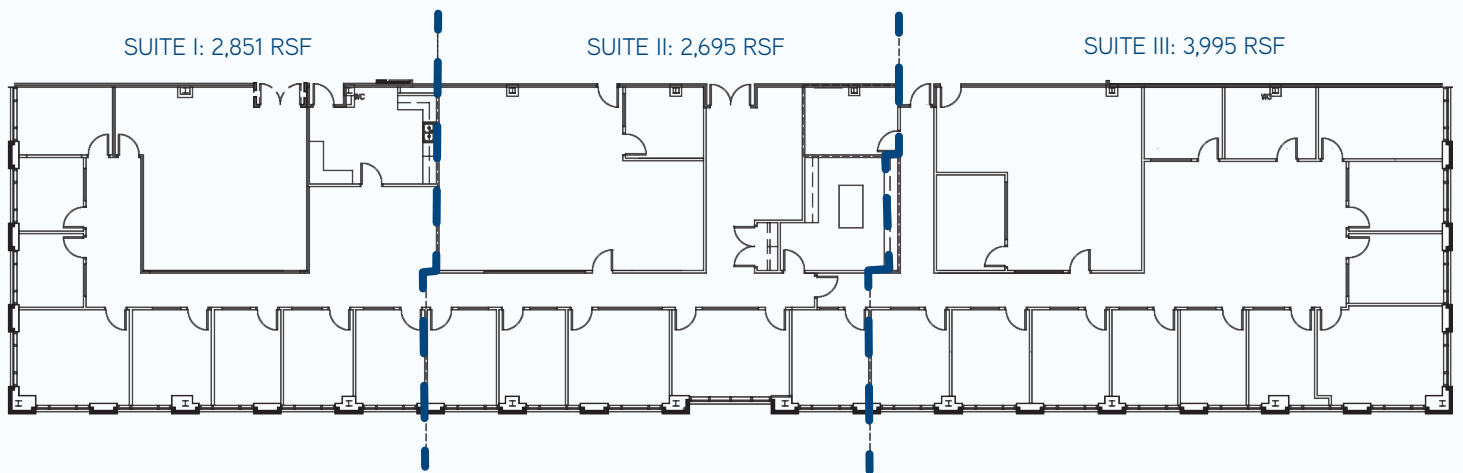
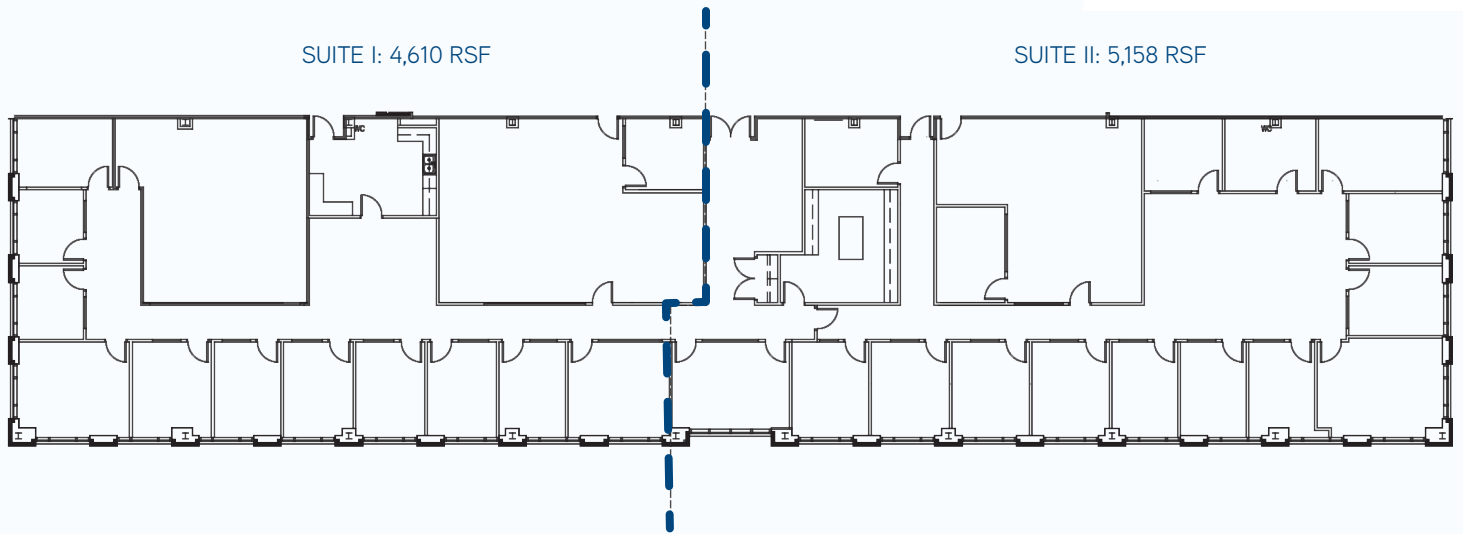
Centrally located, high-profile location
// Open-reception area // Breakroom
Space // Private Office //
Main office area //
Conference Room //
Open Office Area

VIEW MORE PHOTOS 

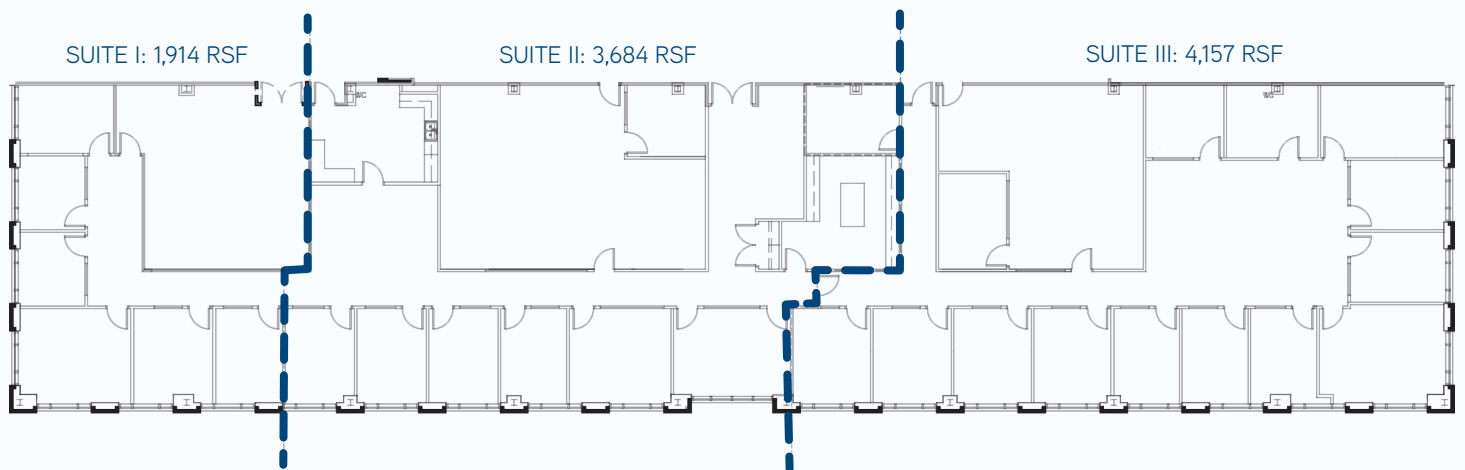
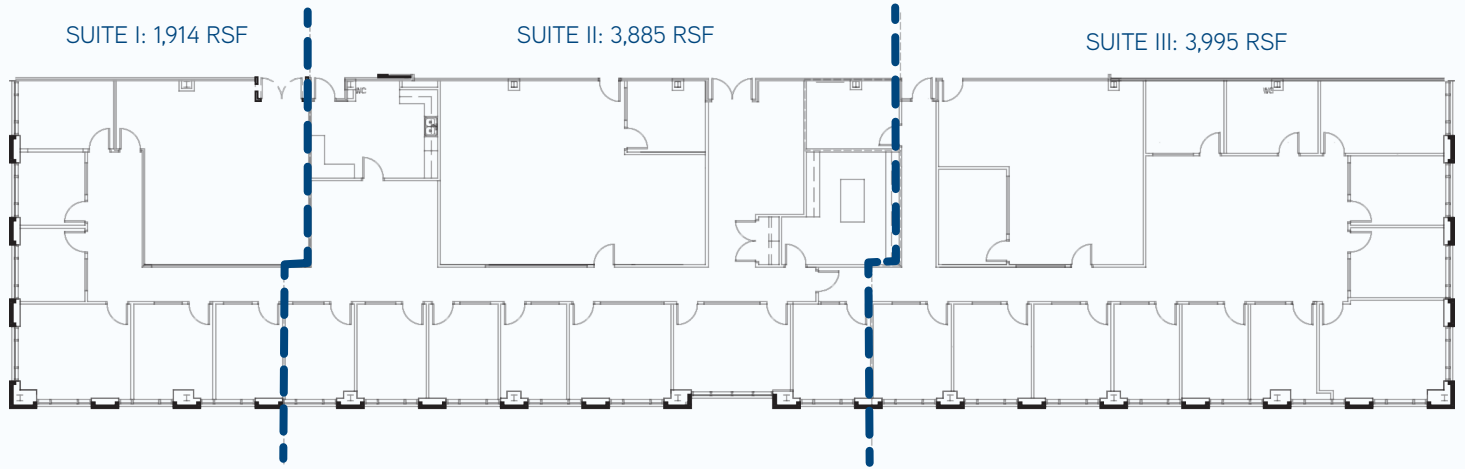
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Floor Plan Options - Suite 200



Floor Plan Options - Suite 200



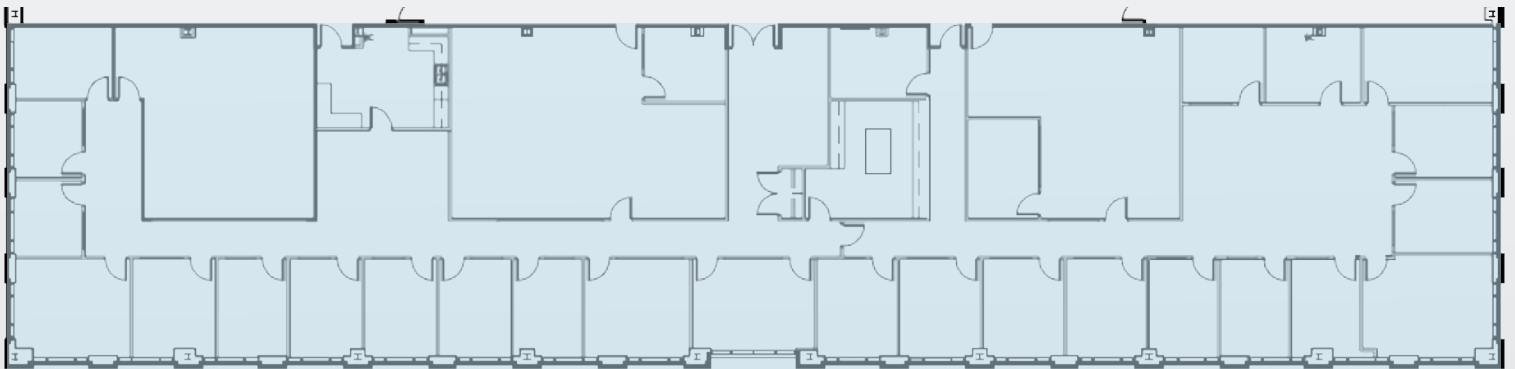
Available Space - Suite 200

Square Footage	1,914 - 11,323 RSF	Space Details	26 Offices with Seamless Glass Fronts, Large Conference Room, Open Areas for workstations
Year Built	2008		
Original Lease Term	Through November 14, 2021	FF&E	Negotiable
Parking Ratio	4.0/1,000 SF	Asking Lease Rate	\$22.00 PSF Full Service



KEY PLAN

FLOOR PLAN | Suite 200 - 11,323 SF



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