

An architectural rendering of a modern, multi-story office building with a glass facade. The building is illuminated from within, showing office interiors and a rooftop terrace. The scene is set at dusk, with a warm, orange and purple sky. In the foreground, there are trees, a sidewalk with a few people, and a road with light trails from traffic. The overall atmosphere is professional and modern.

13146

BALLANTYNE CORPORATE PLACE

**A WORK ENVIRONMENT THAT INSPIRES
CHARLOTTE, NC**

VISION

13146 Ballantyne Corporate Place

PROJECT OVERVIEW

- **Opportunity to transform** the Ballantyne landscape with a 328,000 SF Class A office building with 32,000 SF floorplates (floors 3 - 10) able to accommodate all requirements
- **Attract and retain top-level talent** by providing an all-inclusive work/lifestyle environment that addresses forward-thinking needs
- **People-focused design** will provide an amenity-rich location that delivers with increased connectivity and productivity
- **Developer's long-standing industry relationships** and effective processes make it possible to complete project months ahead of market standards



BUILDING FEATURES

13146 Ballantyne Corporate Place

PROPERTY OVERVIEW:

This monumental project is ideally located in the heart of Ballantyne, easily accessible from I-485. Expand on the energy of a thriving mixed-use center that differentiates itself with a commitment to inviting green spaces, community engagement and an ongoing focus to enhance your quality of life.

SIZE:

- 328,000 SF, 10 Stories of Class A office space
- 11th floor amenity space

FEATURES & AMENITIES:

- Top amenity floor with rooftop terrace, breathtaking views, fire pit & 9,000 SF space for relaxation, collaboration or events
- 2,500 SF fitness facility
- Building signage available
- 10' to 13' ceiling heights
- 32,000 SF floor plates (floors 3 - 10)
- 10th floor balcony
- Dining and retail options within walking distance
- Structured parking 4/1000
- Retail/Dining planned on main level

SUSTAINABILITY:

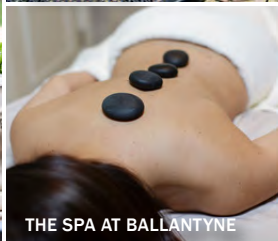
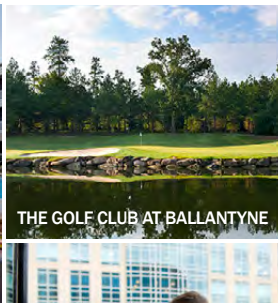
- Targeting LEED® Silver Core & Shell certification



EXPERIENCE

The Ballantyne Advantage

- Abundant active green spaces
- Best access to extensive nearby talent pool for recruiting, retention and productivity benefits
- Largest concentration of fitness facilities within 3-mile radius
- Commitment to sustainability throughout the campus
- Nationally recognized on-site property management
- Substantial on-campus medical office presence
- Leisure amenities such as retail, golf, spa, bike sharing & running trails
- Charlotte's largest single owner office community instills trust and offers landlord-friendly flexibility



FISHING AT BALLANTYNE

6.6MM

SF DEVELOPED & ENTITLED

24

POCKET PARKS & PONDS

45+

APARTMENT OPTIONS
WITHIN 15 MINUTES

40+

RESTAURANTS
WITHIN 1/2 MILE

2MM+

SF LEED® GOLD
OFFICE SPACE

19

MILES OF WALKING
PATHS & BIKE LANES

600

HOTEL ROOMS

35

FORTUNE 500
COMPANIES

Join an Engaged COMMUNITY

NEARLY 300

businesses offer significant
discounts through our
exclusive BCP Card Program



- Lunch seminars
- Tenant golf leagues
- Book club
- Social hours
- Volunteer opportunities
- Charitable drives
- Free group fitness events
- Community blood drives
- Dedicated website & digital signage for latest news
- Food trucks
- Recycling opportunities
- Popular neighborhood Breakfast Club



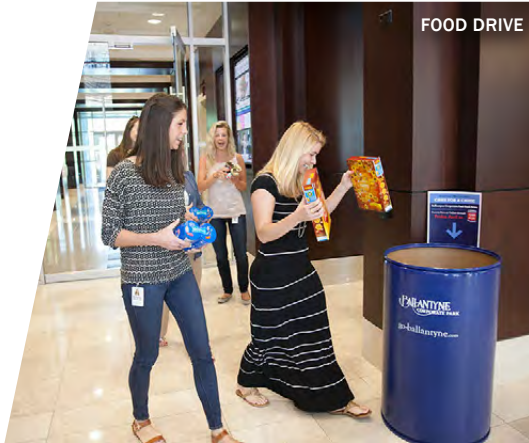
YOGA ON THE GREEN



VOLUNTEER OPPORTUNITIES



EARTH DAY SHREDDING



FOOD DRIVE



YMCA RUN! BALLANTYNE



LUNCH AND LEARN



FOOD TRUCK

goBallantyne.com



GALLERY RESTAURANT



BRAZWELLS PUB



CULLMAN PARK



BLACKFINN AMERIPUB

Amenities that Complement YOUR LIFESTYLE



ABUNDANT GREEN SPACE



OUTDOOR FITNESS AT SARA'S YMCA



BALLANTYNE VILLAGE



THE FIT TRAIL

ALL-ACCESS GUIDE

to the Complete Ballantyne Experience

Built on the foundation of a commitment to abundant open space, Ballantyne goes beyond the essentials to create the best overall workplace environment. Experience all that Ballantyne has to offer – from convenient dining options and on-site wellness offerings to beautiful parks and can't-miss tenant events.





RESTAURANT TENANTS

In Addition to the 40+ Restaurant Options
Already Present, Ballantyne is Currently
Pursuing the Following Options:

GRILLS

BREWERIES

STEAKHOUSES

SALADS

SANDWICHES

COFFEE SHOPS

MEDITERRANEAN

BURGERS

MEXICAN

ITALIAN

MULTIFAMILY OPTIONS IN BALLANTYNE

3,000+ apartment units within 2 miles

- | | | | | | |
|----------|--|----------|--|-----------|---|
| 1 | CHESWYCK BALLANTYNE:
Rent: \$937 – \$1,680
Units: 528 | 5 | THE LOWRIE:
Rent: \$1,094 – \$2,105
Units: 245 | 9 | SOLIS BALLANTYNE:
Rent: \$1,047 – \$2,425
Units: 194 |
| 2 | PLANTATION PARK:
Rent: \$1,000 – \$2,370
Units: 254 | 6 | POST BALLANTYNE:
Rent: \$1,000 – \$3,000
Units: 323 | 10 | THE PRESERVE AT BALLANTYNE COMMONS:
Rent: \$910 – \$1,896
Units: 270 |
| 3 | BEXLEY CROSSING AT PROVIDENCE:
Rent: \$1,000 – \$1,610
Units: 304 | 7 | CAMDEN BALLANTYNE:
Rent: \$1,030 – \$1,799
Units: 400 | | |
| 4 | ATKINS CIRCLE:
Rent: \$859 – \$2,380
Units: 586 | 8 | LEGACY BALLANTYNE:
Rent: \$1,040 – \$2,885
Units: 282 | | |

BUILDING

Exterior



ENTRANCE

Rendering



LOBBY

Renderings



FITNESS

Center



ROOFTOP

Amenity Space



ROOFTOP

Terrace





SITE LOCATION



SITE PLAN

13146 Ballantyne Corporate Place



HIGHWAY

Accessibility



TO HWY 51/CBD



TO I-77/CBD



TO MATTHEWS



BALLANTYNE CORPORATE PLACE

JOHNSTON BLVD. TO PARK RD.

N. COMMUNITY HOUSE RD.

TO I-485/CBD

TO I-485/MATTHEWS

BALLANTYNE COMMONS PARKWAY

BALLANTYNE COMMONS PARKWAY

N. COMMUNITY HOUSE RD.

LANCASTER HIGHWAY



TO FORT MILL, SC

TO FORT MILL, SC

TO FORT MILL, SC

PROVIDENCE ROAD WEST

LAYOUT PLAN

Concept

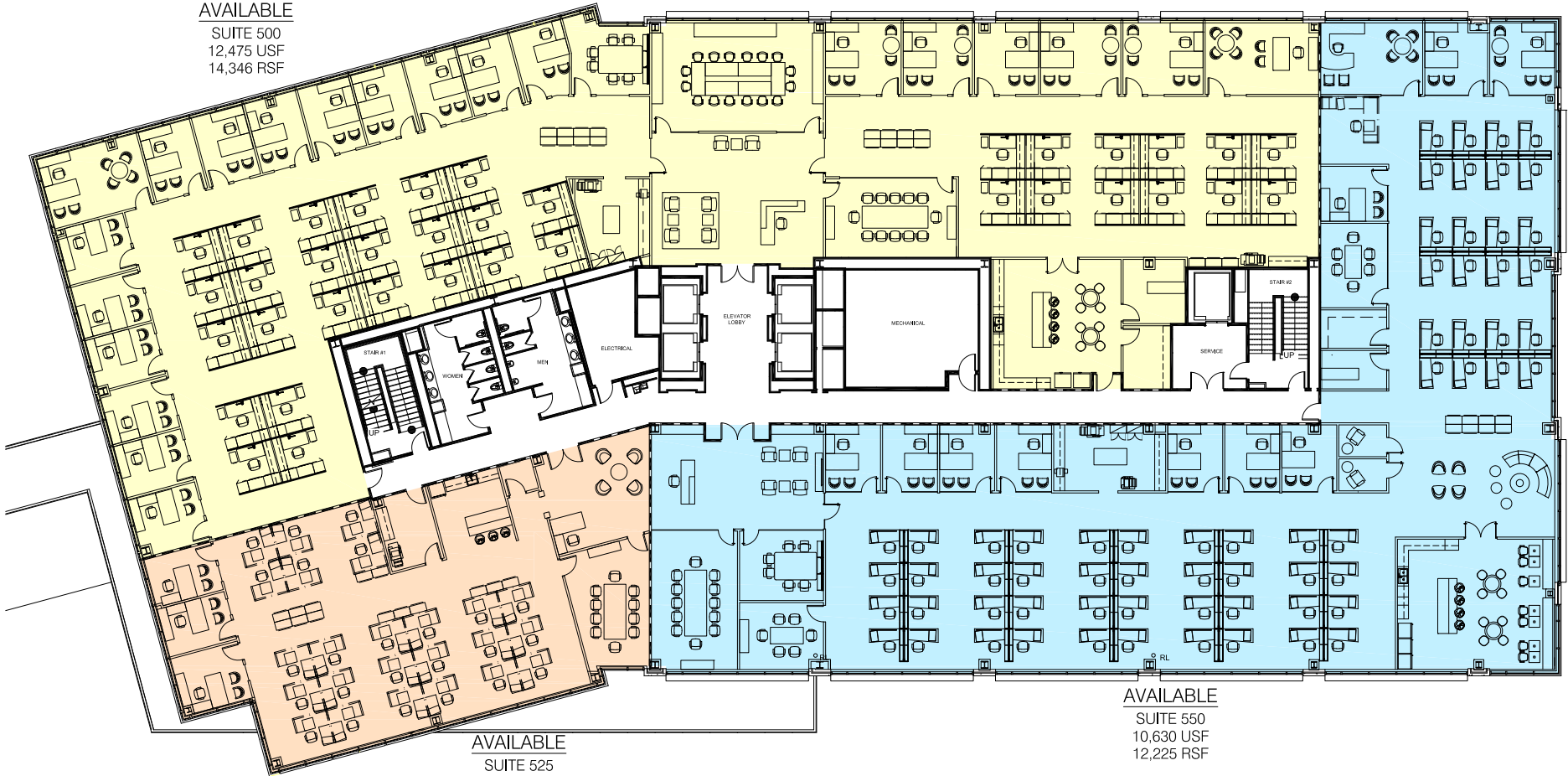


TEST FIT

Multi-Tenant Large

TEST FIT
SPACE PLAN - 1 OF 1
CBP- 7C PROSPECT BUILDING
30,847 TOTAL RSF
NOT TO SCALE
DATE: FEBRUARY 16, 2018

AVAILABLE
SUITE 500
12,475 USF
14,346 RSF



AVAILABLE
SUITE 525
3,718 USF
4,276 RSF

AVAILABLE
SUITE 550
10,630 USF
12,225 RSF

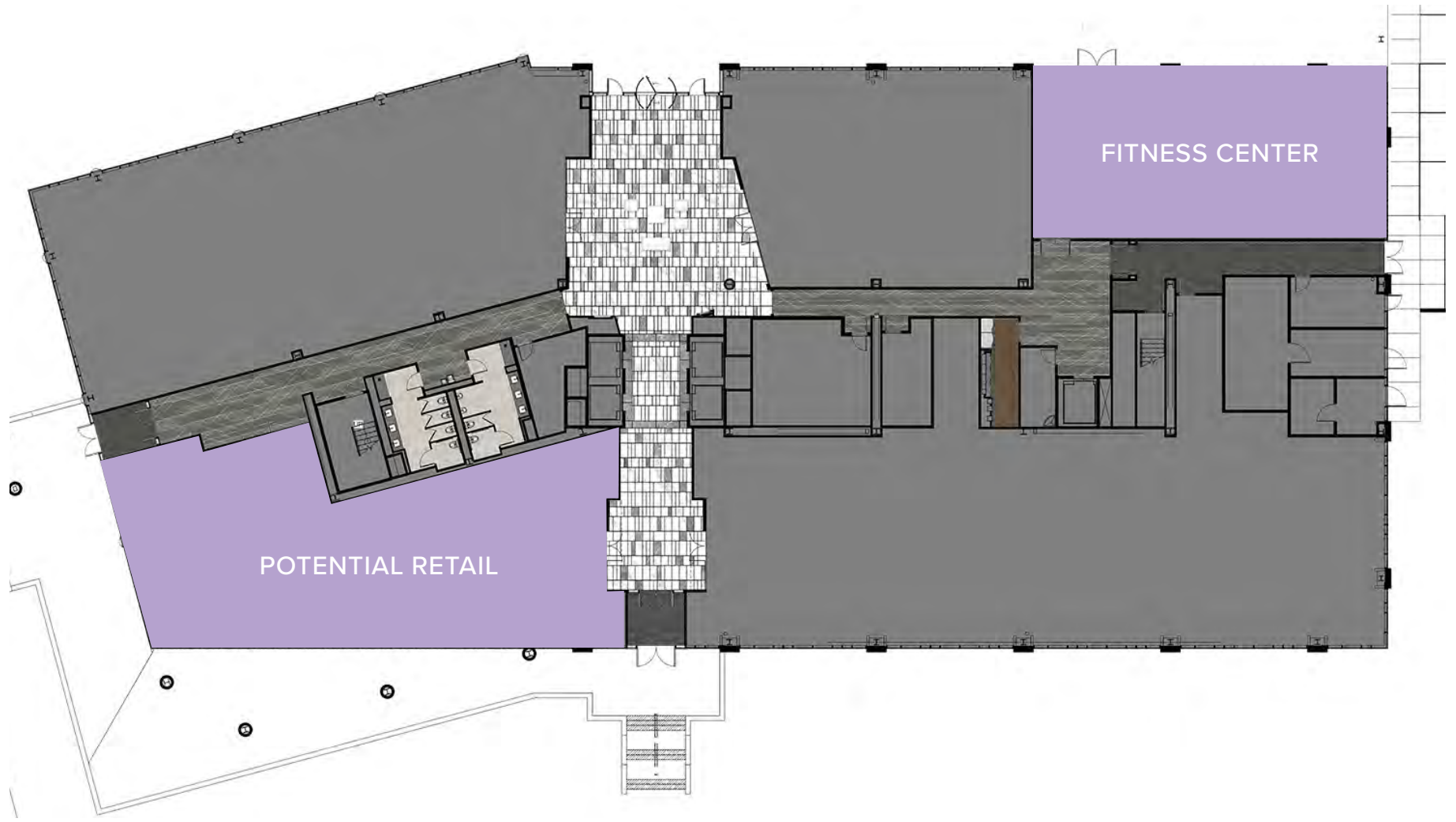
TEST FIT

Multi-Tenant Small



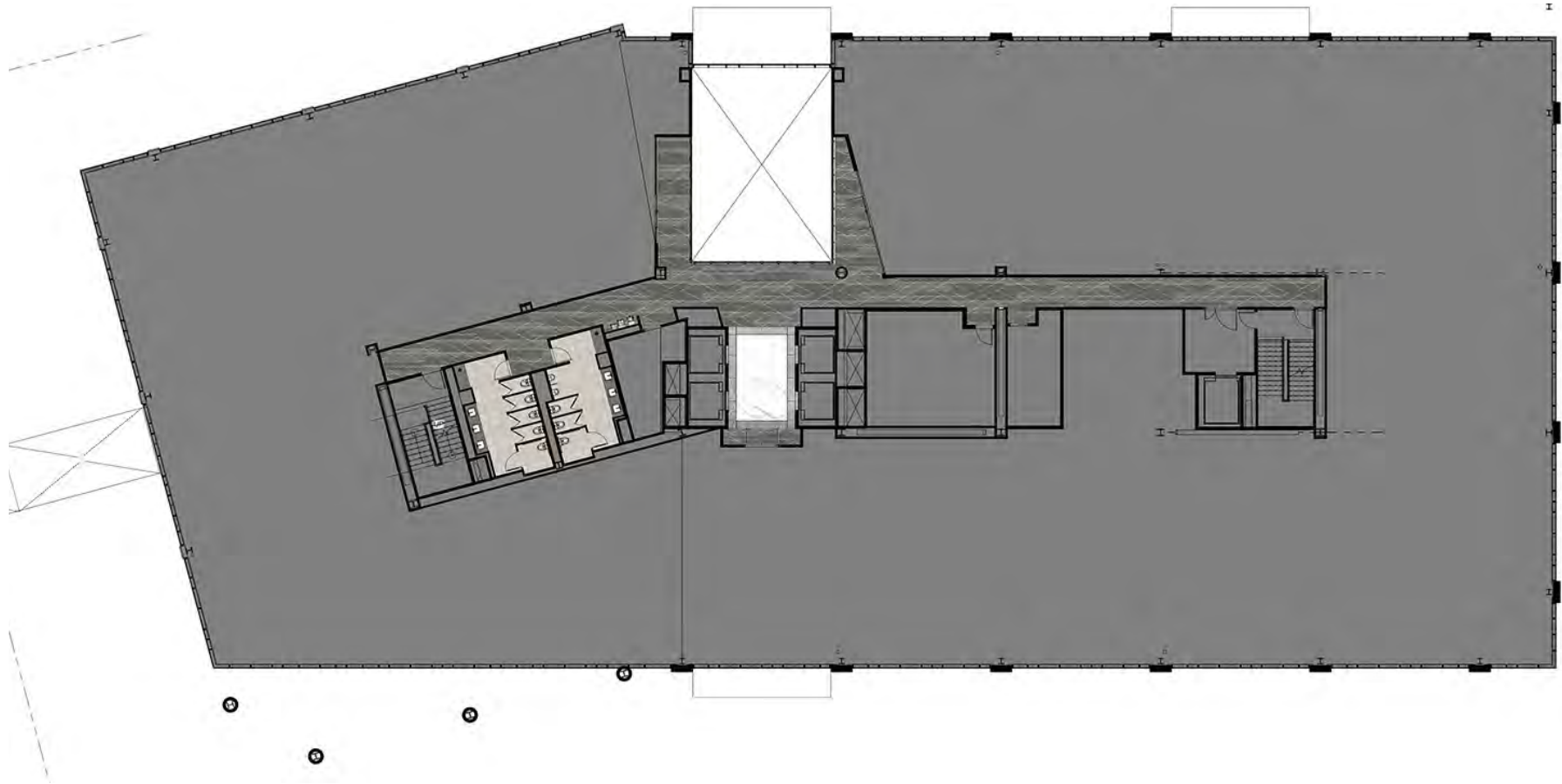
FLOOR PLAN

First Floor



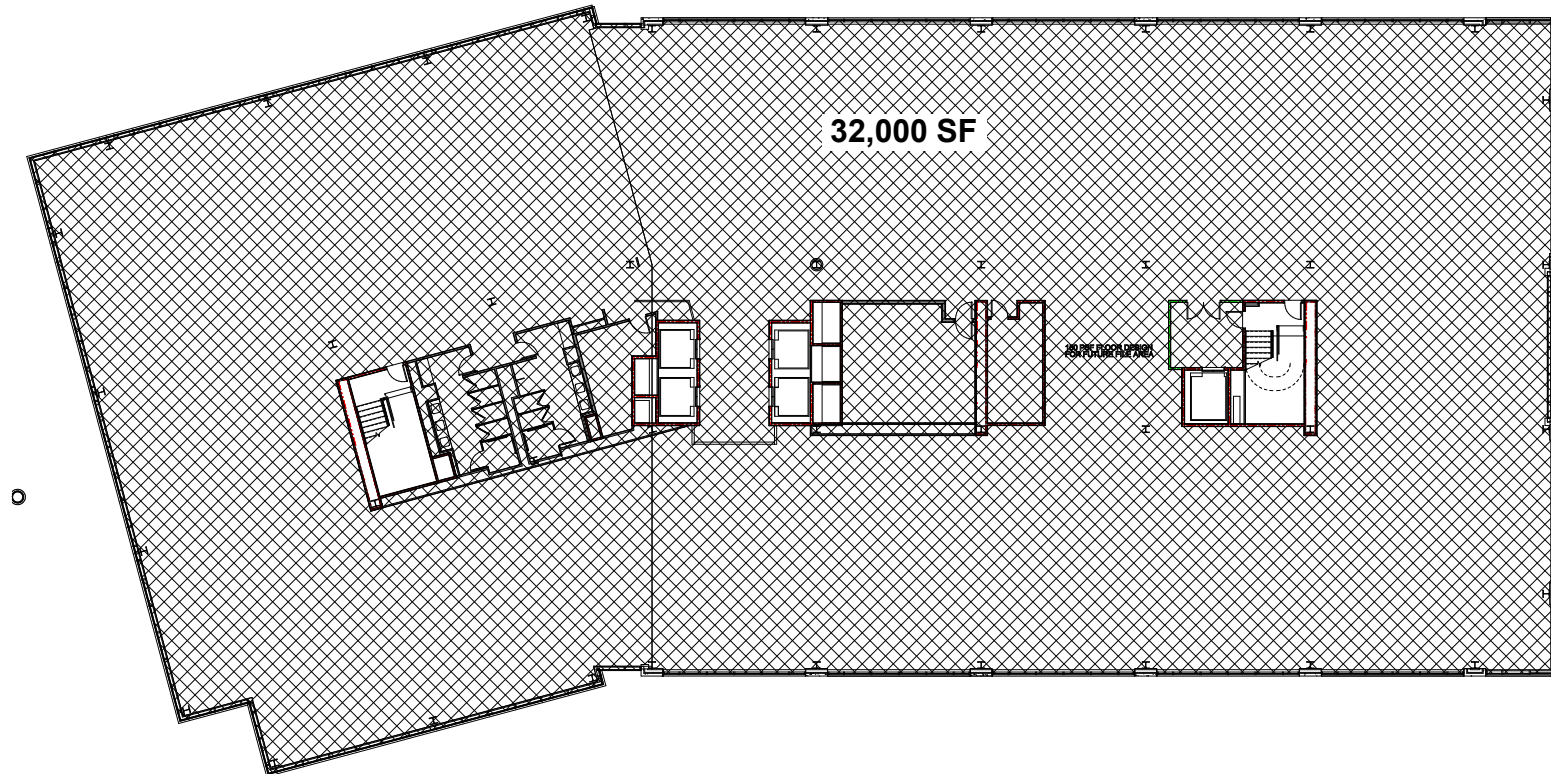
FLOOR PLAN

Second Floor



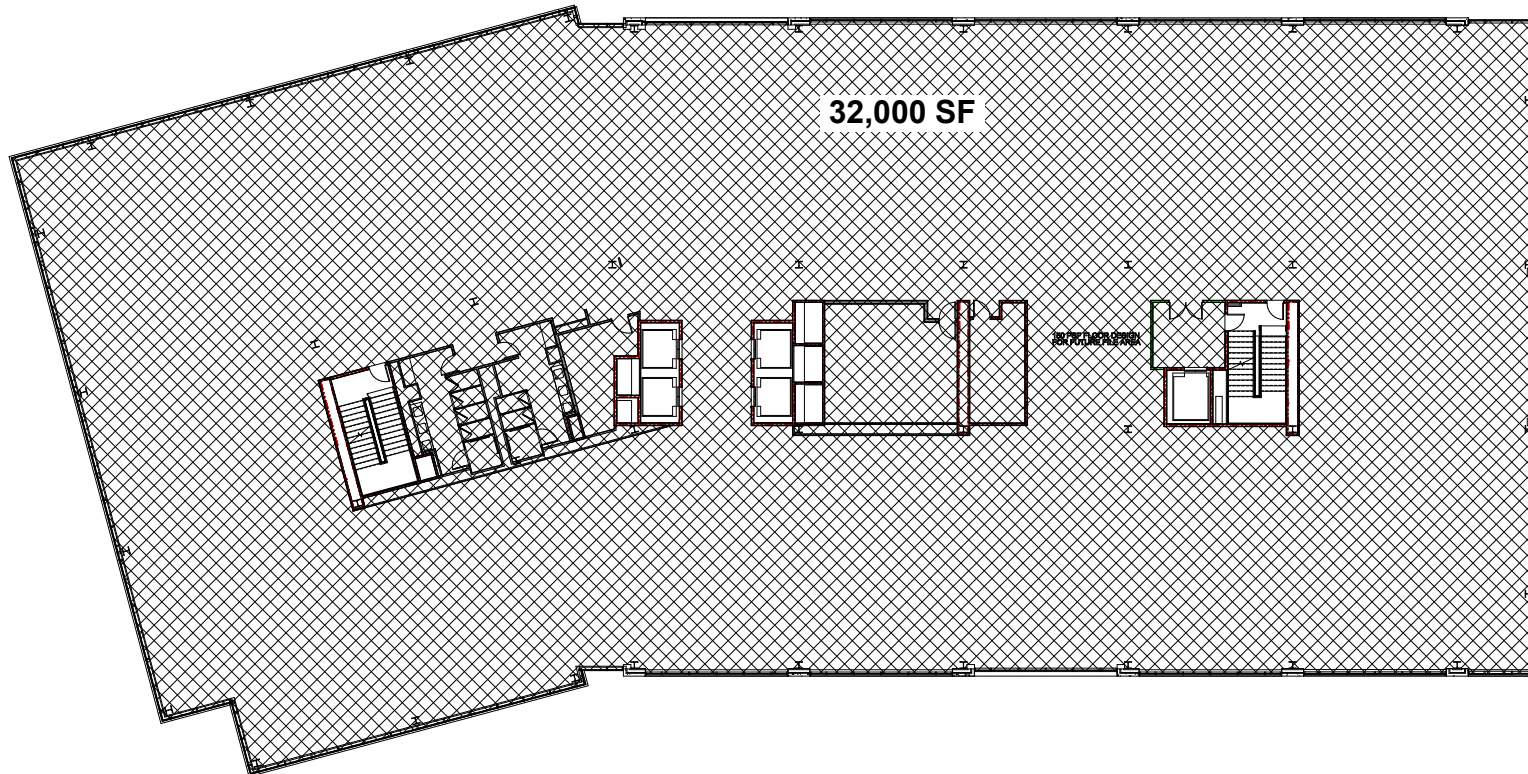
FLOOR PLAN

Third Floor



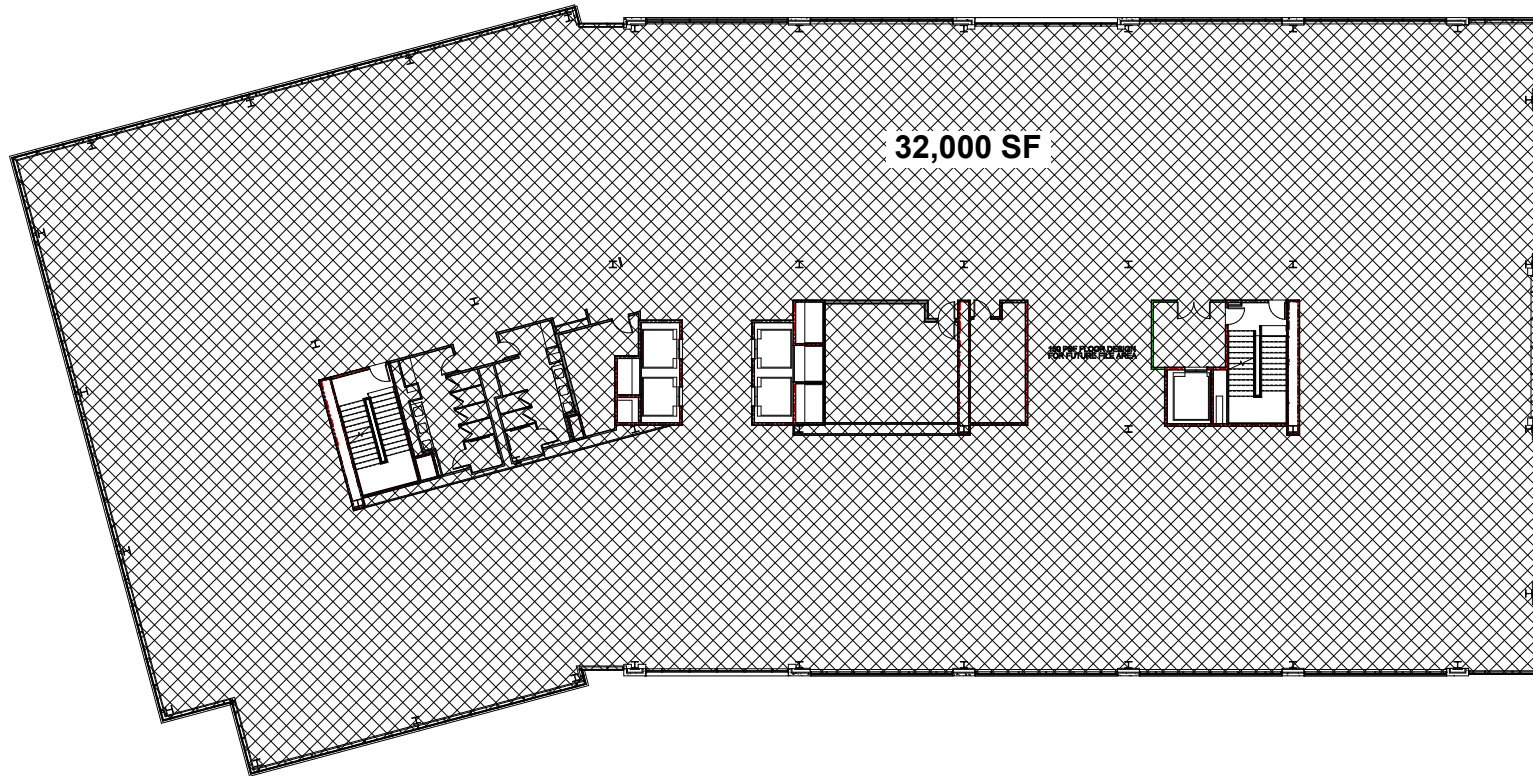
FLOOR PLAN

4 - 5th Floor



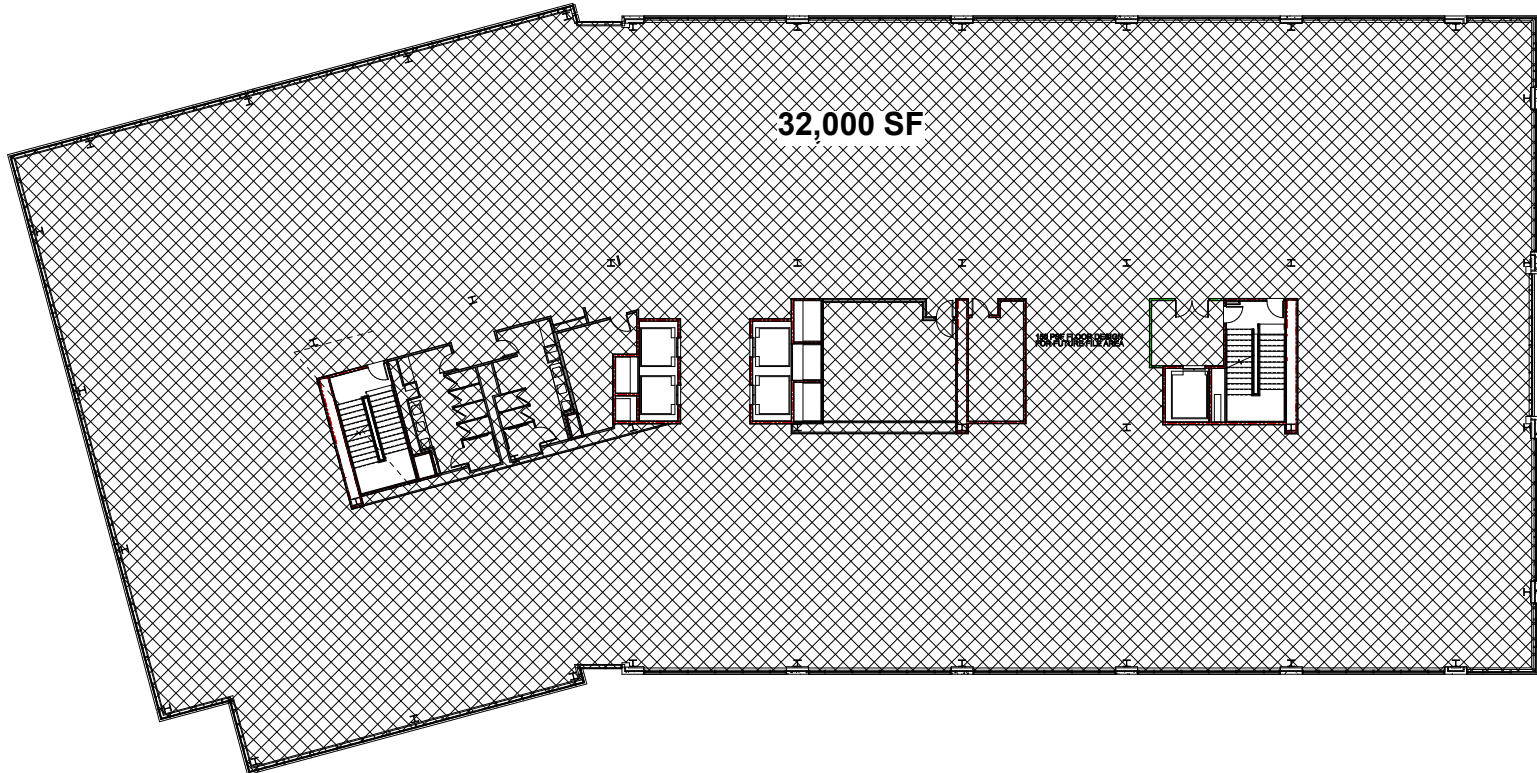
FLOOR PLAN

6 - 8th Floor



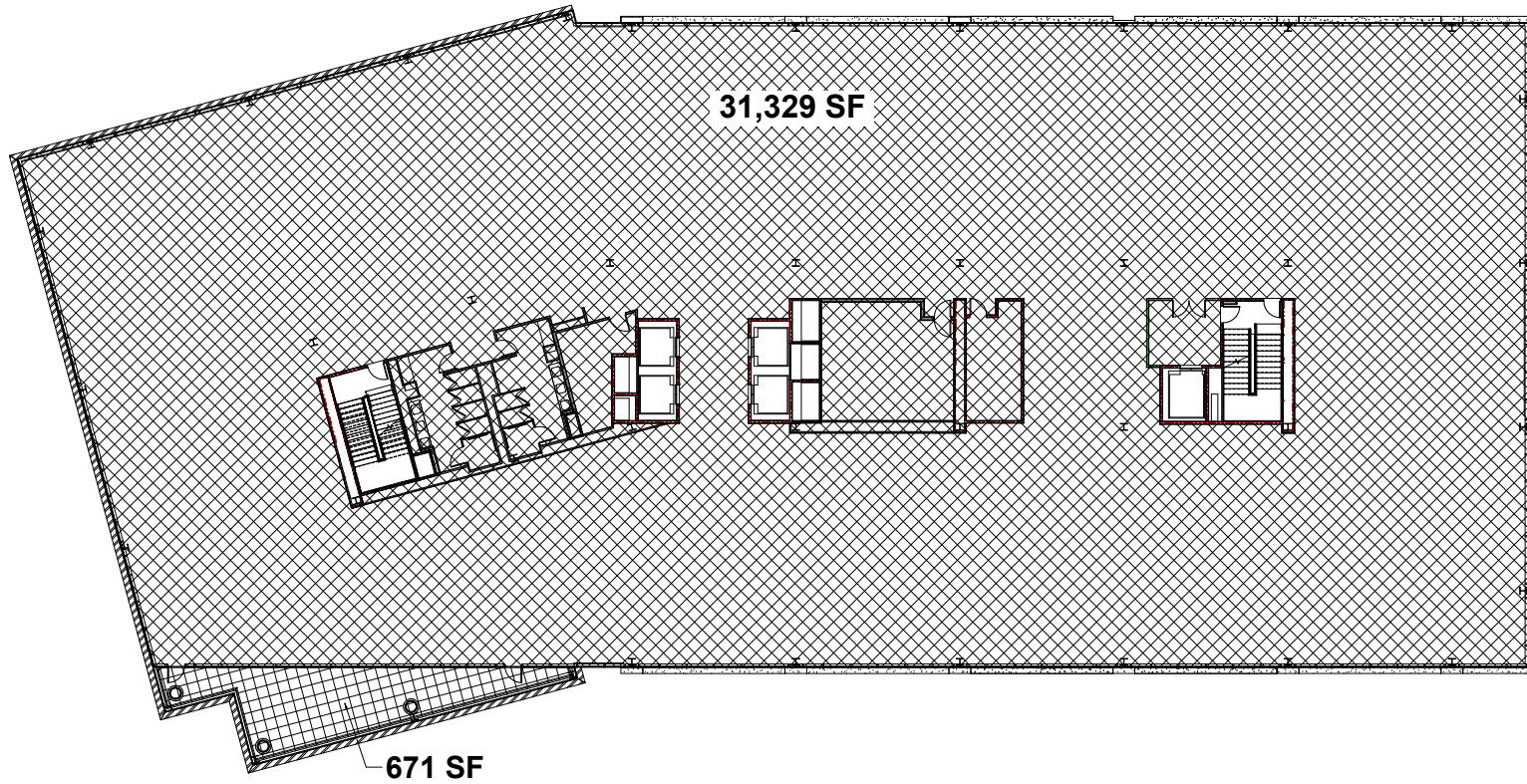
FLOOR PLAN

9th Floor



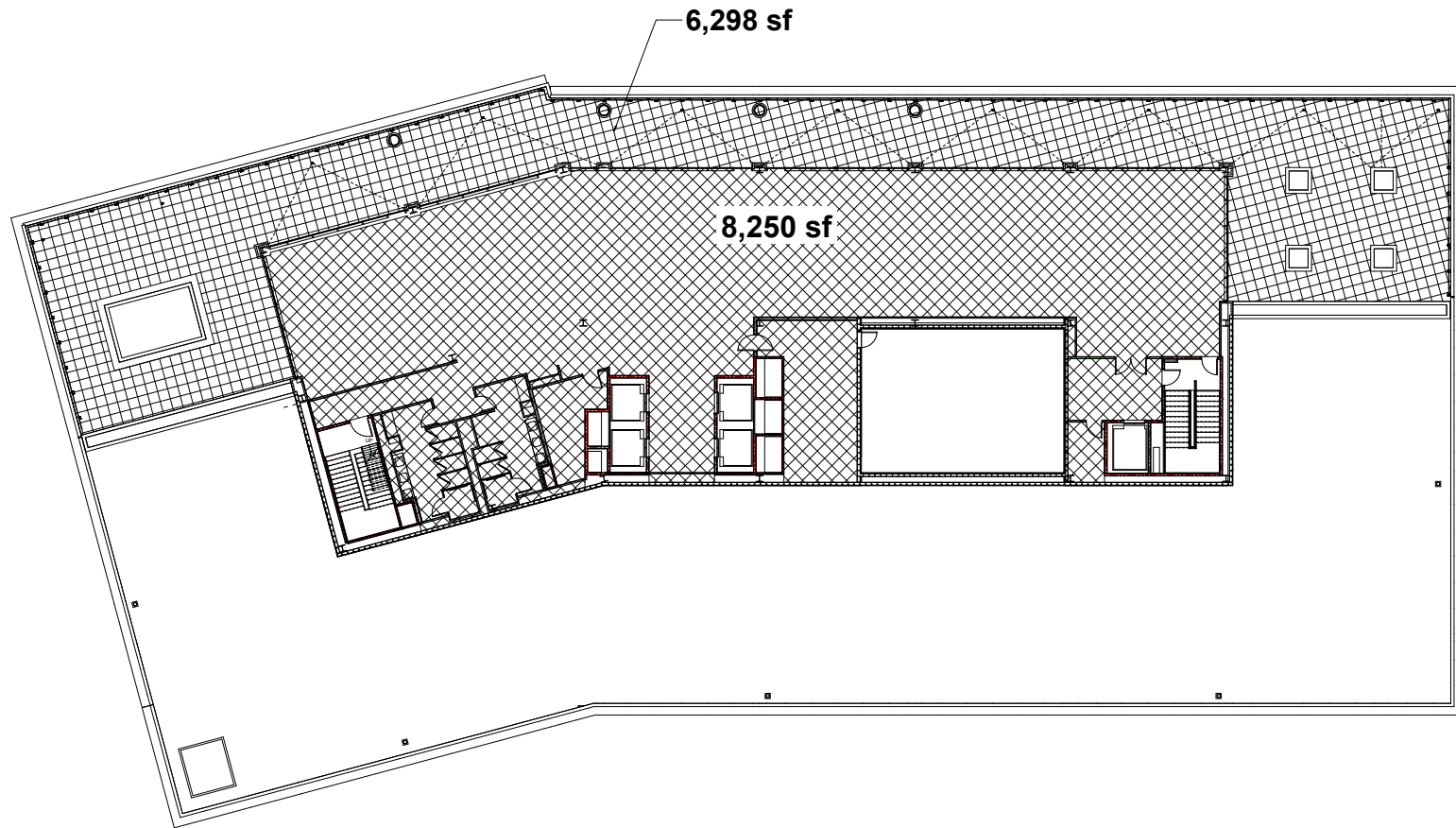
FLOOR PLAN

10th Floor



FLOOR PLAN

11th Floor - Rooftop





LEASING INFORMATION

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