



BALLANTYNE VILLAGE 1

OFFICE SPACE FOR LEASE

14815 BALLANTYNE VILLAGE WAY
CHARLOTTE, NC

BUILDING FEATURES

TOTAL SQUARE FEET	112,616 RSF
AVAILABLE	2,653 - 55,632 RSF
YEAR BUILT	2005
LEASE RATE	\$34.00 - \$38.00 FULL SERVICE
PARKING RATIO	4.0/1,000

2,653 - 55,632 RSF AVAILABLE





ENDLESS AMENITIES

BALLANTYNE VILLAGE

- + AC HOTEL
- + BLACKFINN PUB
- + MELLOW MUSHROOM
- + PANERA BREAD
- + BURGER 21
- + JADE ASIAN FUSION
- + THE BLUE TAJ
- + ZINICOLA
- + SMOOTHIE KING
- + ORANGETHEORY FITNESS
- + MAHANA FRESH
- + TIFA CHOCOLATE & GELATO
- + SHEAR EXCELLENCE
- + YOGASIX

BALLANTYNE QUAD

- + DUCKWORTHS
- + AKROPOLIS
- + SAKE JAPAN
- + BLUE OLIVE
- + TONY'S PIZZA
- + PERSIS INDIAN GRILL
- + SABOR LATIN STREET GRILL
- + EINSTEIN BRO. BAGELS
- + STARBUCKS
- + SUNFLOUR BAKING COMPANY
- + CVS PHARMACY
- + SUBWAY

BALLANTYNE COMMONS EAST

- + HARRIS TEETER
- + JJ'S RED HOTS
- + BAD DADDY'S BURGER BAR
- + FOX & HOUND
- + LIBRETTO'S PIZZERIA
- + DICKEY'S BBQ PIT
- + MCALISTER'S DELI
- + ZAPATA'S
- + UPS STORE
- + RITE AID
- + TWIG & FIG
- + PET PEOPLE

TORINGDON

- + EARTH FARE
- + MIRO
- + GRABBAGREEN
- + BUONA VITA PUB
- + BASIL THAI
- + HICKORY TAVERN
- + VIVA CHICKEN
- + MIDWOOD SMOKEHOUSE
- + LA FITNESS
- + CANTINA 1511
- + LE PETIT SPA
- + PURELUXE NAILS & SPA

AVAILABILITIES

SUITE	SF MIN	SF MAX	RATE
SUITE 200	3,250 RSF	5,903 RSF	\$34.00/SF
SUITE 210	2,653 RSF	5,903 RSF	\$34.00/SF
3RD FLOOR	27,476 RSF	55,632 RSF	\$38.00/SF
4TH FLOOR	28,157 RSF	55,632 RSF	\$38.00/SF

PARK FEATURES

- Located right above 40+ food and beverage, fitness, and pet amenities.
- Unparalleled opportunity for signage at a high traffic intersection.
- Convenient access via I-485, I-77

LARGE BLOCK OPPORTUNITY

- 13' ceiling height
- Large, efficient floorplates optimal for various layouts
- Floor to ceiling windows allow for maximum natural light

FOR MORE INFORMATION, CONTACT:

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