



THE OFFICES AT



## BALLANTYNE VILLAGE 3

## OFFICE SPACE FOR LEASE

1,557 - 3,756 RSF  
**AVAILABLE**

14835 BALLANTYNE VILLAGE WAY  
CHARLOTTE, NC

### BUILDING FEATURES

TOTAL SQUARE FEET	50,912 RSF
AVAILABLE	1,557 - 3,756 RSF
YEAR BUILT	2005
LEASE RATE	\$34.00 FULL SERVICE
PARKING RATIO	4.0/1,000







# 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	2,199 RSF	3,756 RSF	\$34.00/SF
SUITE 225A	1,557 RSF	3,756 RSF	\$34.00/SF

## PARK FEATURES

- Second story office above ground floor retail
- 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

FOR MORE INFORMATION, CONTACT:

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