



Announcing up to 53,000 s.f.

# Class A Creative Office *at* Ballantyne Village



# Property overview



Up 53,000 s.f. of class A creative office available for lease across two floors



Opportunity for high visibility signage in highly-trafficked area



Unique office features including large glass windows, 13' high ceilings, and potential for 2-story lobby with staircase



Abundant covered parking: 4.0/1,000 p.s.f



Save time and mileage with more than 15 dining, fitness and childcare amenities at your doorstep



Health and safety is made a priority with an upgraded HVAC/air filtration system and tenant improvement package including options for antimicrobial finishes, touchless elevator keypads and other wellness features



Open floor plan offers a unique opportunity to design an efficient and thoughtful socially-distanced workplace

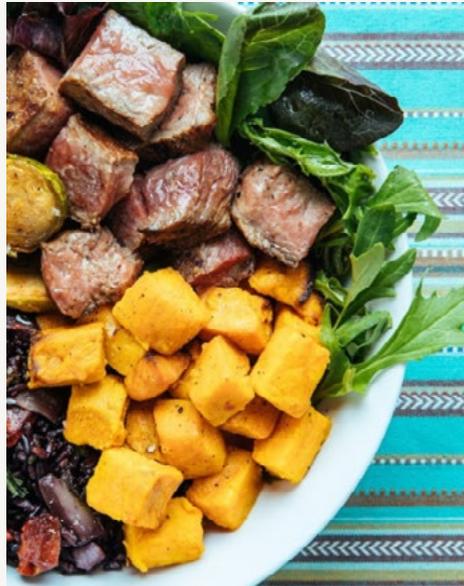




4th floor of office with boundless options for class A creative space

# Endless amenities at your doorstep

Ballantyne Village creates an elevated experience that goes beyond the built environment. Outdoor dining, walkability and fresh air are more important than ever.





◀ BALLANTYNE COMMONS EAST

▼ BALLANTYNE QUAD

▼ TORINGDON MARKET

**BALLANTYNE VILLAGE**

- + Blackfinn Pub
- + Mellow Mushroom
- + Panera Bread
- + Burger 21
- + Jade Asian Fusion
- + The Blue Taj
- + Zinicola
- + Smoothie King
- + Orangetheory Fitness
- + Mahana Fresh
- + YogaSix
- + Giggles Childcare
- + Café Fiori
- + Modern Pet Salon
- + FedEx Office

**BALLANTYNE QUAD**

- + Duckworths
- + Akropolis
- + Sake Japan
- + Blue Olive
- + Tony's Pizza
- + Persis Indian Grill
- + Sabor Latin Street Grill

**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

**TORINGDON MARKET**

- + Earth Fare
- + Miro
- + Grabbagreen
- + Buona Vita Pub
- + Red Robin
- + Hickory Tavern
- + Viva Chicken
- + Midwood Smokehouse
- + LA Fitness
- + Cantina 1511



Entry from rear parking deck



Ballantyne's best signage opportunity  
*10+ exterior signage options available*





Floor-to-ceiling windows allow for an abundance of natural light

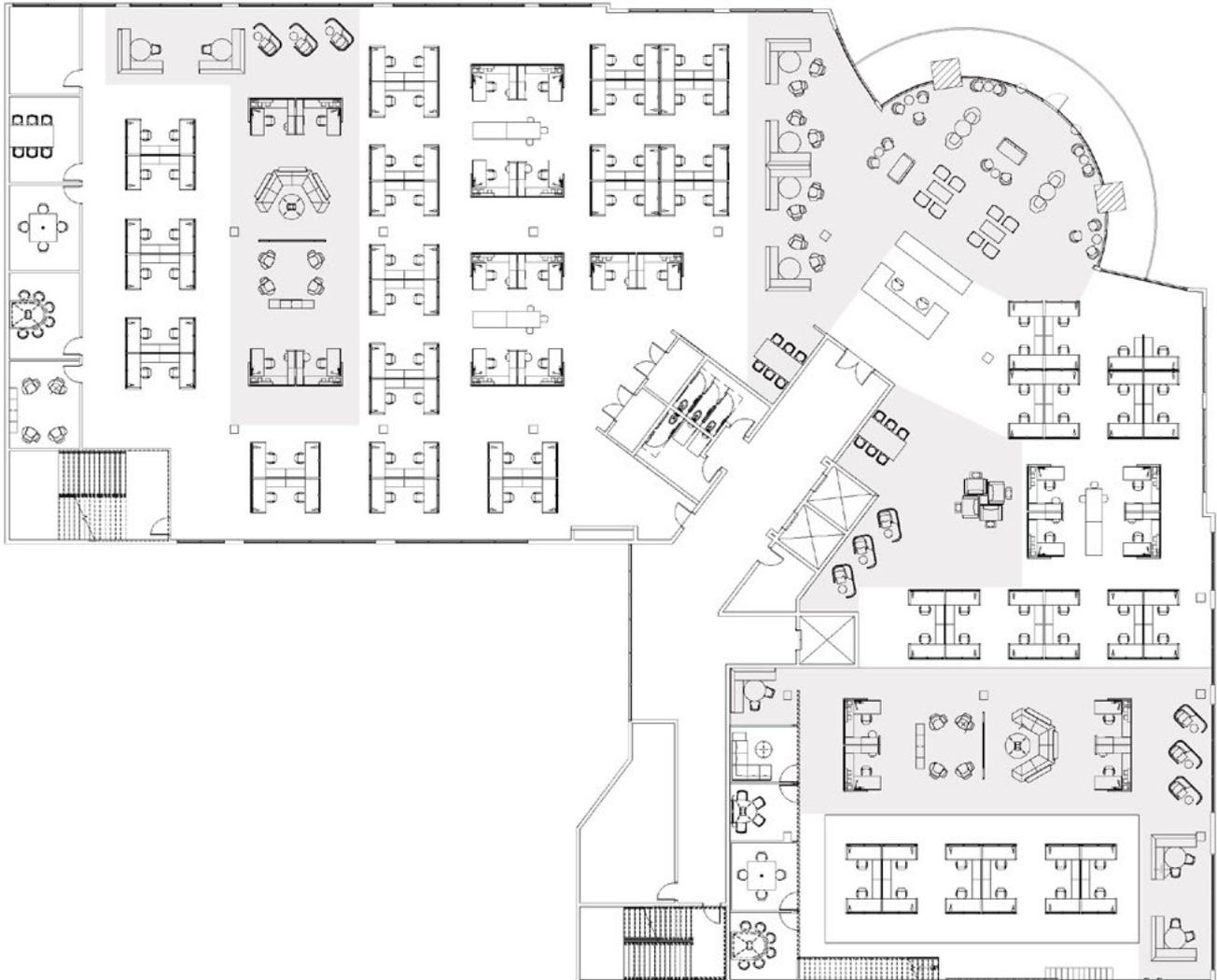
Newly-constructed, wide-open space provides an opportunity to design the office configuration for optimum workplace efficiency and safety





Desire even more natural light?  
Talk to us about our rooftop possibilities!

Sample floor layout





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