



## IRBY

11325 NORTH COMMUNITY HOUSE ROAD  
+/- 155K SF

### FEATURES & AMENITIES

- ▶ ADJACENT PARK
- ▶ OUTDOOR PATIO
- ▶ WALKABLE DINING + ON-SITE ROTATING FOOD TRUCKS
- ▶ STRUCTURED PARKING
- ▶ LEED GOLD, ENERGY STAR CERTIFIED + WELL HSR



## ELEVATING THE WORKDAY EXPERIENCE AT BALLANTYNE®

Acres of open green space, excellent customer service, convenient lifestyle amenities and exclusive customer perks – all powered by one owner. With a multitude of office buildings and variety of space available, the single-owner advantage gives customers the flexibility to grow in a work environment that inspires.

LEARN MORE AT [GOBALLANTYNE.COM](http://GOBALLANTYNE.COM)

**100+**  
Dining/Retail Options

**600**  
Hotel Rooms

**LIVE MUSIC**  
Outdoor Amphitheater

**20+ MILES**  
Walking Paths + Bike Lanes

**GREENWAY**  
Access

**100+ ACRES**  
Dedicated Green Space

**100+ EVENTS**  
Engaging Experiences







EXPLORE THE **BALLANTYNE** CAMPUS

**20**  
MINUTES  
TO AIRPORT

**20**  
MINUTES  
TO CBD

**10**  
MINUTES  
TO SOUTH CAROLINA



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**INDEX**

- FUTURE LIGHTRAIL STOPS
- THE BOWL AT BALLANTYNE™
- THE AMP BALLANTYNE™
- STREAM PARK
- MCALPINE CREEK GREENWAY
- HOSPITALITY
- MULTIFAMILY
- PICKLEBALL COURTS



IRBY  
BUILDING  
LOCATION

**NORTHWOOD**  
OFFICE

WORK ENVIRONMENTS THAT INSPIRE