

TowneBank Building

13900 Conlan Circle, Charlotte, NC 28277

FOR LEASE



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13900 CONLAN CIRCLE, CHARLOTTE, NC 28277

PROPERTY SUMMARY



LOCATION DESCRIPTION

Conlan is located in the heart of Ballantyne, a 2,000-acre master-planned community nationally recognized as one of the most successful mixed-use environments in the country. Situated within Ballantyne Corporate Park, the Conlan Building offers a premier Class A office setting in one of Charlotte's most established and sought-after submarkets. Tenants benefit from Ballantyne's strong corporate presence, amenity-rich surroundings, and exceptional accessibility to major roadways, dining, retail, and hospitality. This strategic location provides an ideal balance of prestige, convenience, and connectivity, making it a compelling choice for companies while offering a desirable workplace environment for employees and clients alike.

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PROPERTY DESCRIPTION

Introducing a leasing opportunity at 13900 Conlan Circle in Ballantyne Corporate Park. Available suites include Suite 200 ($\pm 2,842$ SF) and Suite 240 ($\pm 6,500$ SF), offering flexible configurations to accommodate tenant needs and growth. Ideally located in South Charlotte, this Class A office setting provides excellent connectivity and a professional environment for businesses seeking a strategic location with room to expand.

OFFERING SUMMARY

Asking Rate:	Contact Broker
Number of Units:	2+
Available SF:	$\pm 2,000 - 6,500$ SF
Lease Type:	Full Service

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PROPERTY HIGHLIGHTS



Building Name	TowneBank Building
Property Type	Office
Parking Ratio:	± 4.0 / 1,000 SF
Building Size	31,396 SF
Floors	2+
Building Class	A



- Flexible suite configurations to support tenant growth
- Free surface parking in the adjacent parking lot
- Walkable access to surrounding dining, retail, and hospitality
- Excellent connectivity to South Charlotte and regional markets
- Easy access to I-485 and I-77

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ADDITIONAL PHOTOS



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FLOOR PLANS



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RETAILER MAP



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