

IRBY

11325 NORTH COMMUNITY HOUSE ROAD
+/- 155K SF

FEATURES & AMENITIES

- ▶ Nearby Park, Trails + Greater Charlotte Greenway Connection
- ▶ Walkable Dining + On-site Rotating Food Trucks
- ▶ Structured Parking
- ▶ Outdoor Patio
- ▶ Nearby Wegmans
- ▶ 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.

EXPLORE [GOBALLANTYNE.COM](https://www.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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NORTHWOOD
OFFICE

WORK ENVIRONMENTS THAT INSPIRE

INDEX

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



IRBY
BUILDING
LOCATION