



## GIBSON

MEDICAL + OFFICE BUILDING  
11430 NORTH COMMUNITY HOUSE ROAD  
+/- 75K SF

### FEATURES & AMENITIES

- ▶ WALKABLE DINING + TRAILS
- ▶ OVERLOOKS POND
- ▶ OUTDOOR PATIO
- ▶ ON-SITE EV CHARGING STATIONS
- ▶ ENERGY STAR CERTIFIED + WELL HSR



### BALLANTYNE DEMOGRAPHICS



**2023  
POPULATION**

1 MILE	3 MILE	5 MILE
8,542	87,248	190,486



**2023 AVG.  
HOUSEHOLD  
INCOME**

1 MILE	3 MILE	5 MILE
\$158,285	\$144,754	\$152,821



**2023  
HOUSEHOLDS**

1 MILE	3 MILE	5 MILE
3,733	35,106	75,115



**2023  
MEDIAN AGE**

1 MILE	3 MILE	5 MILE
37.1	38.2	38.4

## ELEVATING THE WORKDAY EXPERIENCE AT BALLANTYNE®

Ballantyne is an internationally recognized 535-acre campus owned and managed by Northwood Office. Join a dynamic, mixed-use community with more than 250 high-quality customers in the heart of Charlotte's highest concentration of college-educated employees. Located near new roads and The Bowl at Ballantyne™, this property offers easy access for residents, office workers and guests.

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



**100+**

Dining/Retail Options

**13K**

Daily Employees

**190K**

Residents within 5 miles

**4.5M SF**

Office Space

**250K SF**

Medical Space

**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



**MARY MCCLURE | 704.248.2074**  
mmcclure@northwoodoffice.com

**ELIZABETH NEWMAN | 704.248.2117**  
enewman@northwoodoffice.com

**KATE UREY | 704.248.2154**  
kurey@northwoodoffice.com

**INDEX**

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



GIBSON  
BUILDING  
LOCATION

**NORTHWOOD**  
OFFICE

WORK ENVIRONMENTS THAT INSPIRE