



## TATE

MEDICAL + OFFICE BUILDING  
15640 DON LOCHMAN LANE  
+/- 24K SF

### FEATURES & AMENITIES

- ▶ FIRST FLOOR AVAILABILITY
- ▶ RECENTLY RENOVATED LOBBY & RESTROOMS
- ▶ SIGNAGE OPPORTUNITY VISIBLE FROM JOHNSTON ROAD, CARRYING 60K CARS DAILY
- ▶ ADJACENT TO RETAIL & DINING



## ELEVATING THE WORKDAY EXPERIENCE AT BALLANTYNE<sup>®</sup>

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 across from a new development, The Bowl at Ballantyne™, this property offers visibility and 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



### 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





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



**TATE BUILDING**  
HIGH VISIBILITY  
60,000 AVG.  
DAILY TRAFFIC

**NORTHWOOD**  
OFFICE



WORK ENVIRONMENTS THAT INSPIRE