TORINGDON

Stay in the loop.

TORINGDON

## Looking for a city feel with suburban appeal?

Stay in the loop.

If you've been hoping to find a modern workspace where the suburbs feel more like the city, then you don't have to hope anymore: this exists at Toringdon, which offers next-generation office space just inside the **I-485 loop** within Charlotte's most sought-after submarket. Once you've arrived at Toringdon, you'll feel right at home staying in the loop. In fact, you'll rarely want to leave it.

TORINGDON 7
NOW COMPLETE

BEAUTIFUL LOBBIES, EFFICIENT FLOORPLATES, AND GREAT NATURAL LIGHT

CORPORATE NEIGHBORS INCLUDE BLUE CROSS BLUE SHIELD, CROWN CASTLE, NOVOLEX, AND PEPSI.

20 MINUTES FROM CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

AIRPORT

CBD
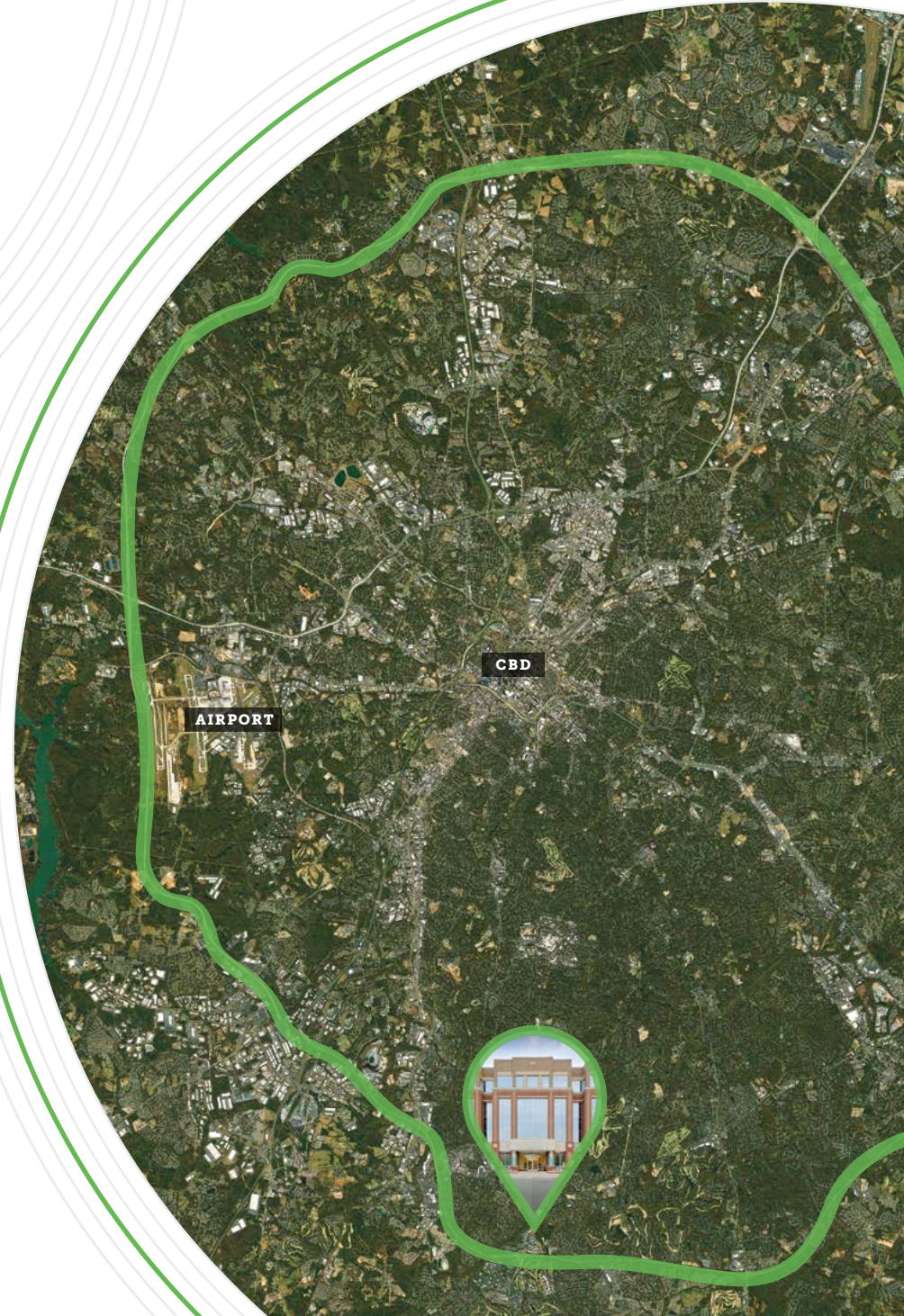
TORINGDON

Want to walk to lunch today?

Stay in the loop.

One of Toringdon's major advantages is its superior location. Just off I-485 at the Johnston Road exit, you can slip into the office park with ease. Once there, anything you need is a short walk or drive away, from restaurants to hotels to daycares. Really, that's the beauty of Toringdon. It's where everything already is.

12

HOTELS
1,381 ROOMS
WITHIN **3 MILES**

496

RETAIL ESTABLISHMENTS
WITHIN **3 MILES**

240

RESTAURANTS/BARS
WITHIN **3 MILES**

Steps from Viva Chicken, Midwood Smokehouse, Miro Spanish Grille, and Earth Fare

35+

APARTMENT COMMUNITIES
9,500 UNITS
WITHIN **5 MILES**

5

MEDICAL FACILITIES
WITHIN **5 MILES**

17

DAYCARE/PRE-SCHOOLS PROGRAMS
WITHIN **5 MILES**

TORINGDON

Like working in the lap of luxury?
Stay in the loop.

While much is within walking or driving distance, Toringdon's abundance of amenities means there might be days you never even venture out at all. With ample parking, green space, and unique signage opportunities, Toringdon offers the modern conveniences that tenants—and their employees—absolutely love.

ON-SITE
CONFERENCING FACILITY

THE GREEN
AT TORINGDON

PROFESSIONAL
PROPERTY MANAGEMENT

PARKING RATIO OF
FOUR SPACES PER 1,000 SQUARE FEET

STATE-OF-THE-ART
FITNESS CENTER

BUILDING SIGNAGE
AND BRANDING OPPORTUNITIES

TORINGDON

Looking for your next regional headquarters?

Stay in the loop.

Toringdon 7 is now complete and ready for occupancy. Designed by Gensler, Toringdon 7 is the office park's final building, featuring striking glass lines, efficient floorplates, and large blocks of availability and contiguous space.

CLASS A BUILDING
DESIGNED BY GENSLER

UNPARALLELED VISIBILITY
FROM I-485 AND JOHNSTON ROAD

FLOOR-TO-CEILING
GLASS AND EFFICIENT
25,000-SQUARE-FOOT
FLOOR PLATES

UNFETTERED ACCESS
FROM BALLANTYNE AND
SOUTH CHARLOTTE

MINIMAL COLUMNS
ALLOW FOR **MAXIMUM
EFFICIENCY**

PARKING RATIO OF
FOUR SPACES PER 1,000 SQUARE FEET

HAMPTON INN

INTERSTATE 485

INTERSTATE 485

FUTURE RETAIL

THE LOWRIE

TORINGDON MARKET

N COMMUNITY HOUSE ROAD

JOHNSON ROAD

RETAIL

MULTI-FAMILY

1 2 3 4 5 6 7

TORINGDON

Seeking completely customizable office space?

Stay in the loop.

With flexible floor plates that allow you to realize your specific workspace vision, Toringdon is the perfect home for companies big and small, whether your company is relocating or expanding. Every business owner has a dream office space in mind. Now, at Toringdon, that dream can come true.

TORINGDON 1
3420 Toringdon Way

SUITE 100 2,486 RSF
SUITE 240 5,123 RSF

TORINGDON 2
3430 Toringdon Way

SUITE 300 25,158 RSF

TORINGDON 3
3440 Toringdon Way

SUITE 200 7,415 RSF
SUITE 307 7,811 RSF

TORINGDON 4
3426 Toringdon Way
Total Contiguous Availability: 55,812 SF

SUITE 200 28,740 RSF
SUITE 300 13,413 RSF
SUITE 350 13,659 RSF
SUITE 415 1,398 RSF

TORINGDON 5
3426 Toringdon Way

SUITE 200 10,005 RSF (DIVISIBLE)

TORINGDON 6
3530 Toringdon Way

SUITE 400 8,913—21,548 RSF
SUITE 404 12,635—21,548 RSF
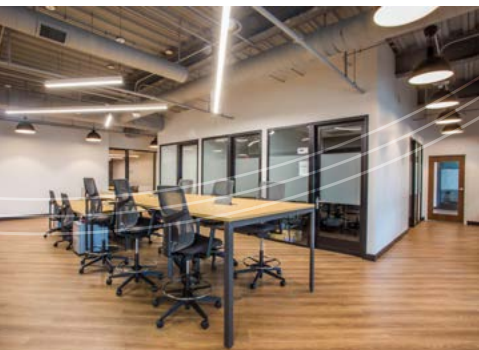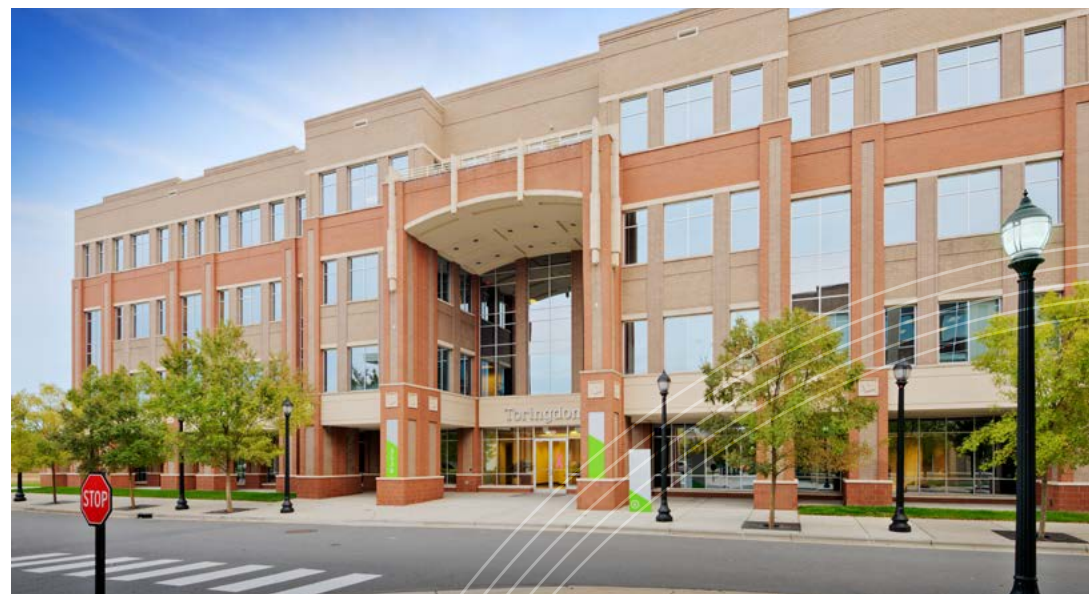
TORINGDON 7
3540 Toringdon Way
Total Contiguous Availability: 51,498 SF

SUITE 110 1,888 RSF
SUITE 400 25,749 RSF
SUITE 500 25, 749 RSF

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