



## SIMMONS

13840 BALLANTYNE CORPORATE PLACE  
+/- 132K SF

### FEATURES & AMENITIES

- ▶ FULL BUILDING AVAILABILITY
- ▶ SIGNAGE OPPORTUNITY — VISIBLE FROM I-485
- ▶ BALCONIES
- ▶ COLLABORATIVE OUTDOOR SPACE WITH WIFI
- ▶ ON-SITE ROTATING FOOD TRUCKS
- ▶ ADJACENT TO SARA'S YMCA
- ▶ DAYCARE NEARBY
- ▶ GREENWAY ACCESS
- ▶ WELL HSR



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

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.

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



**MARY MCCLURE** | 704.248.2074  
mmclure@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



SIMMONS  
BUILDING  
LOCATION

**NORTHWOOD**  
OFFICE

WORK ENVIRONMENTS THAT INSPIRE