

# GRAGG

11225 NORTH COMMUNITY HOUSE ROAD  
+/- 304K SF

## FEATURES & AMENITIES

- ▶ Structured Parking
- ▶ Large Block Availability
- ▶ Collaborative, Interactive Outdoor Space
- ▶ Nearby Dining + Rotating Food Trucks
- ▶ LEED Gold, Energy Star Certified + 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.

[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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**INDEX**

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



GRAGG  
BUILDING  
LOCATION



WORK ENVIRONMENTS THAT INSPIRE