

# GRAGG

11225 NORTH COMMUNITY HOUSE ROAD  
+/- 304K SF

## FEATURES & AMENITIES

- ▶ Large Block Availability
- ▶ Conference Center
- ▶ On-site Cafe
- ▶ Structured Parking
- ▶ Collaborative, Interactive Outdoor Space
- ▶ Nearby Dining + Rotating Food Trucks
- ▶ LEED Gold, Energy Star Certified + WELL HSR



## ELEVATING THE WORKDAY EXPERIENCE AT BALLANTYNE®

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



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

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

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

**NORTHWOOD**  
OFFICE



WORK ENVIRONMENTS THAT INSPIRE

INDEX

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



GRAGG  
BUILDING  
LOCATION