



IRBY

11325 NORTH COMMUNITY HOUSE ROAD
+/- 155K SF

FEATURES & AMENITIES

- ▶ ADJACENT PARK
- ▶ OUTDOOR PATIO
- ▶ WALKABLE DINING + ON-SITE ROTATING FOOD TRUCKS
- ▶ STRUCTURED PARKING
- ▶ 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.

LEARN MORE AT 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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- THE BOWL AT BALLANTYNE™
- THE AMP BALLANTYNE™
- STREAM PARK
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- HOSPITALITY
- MULTIFAMILY
- PICKLEBALL COURTS



IRBY
BUILDING
LOCATION