



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[®]

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



**SIMMONS
BUILDING
LOCATION**



WORK ENVIRONMENTS THAT INSPIRE