

# BALLANTYNE THREE

13515 BALLANTYNE CORPORATE PLACE

CHARLOTTE, NORTH CAROLINA



CUSHMAN &  
WAKEFIELD

**SUBLEASE** | ±104,747 RSF | **CLASS A OFFICE**

13515

BALLANTYNE CORPORATE PLACE

# WHERE BUSINESS MEETS LIFESTYLE

This exciting sublease opportunity presents a rare chance to locate your headquarters in the premier, lifestyle-oriented community of Ballantyne, where the workday experience is anything but ordinary. With exceptional dining, over 100 acres of green space, art installations, entertainment, and programmed events, Ballantyne is a destination workplace offering the amenities and environment that people want.

## OPPORTUNITY HIGHLIGHTS:

- |                 |                               |
|-----------------|-------------------------------|
| Expiration:     | June 30, 2030                 |
| Square Footage: | 17,274 - 104,747 RSF          |
| Asking Rate:    | Negotiable (Call for Pricing) |
- + Fully furnished plug & play space
  - + Adjacent to YMCA and fitness trail
  - + Building top signage opportunity
  - + Dedicated parking
  - + Loading dock exclusively for tenants
  - + Interconnecting stairwell connects floors 3 to 5

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# AVAILABILITIES

THIS SUBLEASE OPPORTUNITY OFFERS A RANGE OF AVAILABILITIES AND OPTIONS TO ACCOMMODATE A VARIETY OF TENANT NEEDS:

17,274 RSF to 104,747 RSF with the following options:

- + 104,747 SF (Entire building)
- + 87,473 SF (Floors 2 to 5)
- + 65,605 SF (Floors 3 to 5)
- + 39,142 SF (Floors 1 and 2)
- + 21,868 SF (Entire 2nd floor)
- + 17,274 SF (Entire 1st floor)



Interconnecting stairwell that connects floors 3 to 5

# FLOOR PLANS

1ST FLOOR | ±17,274 RSF

- + 6 Private offices
- + 66 Workstations
- + 7 Conference rooms
- + 1 Break room / lounge
- + 1 Auditorium



# FLOOR PLANS

2ND FLOOR | ±21,868 RSF

- + 1 Large reception area
- + 31 Private offices
- + 77 Workstations
- + 4 Conference rooms
- + 1 Break room



# FLOOR PLANS

3RD FLOOR | ±21,868 RSF

- + 29 Private offices
- + 58 Workstations
- + 4 Conference rooms
- + 1 Break room



# FLOOR PLANS

4TH FLOOR | ±21,868 RSF

- + 40 Private offices
- + 45 Workstations
- + 6 Conference rooms
- + 1 Break room



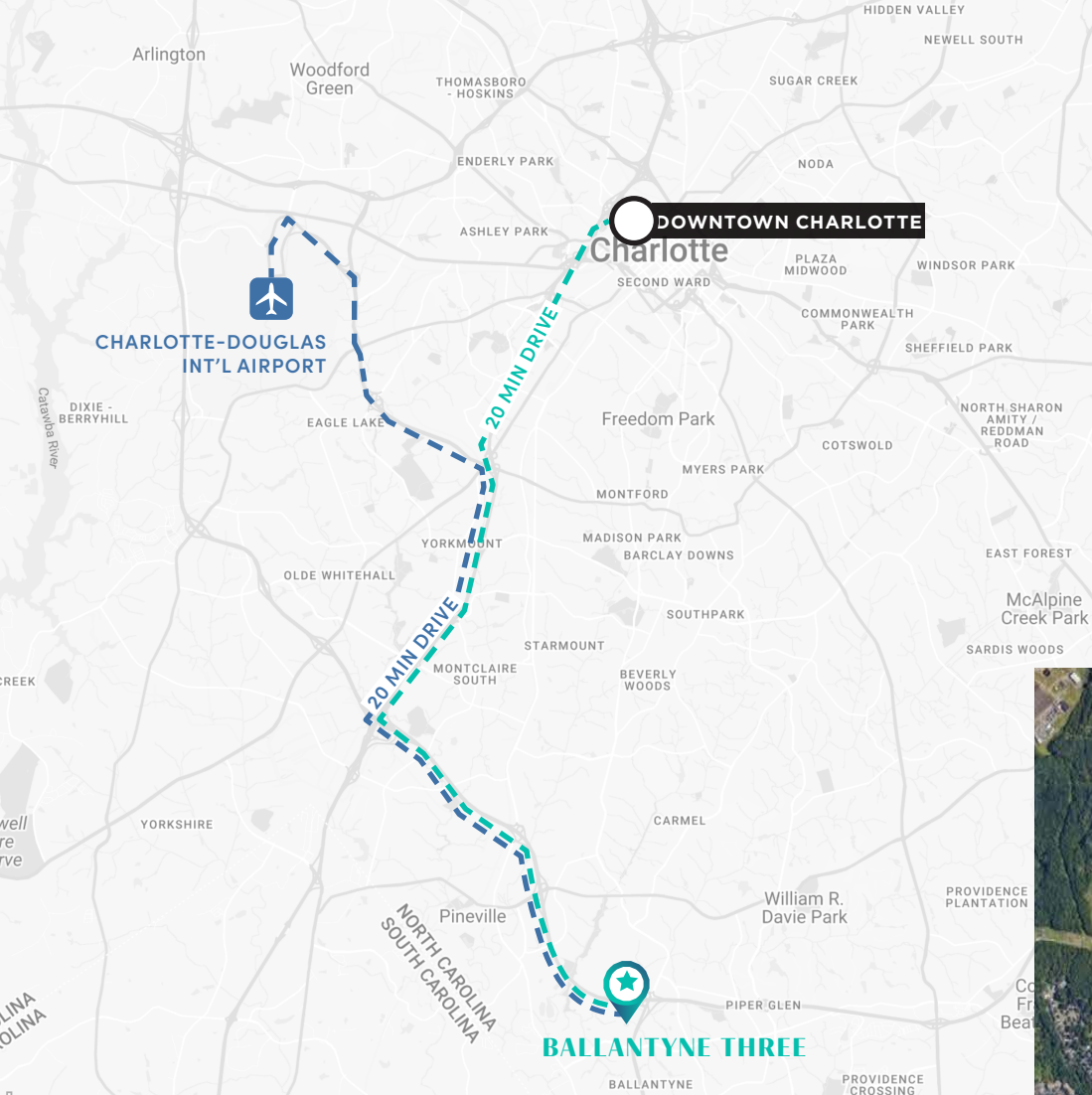
# FLOOR PLANS

5TH FLOOR | ±21,868 RSF

- + 34 Private offices
- + 14 Workstations
- + 6 Conference rooms
- + 1 Break room

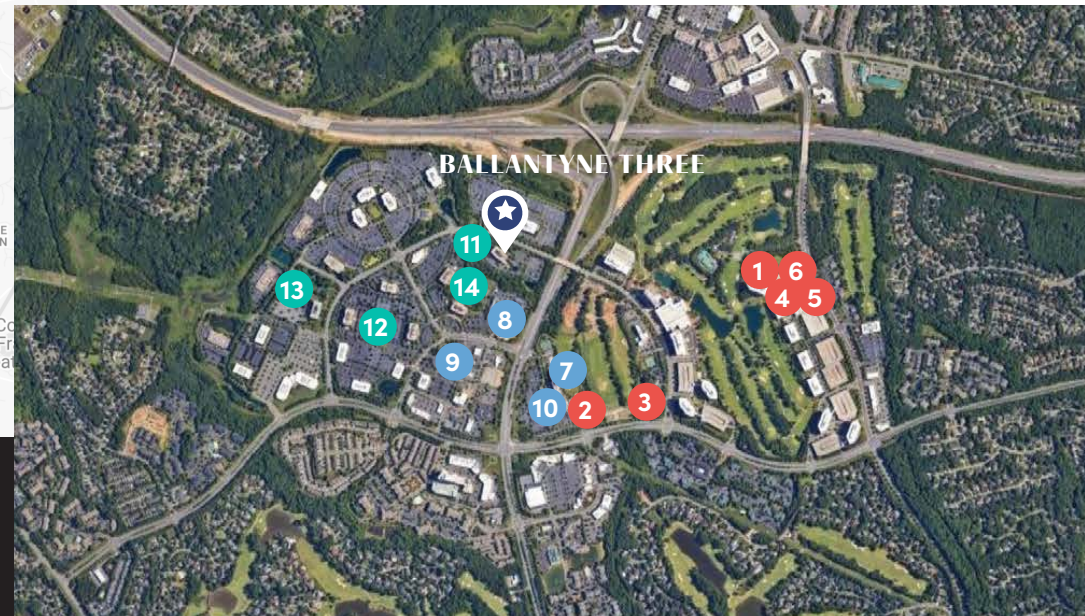






# MAKE YOUR OFFICE A TALENT MAGNET

All the in-demand amenities that make an office attractive to top talent are here. Ballantyne offers places for work, play, wellness, and more in a dynamic master-planned, mixed-use community.



## LOCATION

### RESTAURANTS

1. Cabo Fish Taco
2. Gallery Restaurant
3. Olde Mecklenburg Brewery (coming soon)
4. Potbelly
5. The Bowl at Ballantyne (coming soon)
6. Walnut Grill (coming soon)

### HOTELS

7. Aloft
8. Courtyard Marriott
9. Staybridge Suites
10. The Ballantyne

### PARKS

11. Fitness Trail
12. Brixham Park
13. Cullman Park
14. Ballantyne Pond



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FOR MORE INFORMATION, PLEASE CONTACT:

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