



**TORINGDON**

**Stay in the loop.**

# TORINGDON

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## Looking for a city feel with suburban appeal? **Stay in the loop.**

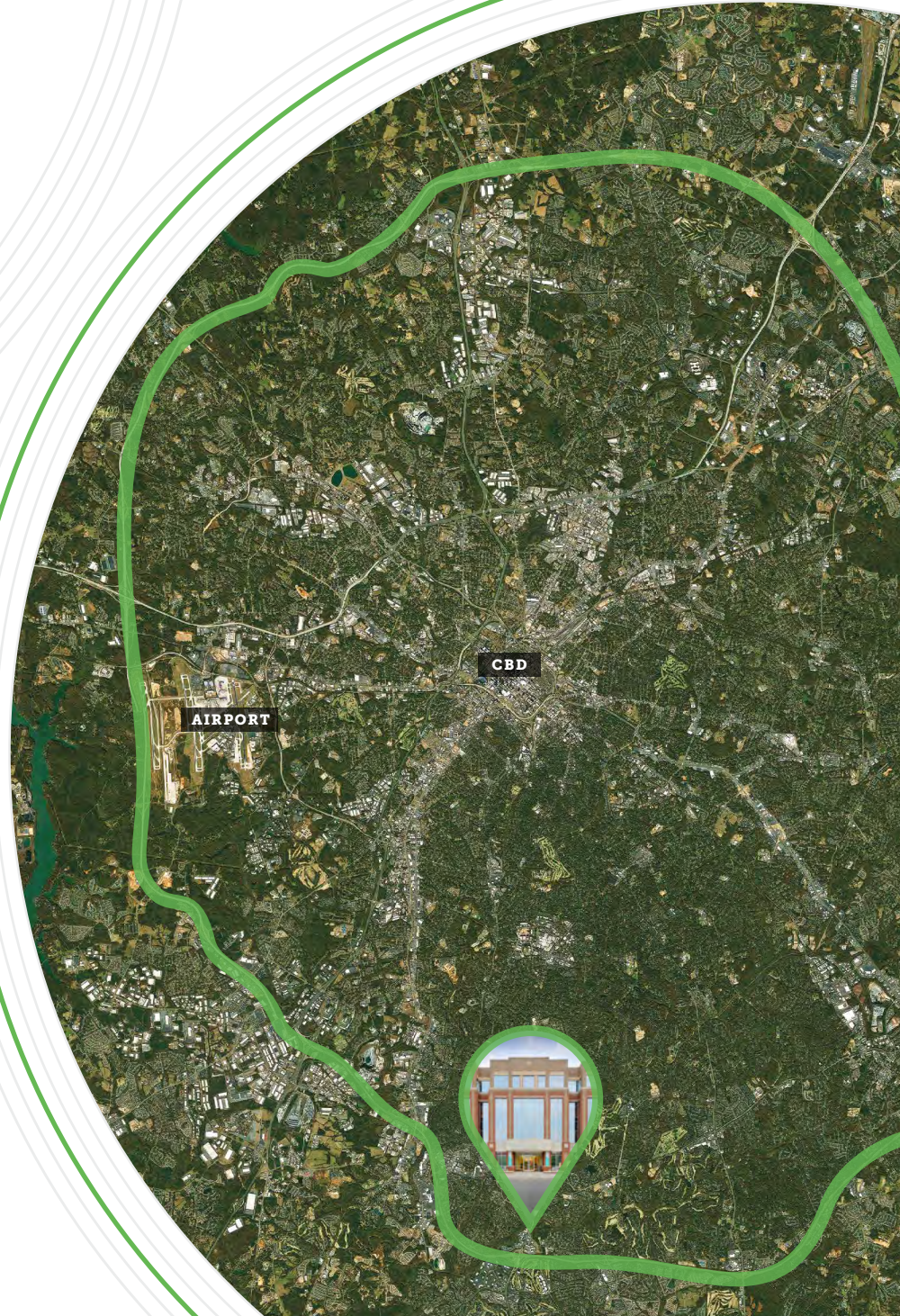
If you've been hoping to find a modern workspace where the suburbs feel more like the city, then you don't have to hope anymore: this exists at Toringdon, which offers next-generation office space just inside the **I-485 loop** within Charlotte's most sought-after submarket. Once you've arrived at Toringdon, you'll feel right at home staying in the loop. In fact, you'll rarely want to leave it.

**TORINGDON 7** NOW UNDER CONSTRUCTION

**BEAUTIFUL** LOBBIES, EFFICIENT FLOORPLATES, AND GREAT NATURAL LIGHT

**CORPORATE NEIGHBORS INCLUDE** BLUE CROSS BLUE SHIELD, CROWN CASTLE, NOVOLEX, AND PEPSI.

**20 MINUTES** FROM CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



# TORINGDON

## Want to walk to lunch today? Stay in the loop.

One of Toringdon's major advantages is its superior location. Just off I-485 at the Johnston Road exit, you can slip into the office park with ease. Once there, anything you need is a short walk or drive away, from restaurants to hotels to daycares. Really, that's the beauty of Toringdon. It's where everything already is.

12

HOTELS

1,381 ROOMS  
WITHIN 3 MILES

496

RETAIL  
ESTABLISHMENTS  
WITHIN 3 MILES

240

RESTAURANTS/BARS  
WITHIN 3 MILES

Steps from Viva Chicken, Midwood Smokehouse, Miro Spanish Grille, and Earth Fare

35+

APARTMENT  
COMMUNITIES  
9,500 UNITS  
WITHIN 5 MILES

5

MEDICAL FACILITIES  
WITHIN 5 MILES

17

DAYCARE/PRE-  
SCHOOLS PROGRAMS  
WITHIN 5 MILES



# TORINGDON

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## Like working in the lap of luxury? **Stay in the loop.**

While much is within walking or driving distance, Toringdon's abundance of amenities means there might be days you never even venture out at all. With ample parking, green space, and unique signage opportunities, Toringdon offers the modern conveniences that tenants—and their employees—absolutely love.

**ON-SITE**  
CONFERENCING FACILITY

**PROFESSIONAL**  
PROPERTY MANAGEMENT

**STATE-OF-THE-ART**  
FITNESS CENTER

**THE GREEN**  
AT TORINGDON

**PARKING RATIO OF**  
FOUR SPACES PER 1,000 SQUARE FEET

**BUILDING SIGNAGE**  
AND BRANDING OPPORTUNITIES



# TORINGDON

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## Looking for your next regional headquarters? **Stay in the loop.**

Toringdon 7 is now under construction and ready for occupancy in summer 2019. Designed by Gensler, Toringdon 7 is the office park's final building, featuring striking glass lines, efficient floorplates, and large blocks of availability and contiguous space.

**CLASS A BUILDING**  
DESIGNED BY GENSLER

**UNPARALLELED VISIBILITY**  
FROM I-485 AND JOHNSTON ROAD

**FLOOR-TO-CEILING**  
GLASS AND EFFICIENT  
25,000-SQUARE-FOOT  
FLOOR PLATES

**UNFETTERED ACCESS**  
FROM BALLANTYNE AND  
SOUTH CHARLOTTE

MINIMAL COLUMNS  
ALLOW FOR **MAXIMUM**  
**EFFICIENCY**

**PARKING RATIO OF**  
FOUR SPACES PER 1,000 SQUARE FEET



# TORINGDON 7

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# TORINGDON

## Seeking completely customizable office space? Stay in the loop.

With flexible floor plates that allow you to realize your specific workspace vision, Toringdon is the perfect home for companies big and small, whether your company is relocating or expanding. Every business owner has a dream office space in mind. Now, at Toringdon, that dream can come true.



### TORINGDON 1

3420 Toringdon Way

**100% LEASED**



### TORINGDON 2

3430 Toringdon Way

**SUITE 300** 25,158 RSF



### TORINGDON 3

3440 Toringdon Way

**SUITE 200** 7,415 RSF (AVAILABLE 2/1/20)

**SUITE 307** 7,811 RSF



### TORINGDON 4

3426 Toringdon Way

**SUITE 100** 4,243 RSF



### TORINGDON 5

3436 Toringdon Way

**SUITE 200** 10,005 RSF



### TORINGDON 6

3530 Toringdon Way

**SUITE 400** 8,913 RSF (AVAILABLE 12/1/19)



### TORINGDON 7 DELIVERY SUMMER 2019

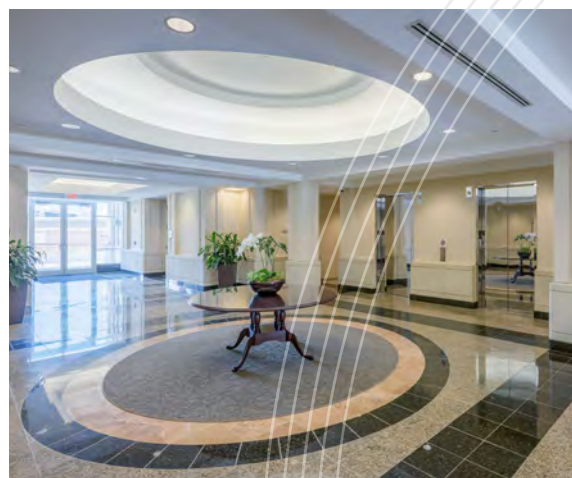
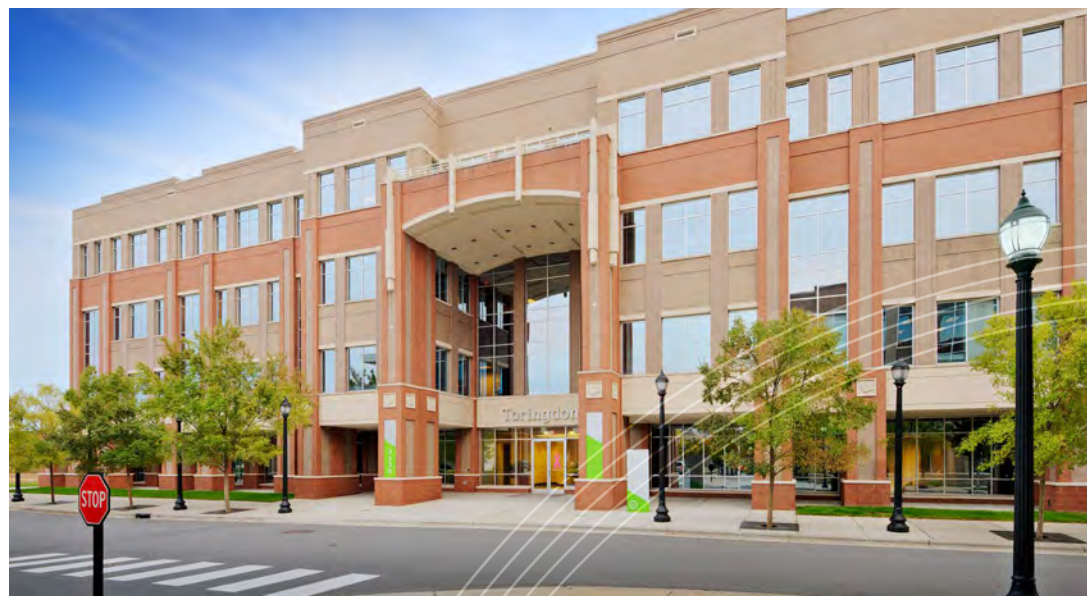
3540 Toringdon Way

**SUITE 110** 1,888 RSF

**4TH FLOOR** 25,749 RSF

**5TH FLOOR** 25,749 RSF





**FOR LEASING INFORMATION CONTACT:**

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Stay in the loop.

BERKSHIRE  
HATHAWAY  
HomeServices

Carolinas Realty

TORINGDON

