

TORINGDON

SOUTH CHARLOTTE'S PREMIER CLASS-A OFFICE PARK

TRINITY
PARTNERS

Looking for a city feel
with suburban appeal?

Stay in the loop.

Toringdon, located just inside the I-485 loop, offers next-generation office space and the environment you and your team need to do your best work.



TORINGDON

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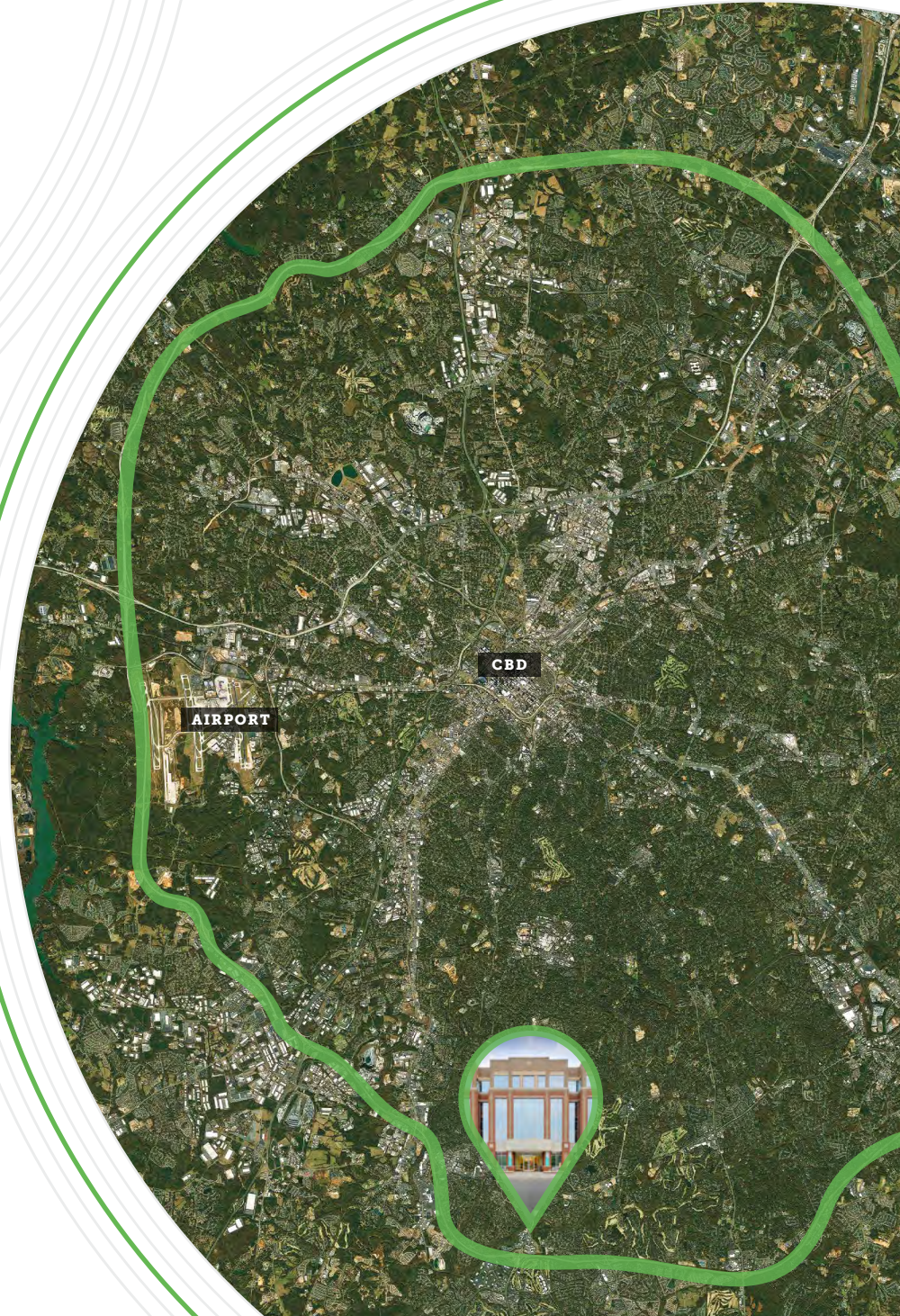
If you've been hoping to find a modern workspace where the suburbs feel more like the city, then you don't have to hope anymore: this exists at Toringdon, which offers next-generation office space just inside the **I-485 loop** within Charlotte's most sought-after submarket. Once you've arrived at Toringdon,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

TORINGDON 7
NOW COMPLETE

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

BEAUTIFUL LOBBIES,
EFFICIENT FLOORPLATES,
AND GREAT NATURAL LIGHT

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

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

Looking for your next regional headquarters?

Stay in the loop.

Toringdon 7 is now complete and ready for occupancy. 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





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

SUITE 100 2,489 RSF



TORINGDON 2

3430 Toringdon Way

SUITE 300 25,158 RSF



TORINGDON 3

3440 Toringdon Way

SUITE 200 7,415 RSF

SUITE 307 7,811 RSF



TORINGDON 4

3426 Toringdon Way

Total Contiguous Availability: 81,240 SF

SUITE 200 28,740 RSF

SUITE 300 13,413—28,740 RSF

SUITE 350 13,659—28,740 RSF

SUITE 400 14,862—19,722 RSF

SUITE 410 4,840—19,722 RSF



TORINGDON 5

3426 Toringdon Way

SUITE 200 10,005 RSF (DIVISIBLE)



TORINGDON 6

3530 Toringdon Way

SUITE 400 8,913—21,548 RSF

SUITE 404 12,635—21,548 RSF



TORINGDON 7

3540 Toringdon Way

SUITE 110 1,888 RSF

SUITE 400 25,749—51,498 RSF

SUITE 500 25,749—51,498 RSF



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Stay in the loop.

BERKSHIRE
HATHAWAY
HomeServices

Carolinas Realty

TORINGDON

