WOODWARD BUILDING

AVAILABLE SPACE: 8,000 - 142,005 RSF
OVERVIEW

WOODWARD BUILDING
11215 N COMMUNITY HOUSE ROAD, CHARLOTTE, NC 28277

PROPERTY FEATURES

• 10-story, Class A building totaling 284,210 RSF
• Convenient Ballantyne location in close proximity to dining, retail and entertainment
• Onsite full-service café on first floor
• Excellent parking in attached garage with covered access into the building

For more information, please contact:

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<table>
<thead>
<tr>
<th>Total Building Square Feet</th>
<th>±284,210 RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Available Square Feet</td>
<td>142,005 RSF</td>
</tr>
<tr>
<td>Sublease Available Square Feet</td>
<td>8,000 - 85,263 RSF</td>
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<tr>
<td>Direct Available Square Feet</td>
<td>1,500 - 56,742 RSF</td>
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# Building Availability

<table>
<thead>
<tr>
<th>Suite</th>
<th>Lease Type</th>
<th>Condition</th>
<th>SF Min</th>
<th>SF Max</th>
<th>Quoted Rate</th>
<th>Availability</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>300</td>
<td>Sublease</td>
<td>Plug &amp; Play</td>
<td>28,421</td>
<td>28,421</td>
<td>$28.00 PSF</td>
<td>7/1/2019*</td>
<td>Thru 9/30/2026</td>
</tr>
<tr>
<td>400</td>
<td>Sublease</td>
<td>Plug &amp; Play</td>
<td>28,421</td>
<td>28,421</td>
<td>$28.00 PSF</td>
<td>7/1/2019*</td>
<td>Thru 9/30/2026</td>
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<tr>
<td>700</td>
<td>Direct (Northwood)</td>
<td>Shell Space</td>
<td>1,500</td>
<td>28,371</td>
<td>$35.00 PSF</td>
<td>VACANT</td>
<td>N/A</td>
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<tr>
<td>800</td>
<td>Sublease</td>
<td>Partially-constructed</td>
<td>8,000</td>
<td>28,421</td>
<td>$28.00 PSF</td>
<td>VACANT</td>
<td>Thru 9/30/2026</td>
</tr>
<tr>
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*May be made available sooner - call for details.*
Minutes away from Uptown, the Ballantyne neighborhood within the South 485 submarket is centered around Ballantyne Corporate Park, previously awarded International Office Park of the Year by the Building Owners and Managers Associates. The park boasts 535 acres of more than four million square feet of Class A office space. Bissell Companies originally owned and developed the park, which was bought by Northwood Investors in 2017. Countless Fortune 500 companies are among the tenants in the park, several with headquarters locations there.

For extensive shopping options, Blakeney, Toringdon, and Stonecrest are among the most in-demand, high-end retail centers in Charlotte, NC. Within Ballantyne Corporate Park exclusively, tenants have immediate access to outdoor recreational trails, putting greens, and a YMCA. The Ballantyne, a luxury hotel recently listed as one of the best hotels in the South by Condé Nast, acts as the centerpoint among the corporate park and retail amenities.

57 HEADQUARTER BUSINESSES
WITHIN 5-MILE RADIUS

59.4% OF POP. WITH BACHELOR’S OR HIGHER
AN OPTIMAL LOCATION FOR RECRUITMENT

17.5% AVG. HOUSEHOLD INCOME OVER $200K
27.2% AVG. INCOME OVER $150K
(Source: US Census Bureau 2017)

168,500 POPULATION
WITHIN 5-MILE RADIUS
PERKS OF THE PARK

“Ballantyne Corporate Park includes more than four million square feet of Class A office space, two million of which is LEED® Gold Certified. The Park also features nearly 600 hotel rooms as well as restaurants, medical, and retail amenities. Lifestyle accents such as mini parks, fitness trails and putting greens add to the appeal of this attractive setting. Tenants can enjoy 16 miles of walking trails and bike paths, as well as a fitness trail with 20 exercise stations. Sara’s YMCA, a state-of-the-art facility with innovative health and wellness offerings provides a convenience on-campus gym option.”

- Northwood Investors

AMENITIES

ONSITE CAFE

LEED® GOLD CERTIFICATION

16 MILES WALKING TRAILS & BIKE PATHS

YMCA AND FITNESS CENTER WITHIN PARK

COUNTLESS SHOPS & RESTAURANTS

FULL-SERVICE CAFÉ
OPEN HUDDLE SPACE (REPRESENTATIVE)
3RD FLOOR - PLUG & PLAY

The third floor offers a solution for tenants seeking moderate density with creative office amenities. This layout accommodates 160 workstations with high-end Knoll product, 10 conference rooms, 14 private offices, 12 collaborative huddle areas, and a modern break room. Fixtures, furniture, and equipment are negotiable.

160 WORKSTATIONS

12 HUDDLE AREAS

10 CONFERENCE ROOMS

0 TRAINING ROOMS

14 PRIVATE OFFICES
3rd Floor Availability

Woodward Building

Suite 300
28,421 RSF
CONSTRUCTED PLAN CURRENTLY INCLUDES:

- 160 WORKSTATIONS
- 12 HUDDLE AREAS
- 10 CONFERENCE ROOMS
- 0 TRAINING ROOMS
- 14 PRIVATE OFFICES
4TH FLOOR - PLUG & PLAY

The fourth floor offers a solution for tenants seeking moderate density with creative office amenities. This layout accommodates 176 workstations with high-end Knoll product, 7 conference rooms, 14 private offices, 11 collaborative huddle areas, a training room, and a modern break room. Fixtures, furniture, and equipment are negotiable.

176 WORKSTATIONS

11 HUDDLE AREAS

7 CONFERENCE ROOMS

1 TRAINING ROOM

14 PRIVATE OFFICES

SUBLEASE AVAILABILITY

OPEN AREA HUDDLE SPACE (REPRESENTATIVE)

SMALL CONFERENCE ROOM (REPRESENTATIVE)
4TH FLOOR AVAILABILITY Woodward Building

SUITE 400
28,421 RSF
CONSTRUCTED PLAN CURRENTLY INCLUDES:

- 176 WORKSTATIONS
- 11 HUDDLE AREAS
- 7 CONFERENCE ROOMS
- 1 TRAINING ROOM
- 14 PRIVATE OFFICES
SPACE FOR WORKSTATIONS
8TH FLOOR - FULL CUSTOMIZATION

The eighth floor provides the opportunity for a tenant to fully customize the design and layout of its space, including selection of the space’s finishes and colors. The floor was originally planned to contain 132 workstations, 16 huddle areas, 8 conference rooms, and 19 private offices (see floorplan on pages 18-19 for the intended built-out floorplan). Tenant improvement dollars can be made available to build out this space.

ORIGINALLY PLANNED TO CONTAIN:

132 WORKSTATIONS

16 HUDDLE AREAS

8 CONFERENCE ROOMS

19 PRIVATE OFFICES
SUITE 800
8,000 RSF - 28,421

The current partially-constructed layout
PARTIALLY-CONSTRUCTED PLAN CURRENTLY INCLUDES:

- 0 WORKSTATIONS
- 1 HUDDLE AREA
- 3 CONFERENCE ROOMS
- 0 TRAINING ROOMS
- 19 PRIVATE OFFICES

The intended built-out floorplan
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