



BILTMORE PARK®
TOWN SQUARE



*an inspired
business environment*



a portrait in numbers



This 42-acre town square is located in the heart of the Asheville CSA. * Positioned in South Asheville's Biltmore Park®, the region's fastest growing and affluent area, this vibrant town center combines premier office space with upscale retail stores and restaurants, entertainment, and a 165-room, Hilton hotel. Residential options include stylish apartment-living in Town Square and nearby Cranbrook as well as a wide range of attractive homes and condominiums within Biltmore Park and the adjacent Ramble Biltmore Forest®.

● OFFICE & RETAIL:

Class-A Office	270,000 s.f.
Retail/Dining/Entertainment	283,000 s.f.
Retail anchors	REI®, Barnes & Noble®, P.F. Chang's®
Office anchors	Volvo, Construction Equipment, NA Headquarters, WLOS/ABC affiliate, RBC Bank and University of Phoenix
Health Club	65,000 s.f.
Hilton Hotel	165 distinct guest accommodations, including 15 suites
Biltmore Grande 15	15 screens/stadium seating Regal® movie theatre

● RESIDENTIAL:

Town Square	120 apartments, 156 townhomes and condominiums
Biltmore Park/The Ramble Cranbrook/The Forest	1,200 single-family homes and 700 apartments

● LOCATION:

Drive time to downtown Asheville	10 minutes
Distance to Asheville Airport	3 miles
Drive time to Greenville	45 minutes
Drive time to Charlotte	2 hours
Drive time to Winston Salem/ Greensboro	2.5 hours
Drive time to Atlanta	3 hours

* The Combined Service Area of Asheville, population 428,460, encompasses the following five-county regions: Buncombe (pop. 224,684), Hendersonville (pop. 99,400), Haywood (pop. 56,403), Madison (pop. 20,641) and Transylvania (pop. 29,692).

big-picture thinking...

*that combines
purpose and pleasure*



Balance. It's something we all seek – at the office, and in life. It's a principle so important, we designed an entire business environment around it: Biltmore Park Town Square. Our goal was to design an office setting that would encourage productivity, strengthen meaningful connections with employees and customers, and give our tenant companies the room and opportunity to grow. How to accomplish this? With an environment consisting of the perfect equation.



an office at Town Square



places your business at the center of a dynamic destination,
helping your company to better attract customers and staff.

enjoy the perks of urban living

in luxury apartments, condominiums and townhomes
overlooking the downtown area. Or choose a home in one of
Biltmore Park's adjacent neighborhoods, where tasteful homes,
walkable streets, and attractive parks and trails create an
inviting setting.

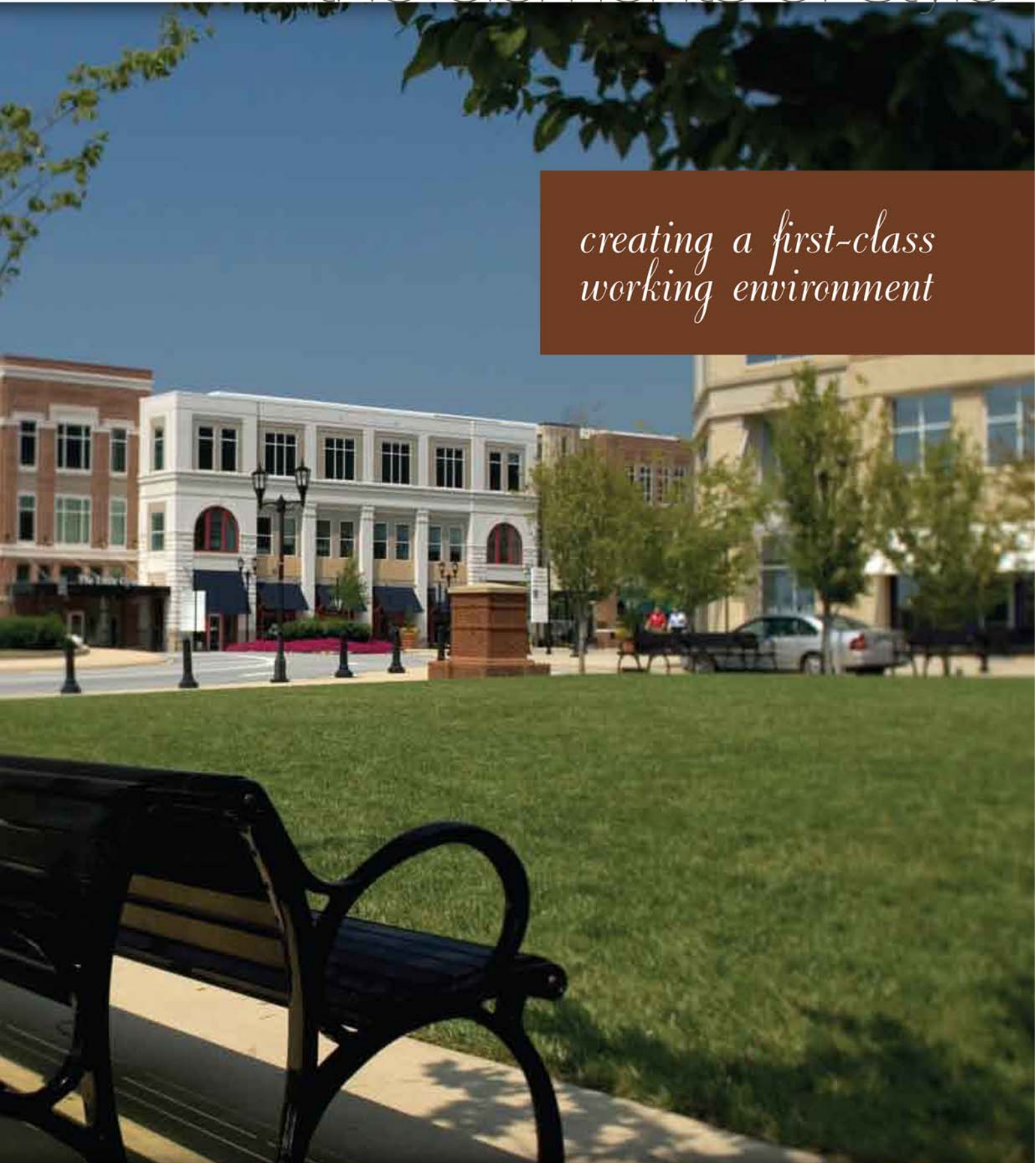
energy + harmony

balance

A Town Square address means more relaxation and more convenience. Just outside your office door find restaurants, cafés, specialty stores, a health club and a 15-screen, stadium-style movie theater.

the elements of style

*creating a first-class
working environment*



Main Street is reborn. Lined with shops and restaurants, and humming with visitors, this urban village makes a delightful place to live, work, play and shop.



- ✿ Premium “Class-A” office space available from 1,000 - 20,000 contiguous sq. ft. in Biltmore Park Town Square, with the option to custom build up to 500,000 sq. ft. in adjacent Biltmore Park Technology Center. Offices to be finished to your exact specifications.
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- ✿ Full-service lease includes utilities and a comprehensive maintenance and custodial program.
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- ✿ In-building conference rooms, which can be scheduled through the Internet, offer as-needed meeting spaces and common areas for your company.
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- ✿ Outstanding property-management services free you to focus on business. Having won numerous “A-List” awards from CEL & Associates, Inc., our property-services team is rated among the top in the nation for tenant satisfaction.
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- ✿ Major retail, restaurant and entertainment anchors like Biltmore Grande 15, Barnes & Noble®, P.F. Chang’s® and REI® ensure high customer traffic.
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- ✿ A Hilton Hotel with 165 distinct guest accommodations, including 15 suites, with group meeting spaces for company seminars and events.
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- ✿ On-site courtesy patrol.
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- ✿ A choice of three Internet providers — which includes the fastest and largest Internet connection in the region — an OC-192 optical circuit directly from Atlanta.
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- ✿ 2,500 free parking spaces, including 4 covered parking decks.
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- ✿ Transit Station to accommodate the City of Asheville.

Inspired and modeled after the celebrated architecture of Asheville's downtown and the historic Biltmore Village, Town Square's distinctive brick exteriors provide a timeless sense of quality and character, while sidewalks and trails connect you to bench-lined parks, stores and lively gathering spots. Here your employees will be able to step out to enjoy lunch, work out or run an errand, and your clients will find it convenient to visit with no parking hassles.

Biltmore Park Town Square illustrates how smart business can also make for smart growth. Embodying the principles of New Urbanism, the design features a compact and character-filled town center. By creating

a welcoming, pedestrian-friendly environment that contains a wide range of uses

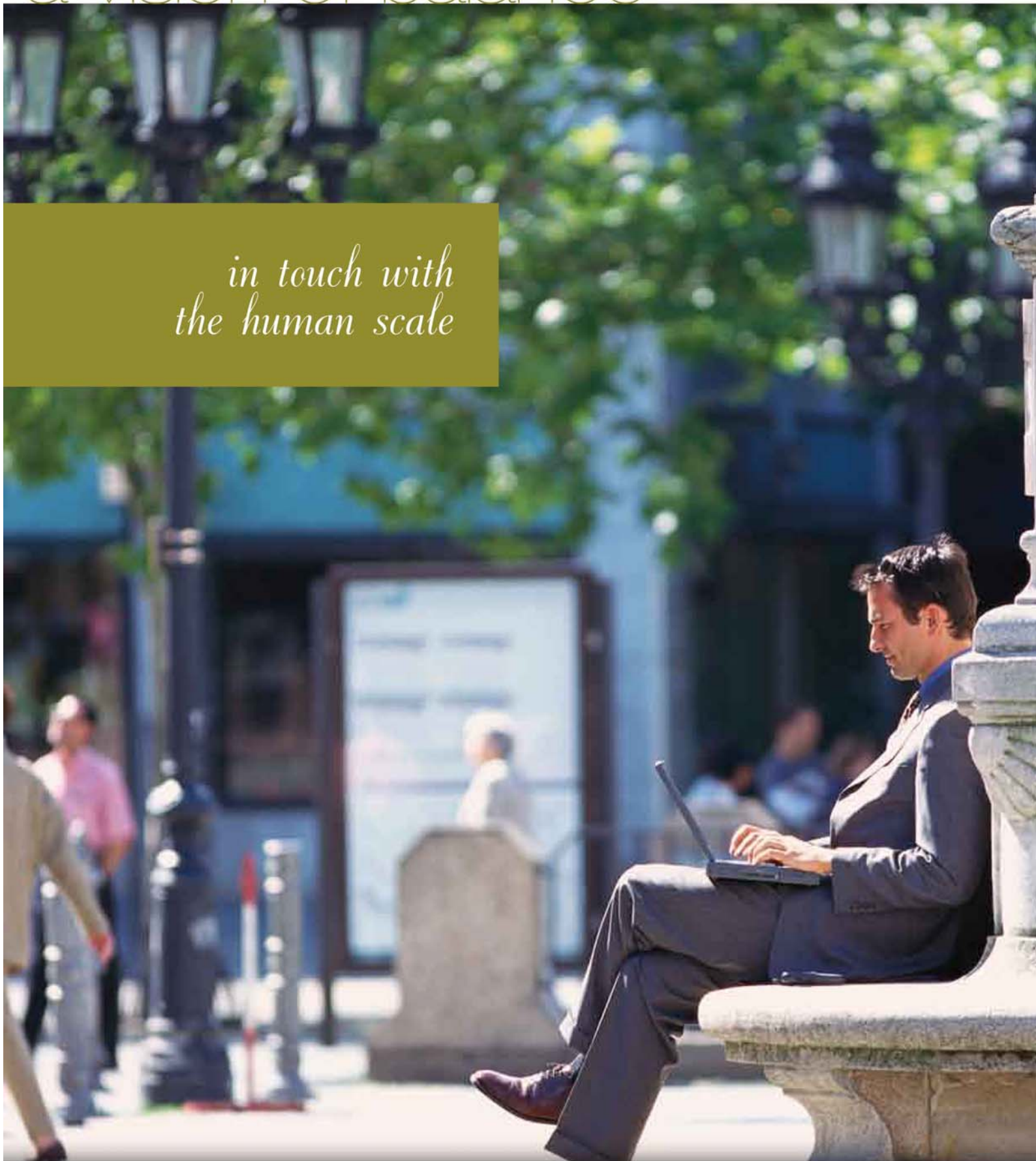
this landmark development reduces the need to drive long distances to accomplish daily errands or find a relaxing outdoor recreation — and encourages people to walk, mingle and explore.



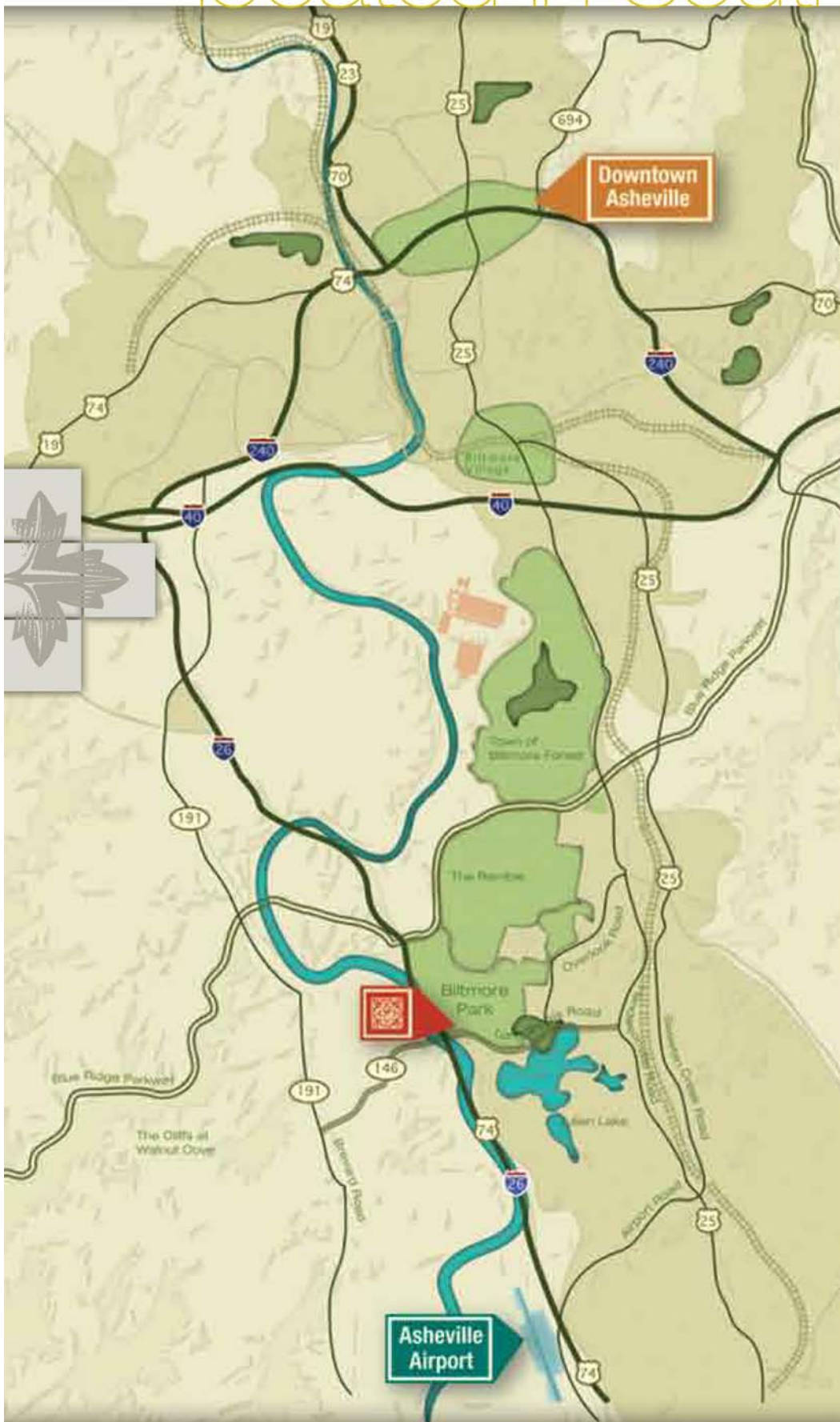
- Inclusion of multiple uses in Town Square significantly reduces driving and air pollution.
- Abundant green spaces, conservation easements and tree plantings.
- Reduced water and energy use through better design.
- High-density design uses 25 fewer acres of land than traditional suburban development.
- Best Management Practices, storm-water management and erosion-control devices help to prevent flooding and erosion while protecting streams and rivers.
- Participating in the LEED (Leadership in Energy and Environmental Design) for Neighborhood Development pilot program — sponsored by the U.S. Green Building Council, the Congress for the New Urbanism and the Natural Resources Defense Council to study application of sustainable neighborhood site design.

a vision of balance

*in touch with
the human scale*



located in South Asheville



- 42 acres of prime real estate in Buncombe County, North Carolina. 10-minute drive time to downtown Asheville. 5-minutes to the North Carolina Arboretum and Blue Ridge Parkway.
- Only minutes from Asheville Regional Airport, which serves 4 major airlines with connections to 8 hub cities and 2 fixed-base operators.
- Located at the interchange of I-26 and Long Shoals Road, with proximity to I-40.
- Asheville's largest and most diverse mixed-use district outside of the city's downtown.

*connected to
the world*

- Serves as a town center for Biltmore Park and The Ramble Biltmore Forest, a 1,750 acre, smart-growth community, and a destination for the rapidly growing South Asheville area, as well as the upscale communities of Biltmore Forest and The Cliffs at Walnut Cove®.
- Located in the Blue Ridge Mountains of Western North Carolina, the picturesque city of Asheville continues to win accolades for its unique blend of sophistication, charm and spectacular outdoor beauty.
- In 2007, the city was tapped as the "Best Southern Town" by *Outside Magazine* and one of the top 12 destinations in the world by *Frommer's*. That same year *Relocate America* ranked the city first on its list of "the most popular places to live." In *The Geography of Bliss: One Grump's Search for the Happiest Places in the World*, (©2008) author Eric Weiner lists Asheville among the happiest cities.

Biltmore Park Town Square is a joint venture of
Biltmore Farms, LLC and Crosland, LLC.

about biltmore farms

A full-service commercial, hospitality and residential developer focused on the Asheville area, Biltmore Farms provides a full portfolio of strategically located commercial space and property services for its business clients. With a culture dedicated to fulfilling the needs of its clients seamlessly, Biltmore Farms helps hundreds of companies and individuals maximize the use and effectiveness of their business locations.

Biltmore Farms carries a century-long tradition of excellence and dedication to growing smart, sustainable communities.
biltmorefarms.com

about crosland

One of the leading diversified real estate companies in the Southeast, Crosland excels at designing, developing and managing properties that make communities better places to live, work and shop. With offices in Charlotte, Raleigh, Tennessee and Florida, Crosland's developments extend from Orlando to Richmond and include such notable projects as Birkdale Village and Whitewater, in Charlotte, and Griffin Plaza and Terrazzo, in Nashville.
crosland.com



Call 828.209.2000 today to reserve a place for your company.
Or visit biltmorefarmscommercial.com for more information.



BILTMORE PARK®
TOWN SQUARE

ENVIRONMENTAL BENEFITS STATEMENT
of using post-consumer waste fiber vs. virgin fiber

Biltmore Park Town Square saved the following resources by using Neenah classic linen, made with 100% post-consumer recycled fiber, 100% processed chlorine free.

trees	water	energy	solid waste	greenhouse gases
48 fully grown	17,500 gallons	33min BTU	2,247 lbs.	4,216 lbs.

calculations based on research by environmental defense and other members of the paper task force