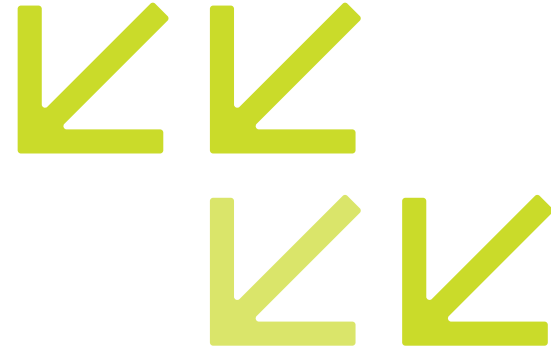




Remix Your
Work Sitch.

LOWEY
STOCK





LOWER TUCK

Nearly 400,000 sf of adaptive reuse for creative office, showroom retail space

Remixed warehouse buildings become super flexible workspaces with way-up-there ceilings and expansive skylights, industrial patina and original concrete floors.

- Jay Street Buildings
- Tuckaseegee Buildings
- Gesco Street Buildings
- FreeMoreWest Commercial District
- Parks & Greenspace



- FMW Commercial District
- Local Parks
- Greenway Trail
- Stewart Creek Trail
- Lower Tuck Buildings
- Proximity
- Future Goldline Extension
- Irwin Creek Trail

You'll miss nothing, you're already here.

The Lower Tuck buildings are next door to Hygge Coworking, Not Just Coffee, and Lucky Dog Bark & Brew and a short stroll down the road from Noble Smoke and Bossy Beulah's Chicken Shack. From your office, hop on the Greenway for fresh air or drive to W. Morehead to grab some grub at Rhino Market & Deli or Pinky's Westside Grill.

Easy access to three
highways within 5 minutes
I-85, I-77 I-277

Minutes to Uptown via 4th
Street Extension

Adjacent future transit,
Goldline streetcar extension

Gesco Street

800 GESCO STREET



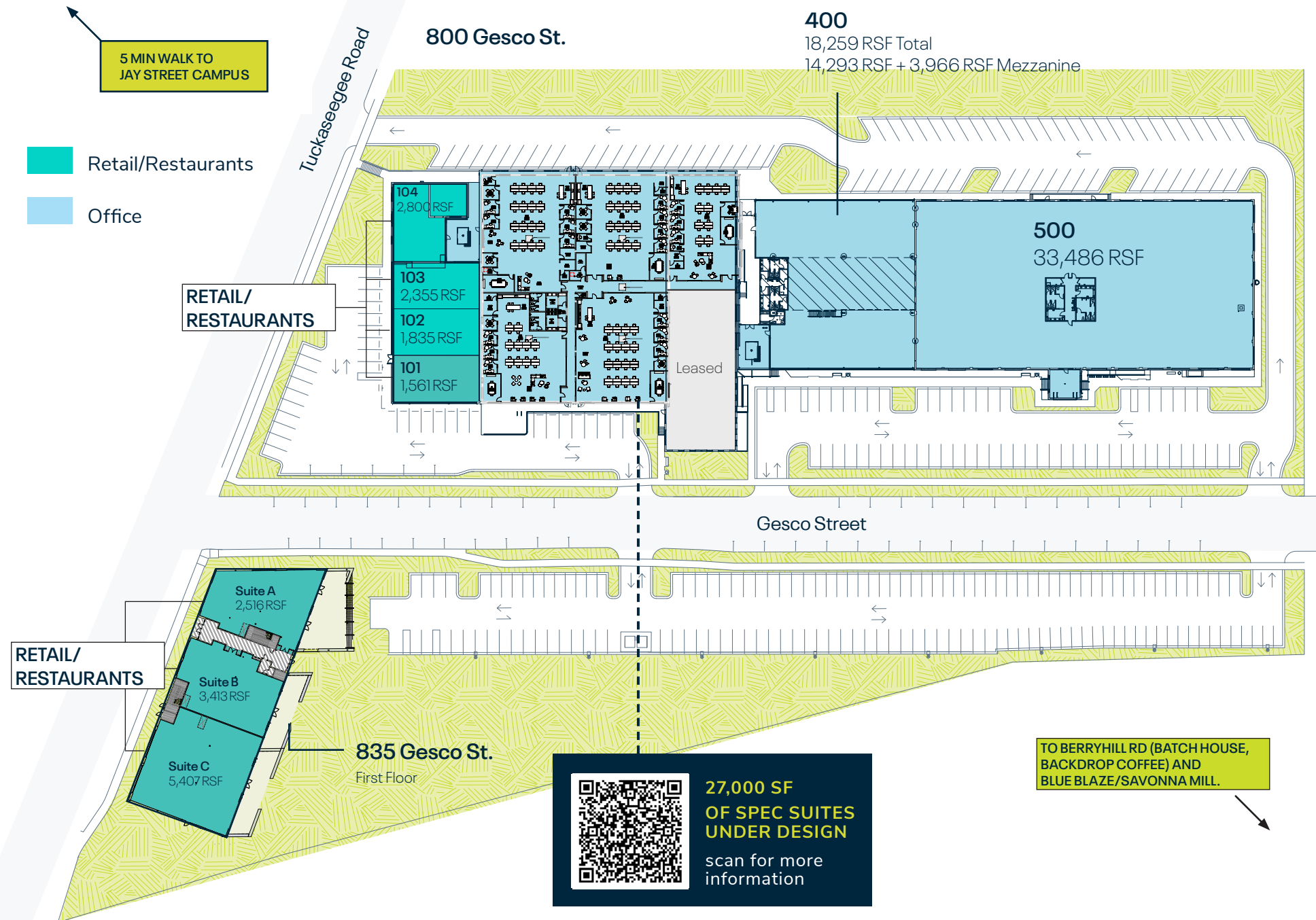
LOWER
TUCK

Gesco Street

800 GESCO STREET
97,014 RSF

PARKING
3.0/1,000

CEILING HEIGHTS
200: 14'-21' (barrel vaults)
300: 14'
400: 24'
500: 20'



Gesco Street

835 GESCO STREET

FUTURE PHASE



LOWER
TUCK

Gesco Street

FUTURE PHASE

835 GESCO STREET
34,021 RSF Total
16,966 RSF Office
17,055 RSF Retail

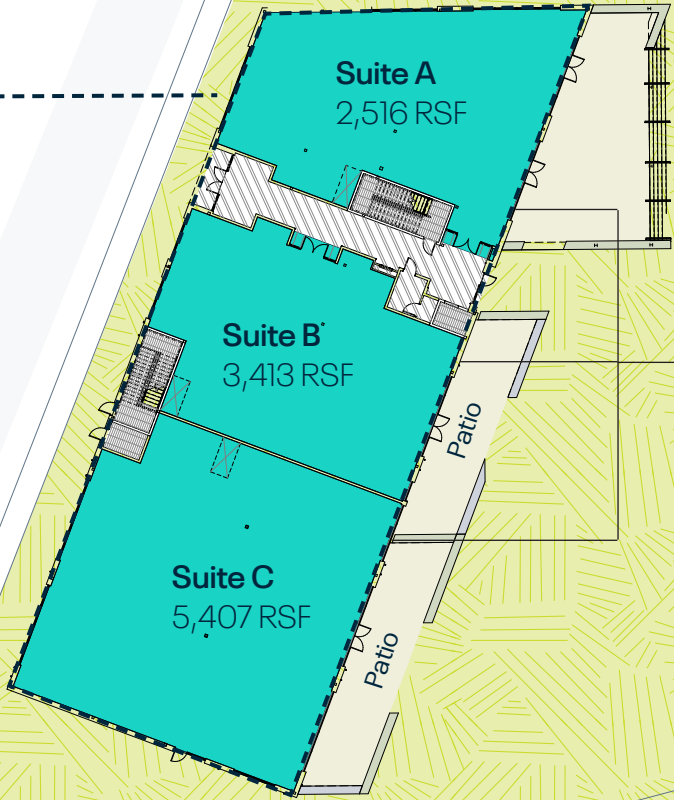
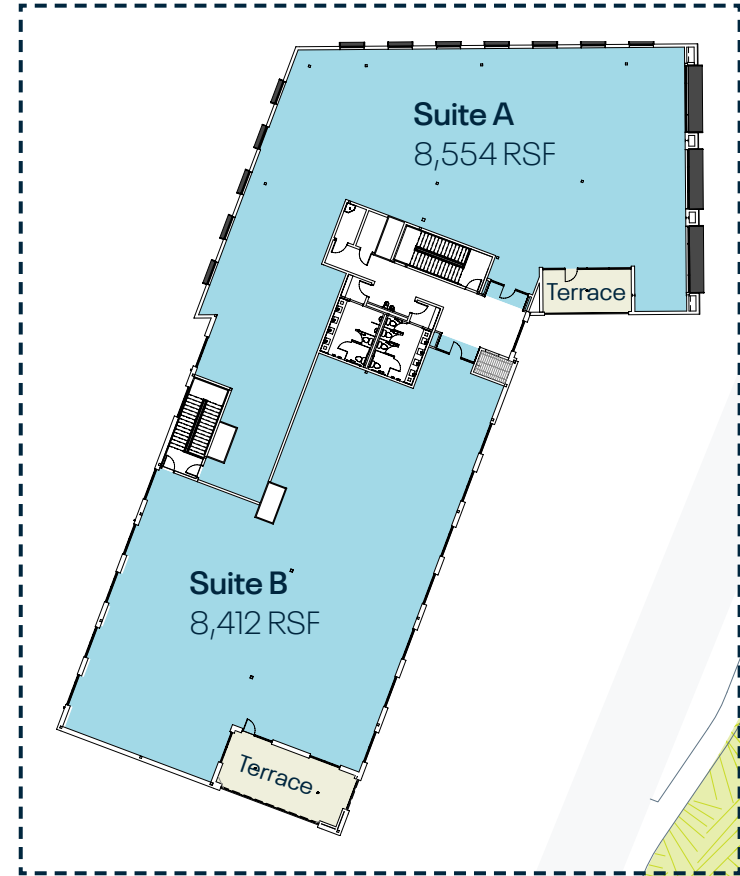
PARKING
3.0/1,000

CEILING HEIGHTS
12'-16'

- Retail/Restaurants
- Office

5 MIN WALK TO
JAY STREET CAMPUS

2nd Floor



RETAIL/
RESTAURANTS

Tuckaseegee Road

Gesco Street

Jay Street

1018 JAY STREET

LOWER
TUCK

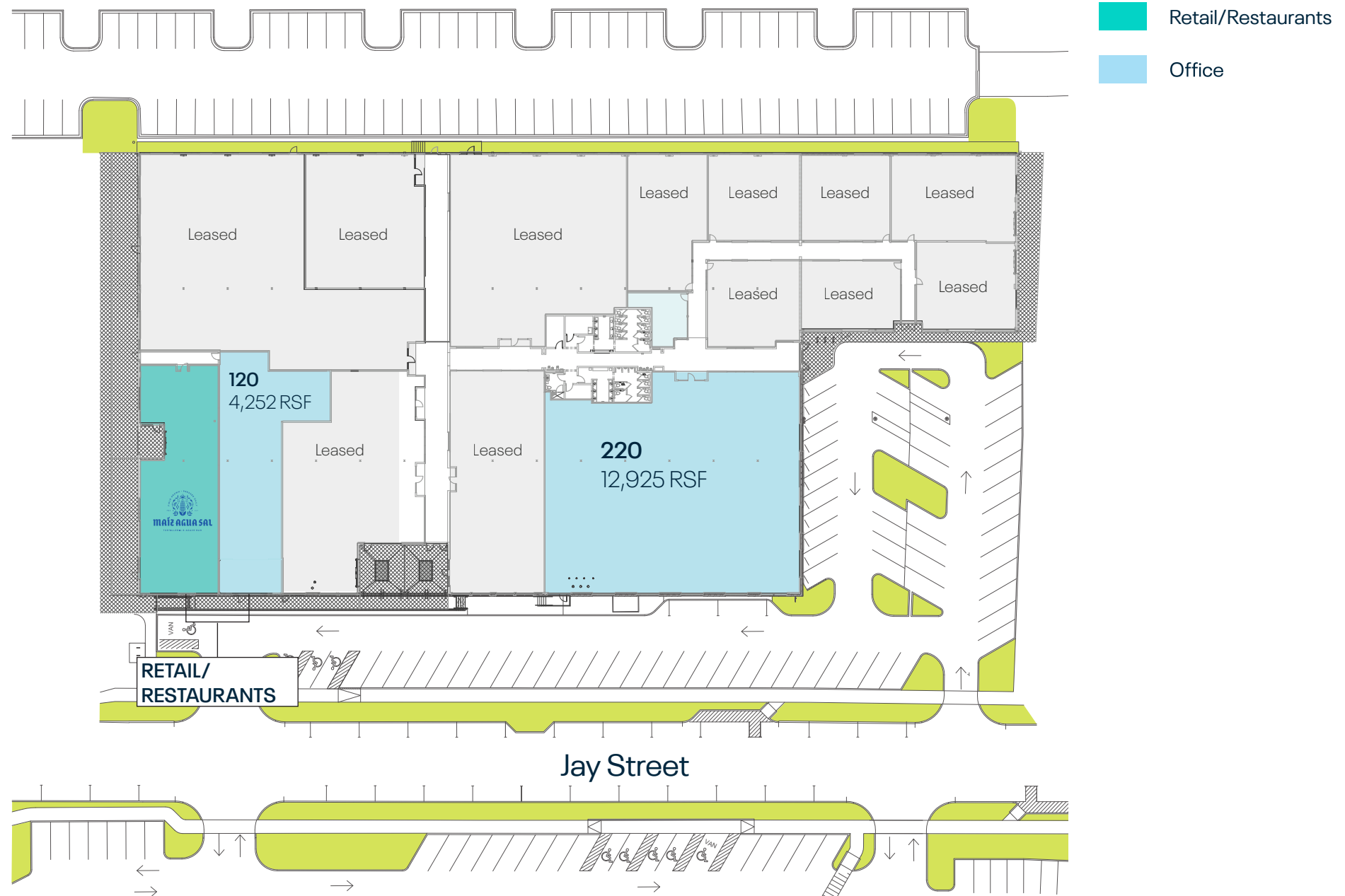


Jay Street

1018 JAY STREET
68,658 RSF

PARKING
3.0/1,000

CEILING HEIGHT
22'



LOWER
TUCK





Different. Better.

We spinned it, shined it up, and made it into a campus-size community of indoor/outdoor office spaces where you can make the best work of your lives. Plus, you can forget about all those days spent in traffic. Three interstates, the airport, the Bank of America Stadium, and Uptown Charlotte are all within reach. You'll miss nothing. You're already here.



Breathe easy, and chill out.

We designed it with sustainability in mind. Because when you feel your best, you do your best work. Forget tree-less views... we're surrounded by fresh air and the forested Greenway Trail. So, dig in and plant your roots here.

District Features



Walk to MLK & Seversville parks & Irwin Creek or Stewart Creek Greenway Trailheads



Snack & sip at Not Just Coffee, Noble Smoke, & a dozen other eateries



Relaxed, connected community

Building Features



Open-air courtyards



Skylights for natural lighting



Convenient drive-up parking
3/1000 Ratio



Exposed timber truss ceilings,
brick & block walls,
& concrete floors



Dedicated single tenant
entrances



Individual heating &
cooling systems



Single-story buildings with
high clear-height ceilings

A PROJECT BY



Barry Fabyan

704-907-2532

Barry.Fabyan@cushwake.com

Charley Leavitt

704-634-8254

Charley.Leavitt@cushwake.com

