



FDC

1001 TUCKASEEGEE ROAD  
CHARLOTTE, NC 28208

66,000 SF ADAPTIVE RE-USE | CLASS AA  
CREATIVE OFFICE REDEVELOPMENT  
AVAILABLE NOW





SWITCH-YARD  
TX 75261



## PROPERTY INFORMATION **AT A GLANCE.**



### BUILDING SIZE

66,000 SF



### PARKING RATIO

3.3/1,000 SF



### CEILING HEIGHT

Dramatic 20 ft. Ceiling Height with Expansive Window Lines



### NEIGHBORHOOD

FreeMoreWest / The Freight District Center of Charlotte's hottest adaptive reuse and creative office destination



### LOCATION + ACCESS

Less than 1-mile from Charlotte's CBD + South End and offers convenient access to Interstate 77 and 85



### LINK TO SWITCHYARD VIRTUAL TOUR

Details on Following Pages

Center of Charlotte's hottest adaptive reuse and creative office destination



# PROPERTY INFORMATION - AERIAL OVERVIEW.



925 TUCK

925/1001 Exclusive  
Parking Deck

Unmatched Skyline  
Views

Outdoor Patio Terrace

1001 TUCK

TUCKASEEGEE RD

DRAMATIC SPACES  
CREATE DYNAMIC PLACES.



# DRAMATIC SPACES CREATE DYNAMIC PLACES.

\*1001 Tuck Renderings



# DRAMATIC SPACES CREATE DYNAMIC PLACES.

New structured parking deck and private amenity patio with unobstructed skyline views





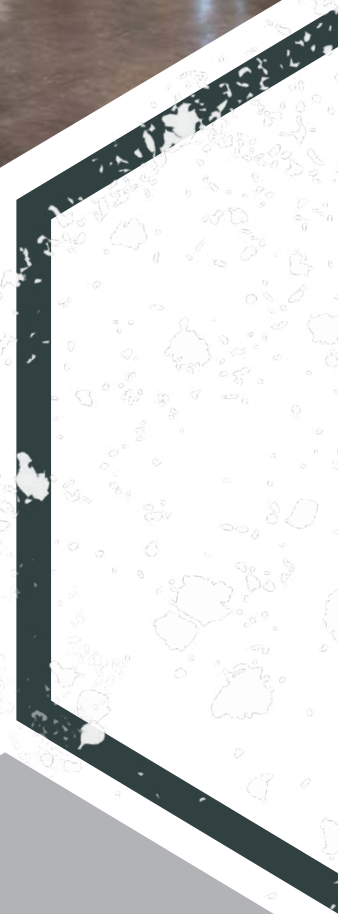
## A CREATIVE TRANSFORMATION.

Since the 1950's, 1001 Tuckaseegee was owned and occupied by legacy warehouse and manufacturing industrial users. Today, "Switch Yard" proudly boasts unparalleled sweeping views of Charlotte's growing skyline and has emerged as the preeminent creative office district in Charlotte.



### RENOVATIONS INCLUDE

- + Maximum window lines on all 4 building elevations for each building
- + Potential rooftop tenant lounge
- + Elevated tenant patio with sweeping CBD skyline views
- + Highly efficient/easily demisable floor plans accommodating tenants up to 66,000 SF
- + Polished concrete floors
- + Dramatic 14' & 20' exposed ceilings
- + Modern design elements throughout



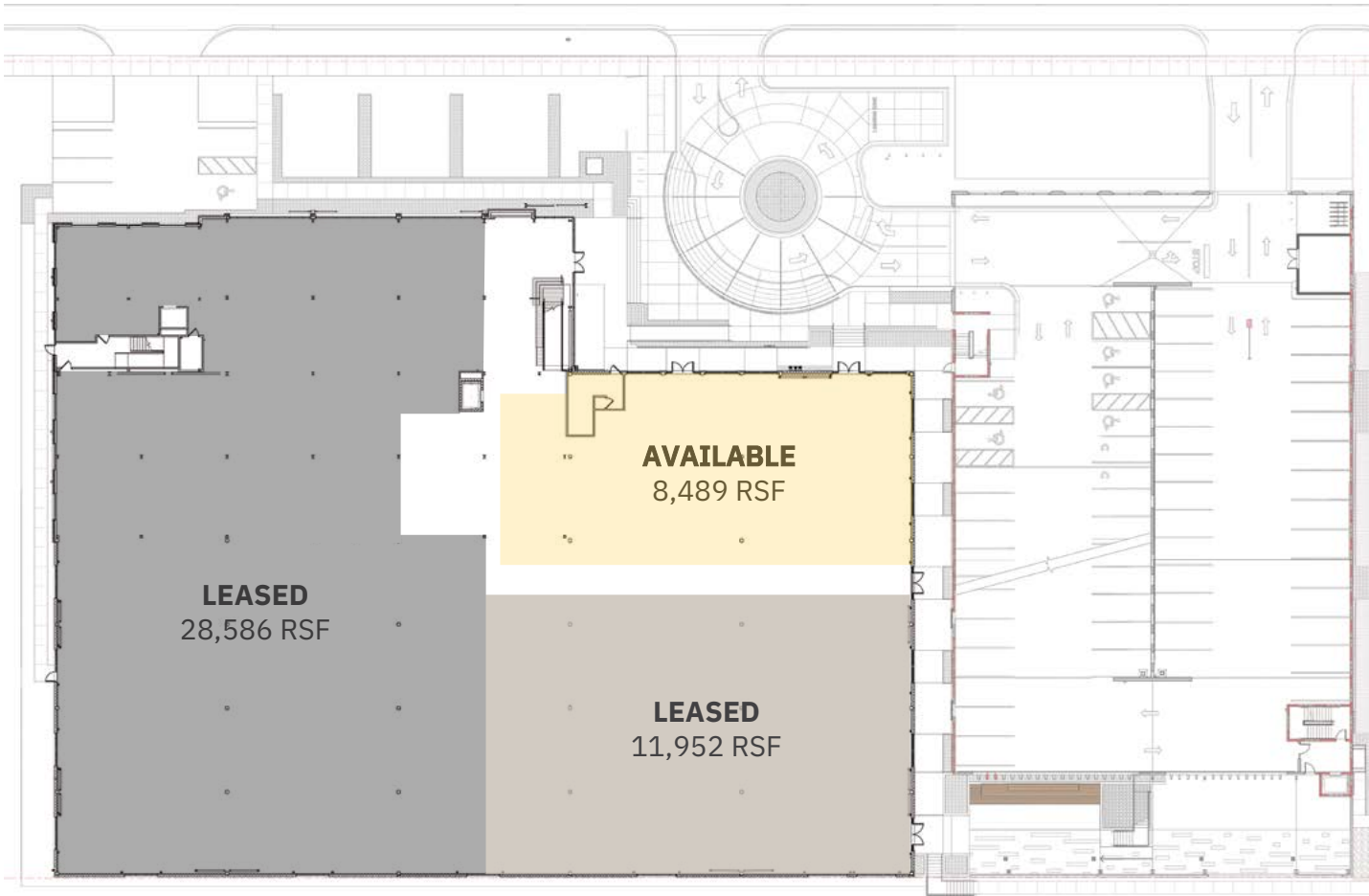


# SWITCHYARD FLOOR PLANS

## 1001 TUCKASEEGEE



### 1001 TUCK FIRST FLOOR

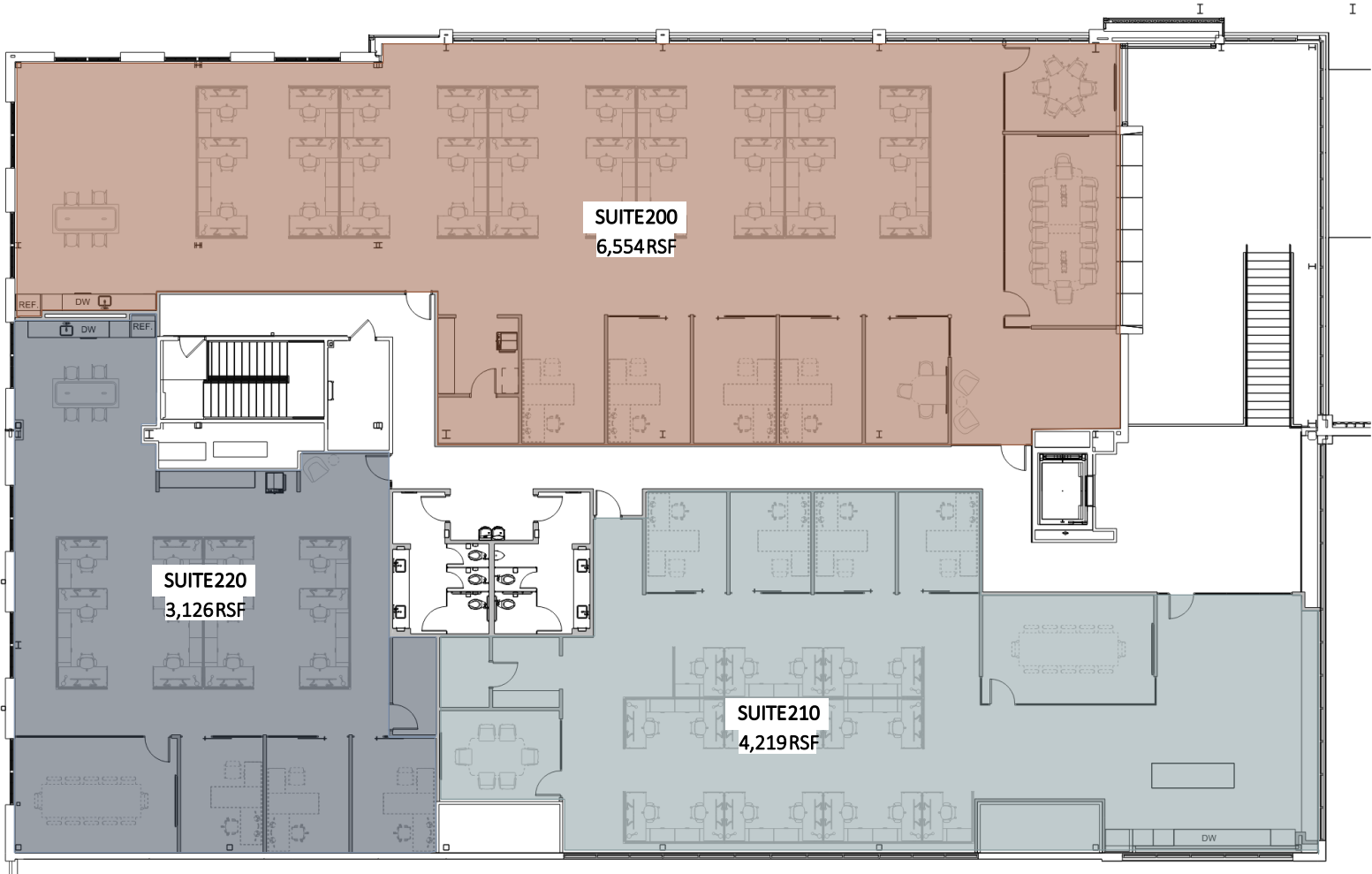


# SWITCHYARD FLOOR PLANS

## 1001 TUCKASEEGEE



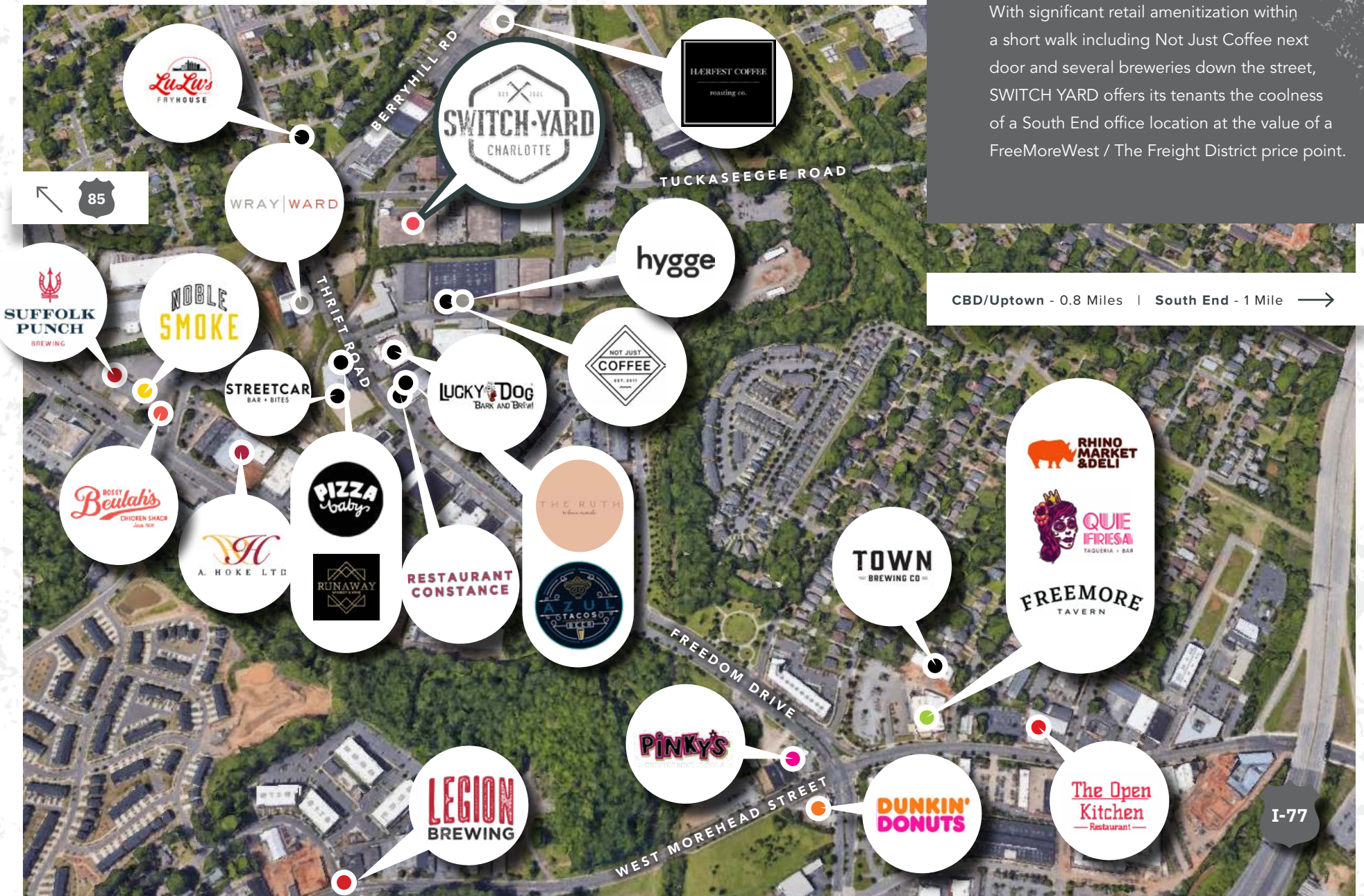
### 1001 TUCK SECOND FLOOR



±15,660 RSF CONTIGUOUS AVAILABLE

## NEARBY AMENITIES

With significant retail amenitization within a short walk including Not Just Coffee next door and several breweries down the street, SWITCH YARD offers its tenants the coolness of a South End office location at the value of a FreeMoreWest / The Freight District price point.



CBD/Uptown - 0.8 Miles | South End - 1 Mile →

# A VIBRANT & AUTHENTIC SUBMARKET.

FreeMoreWest's Freight District is widely recognized as Charlotte's foremost destination for tenants seeking new, creative adaptive reuse commercial space. The neighborhood has rapidly emerged to become Charlotte's creative office campus-like destination.



## SOUTH END PROXIMITY

Tuckaseegee becomes 4th street (0.8 miles to I-77/I-277/CBD)



## SOUTH END CHARACTER

Blocks of cool, old warehouse buildings rapidly transforming into a neighborhood of creative office buildings and uses



## FREEMOREWEST / FREIGHT DISTRICT VALUE

Suburban office parking ratio 0.8-1.0 miles from CBD/South End with rental rates \$5-\$10/SF lower

Located adjacent to Charlotte's vibrant Uptown, FreeMoreWest's/Freight District is at once Distinct, Diverse and Dynamic. With the introduction of new housing developments, its neighborhoods offer suburban living in an urban setting. Advantages abound for dynamic business growth as well. FreeMoreWest/Freight District's business community enjoys the benefit of diverse commercial space with exciting retail and office opportunities. With the addition of new restaurants to its established mainstays, FreeMoreWest/Freight District now boasts an eclectic mix of locally owned restaurant choices. The years of rich history and the prospects for the future make FreeMoreWest/Freight District the place to begin anew.







FOR MORE INFORMATION:

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