



Remix Your
Work Sitch.



LOWMEER
STUCKY



LOWER TUCK

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

Remixed warehouse buildings become superb 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

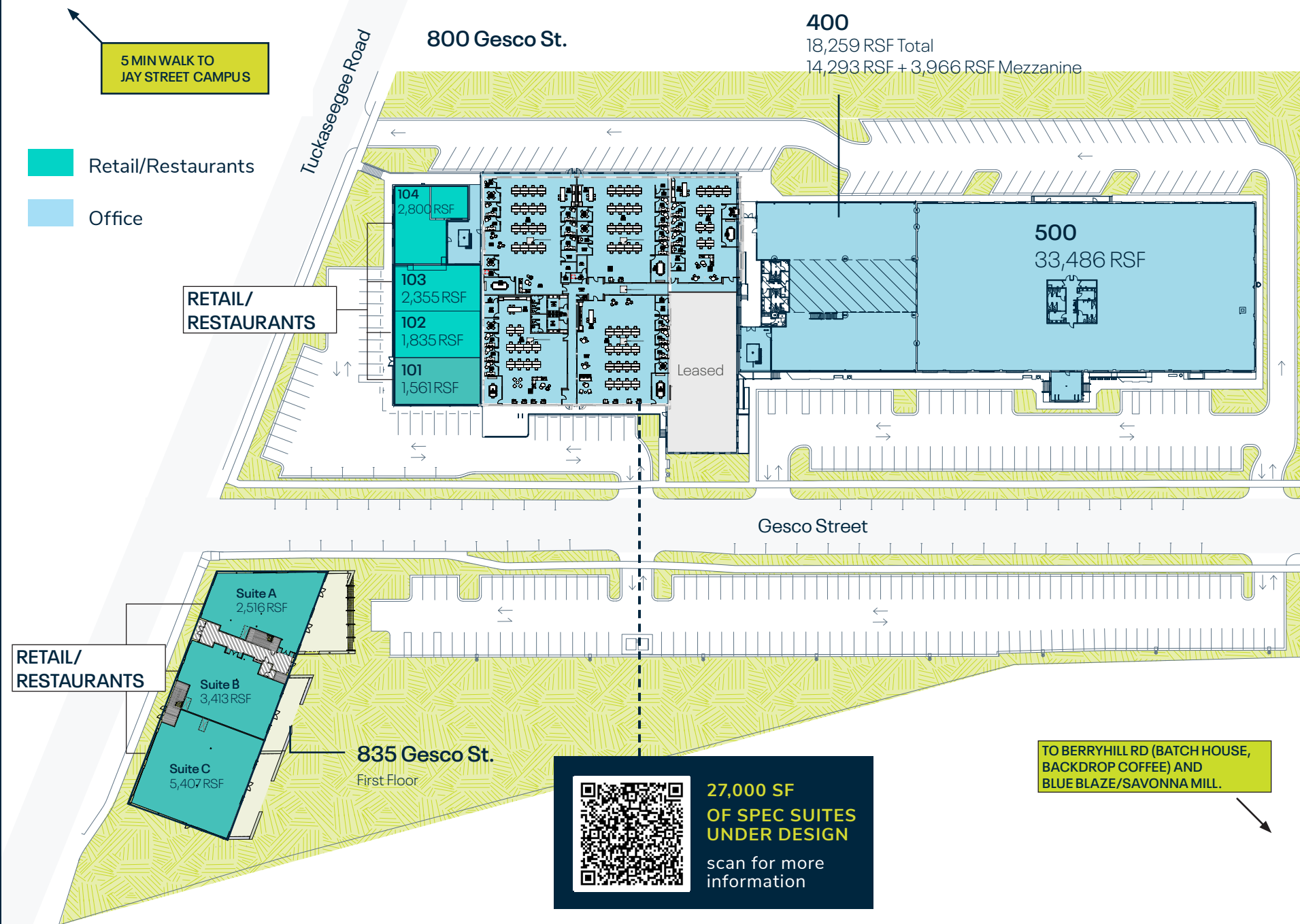
CEILING HEIGHTS

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

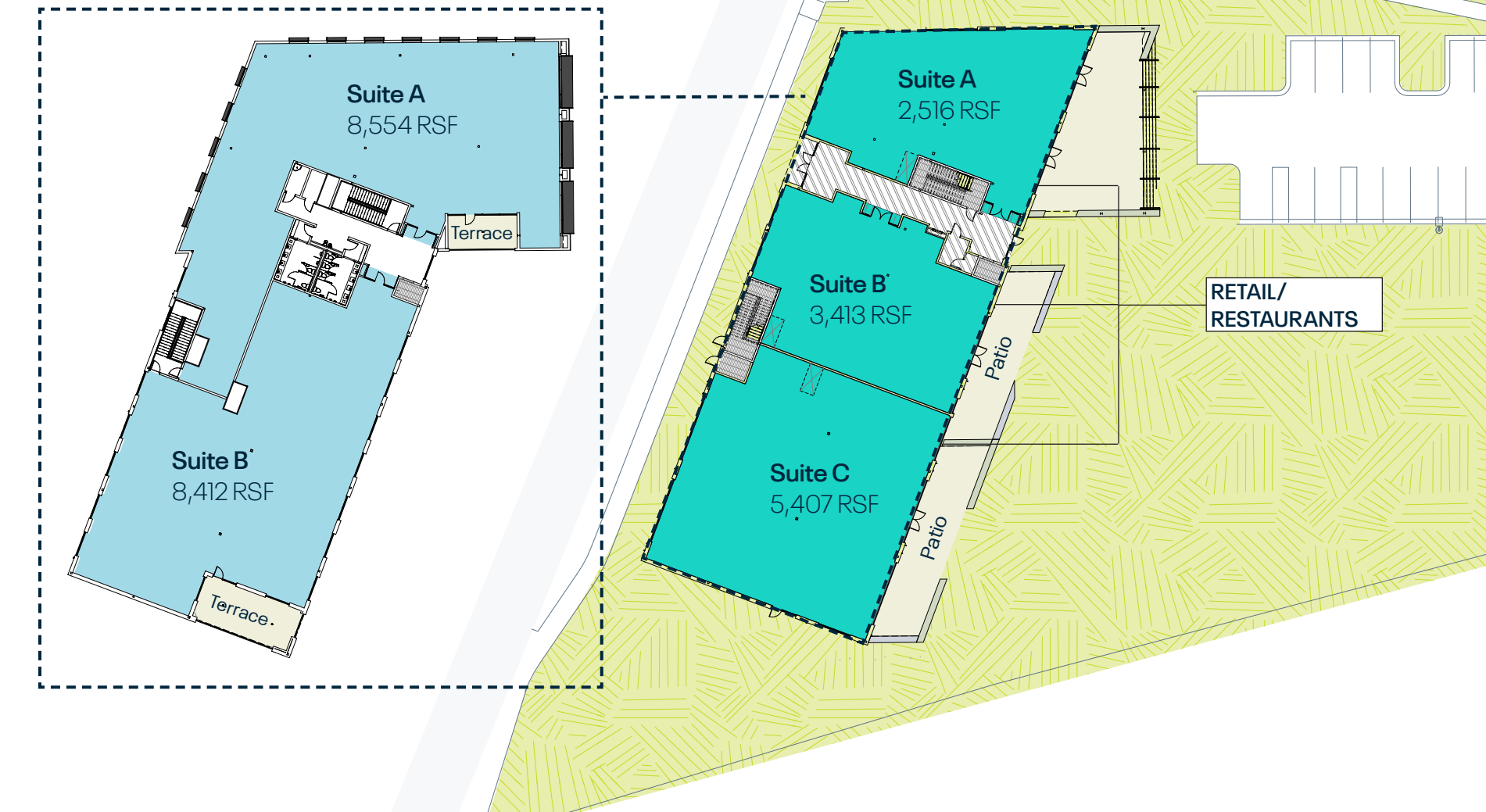
12'-16'

Retail/Restaurants

Office

5 MIN WALK TO
JAY STREET CAMPUS

2nd Floor



Jay Street

1018 JAY STREET



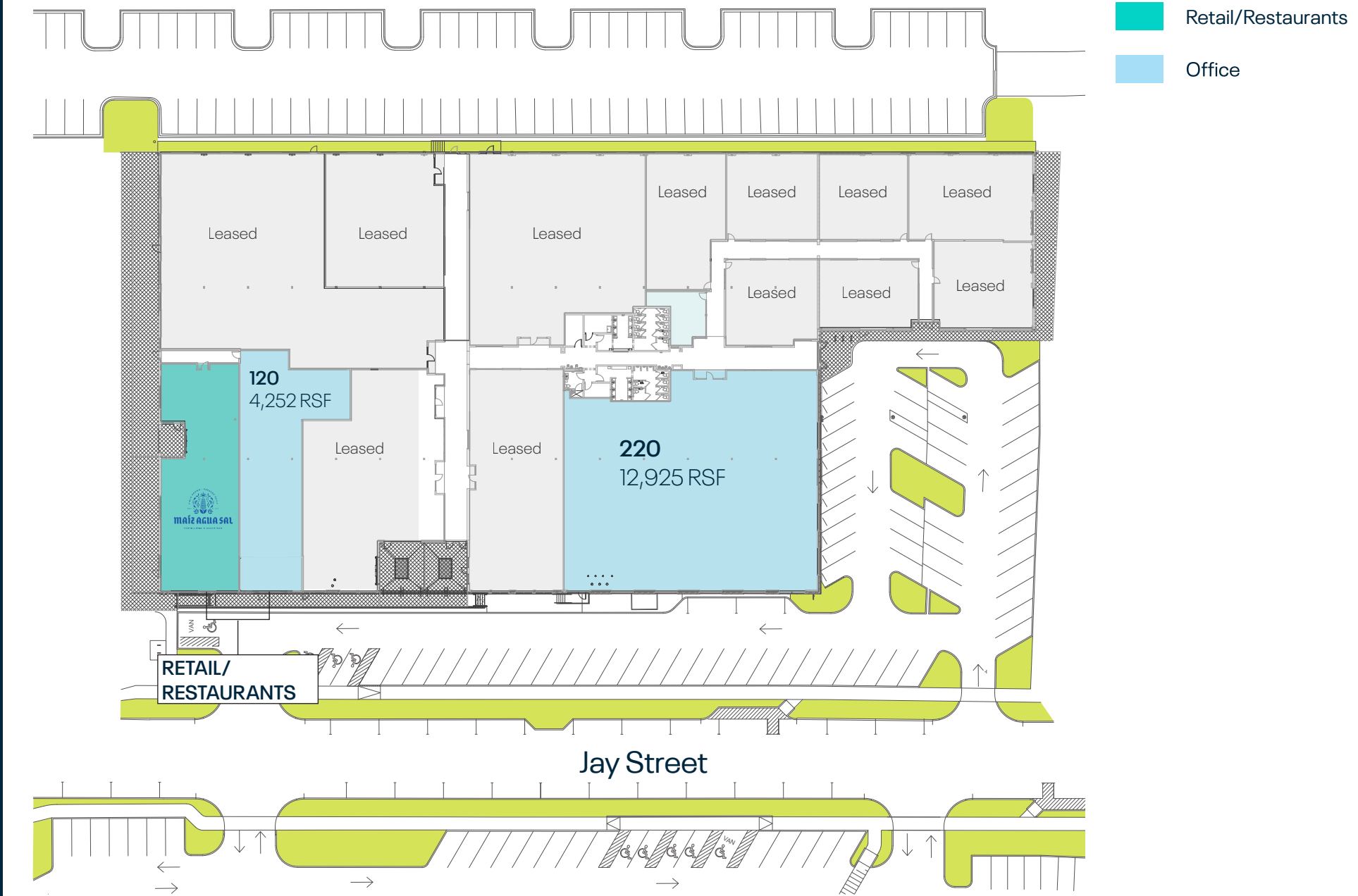
LOWER
TUCK

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@streamrealty.com

Charley Leavitt
704-634-8254
Charley.Leavitt@streamrealty.com

Grant Keyes
980-378-1521
Grant.Keyes@streamrealty.com

