




Remix Your  
Work Sitch.

LOWEY  
TECH



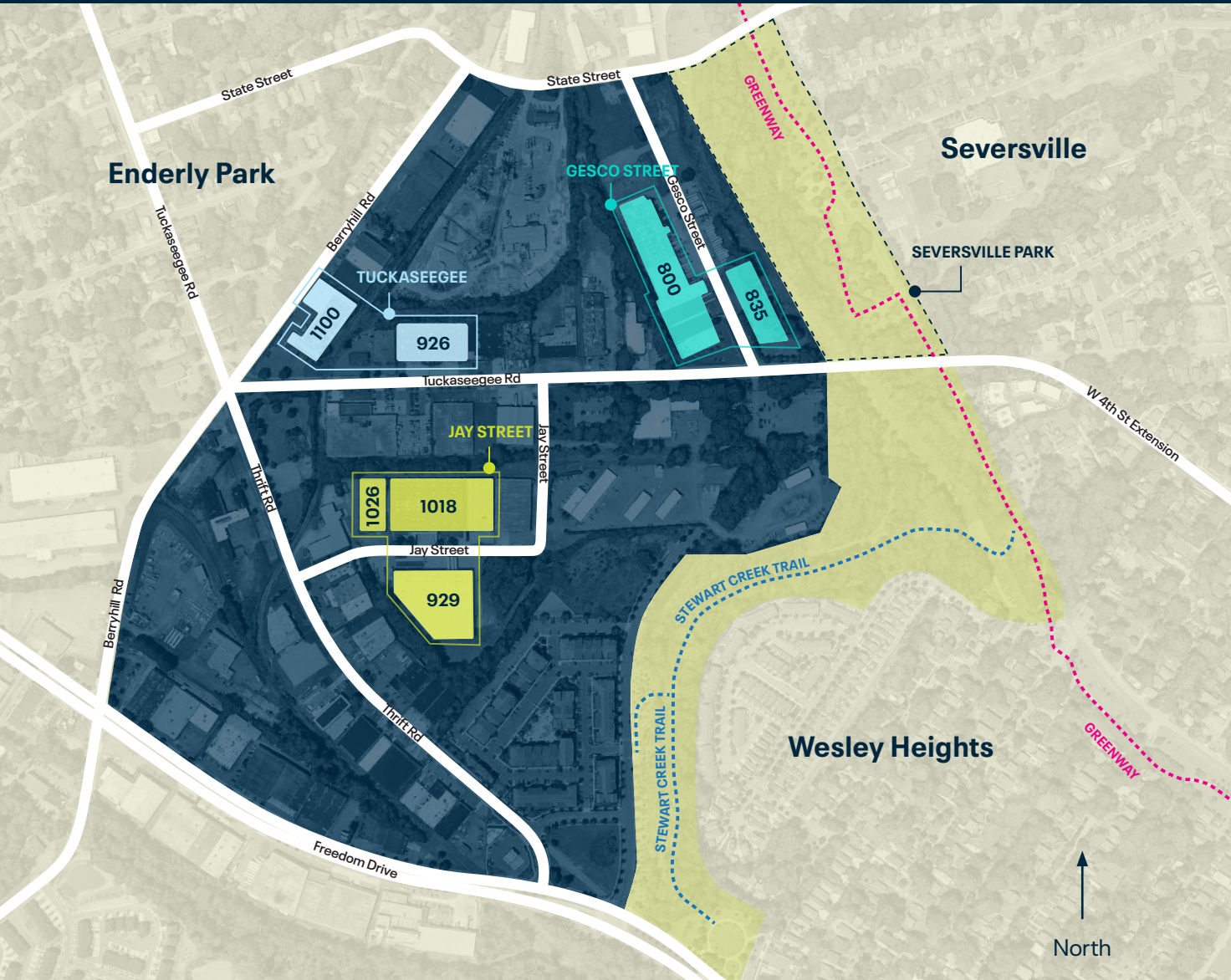
A photograph of a modern office interior, overlaid with a dark blue semi-transparent filter. The office features a high ceiling with exposed steel trusses and large windows that look out onto a green landscape. Several people are visible: some are sitting at tables working on laptops, while others are standing and talking. In the background, there's a bar area with a person behind the counter. On the right side of the image, there is a graphic element consisting of a grid of yellow arrows pointing downwards and to the left.

Turn in your stapler, break out of that glass box, and be part of something bigger – a transformation happening right now in West Charlotte. We're talking modern Class-A offices, but with edge.





# 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





400





## 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, Blue Blaze Brewery & 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

# Jay Street

1018 JAY STREET

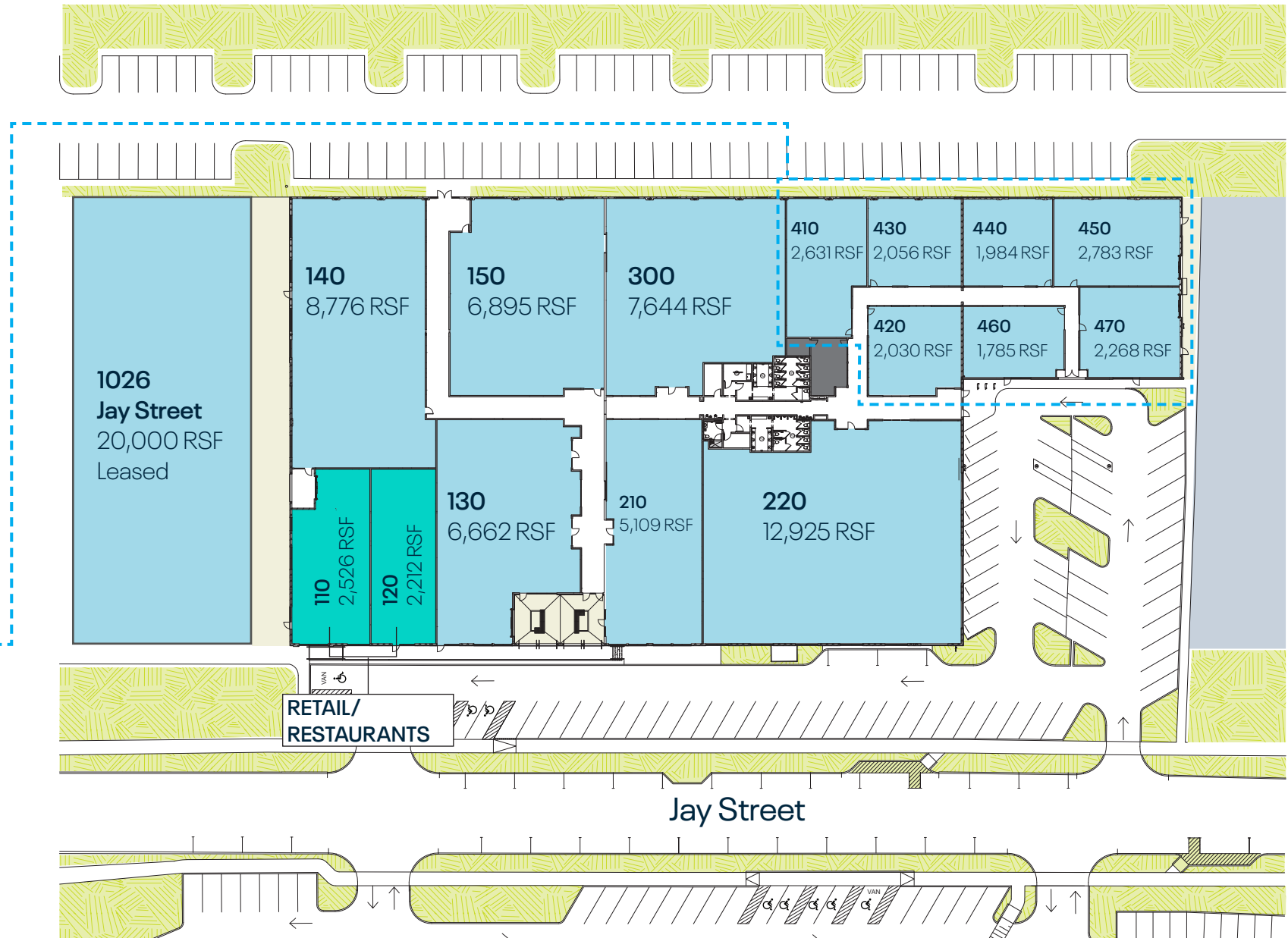
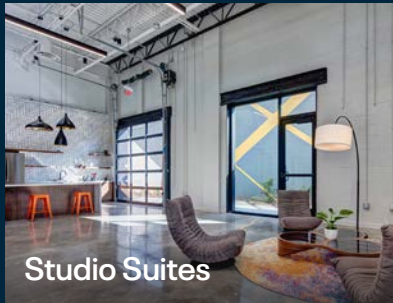
68,286 RSF

PARKING

3.0/1,000

CEILING HEIGHT

22'





# Jay Street

1018 JAY STREET

LOWER  
TUCK

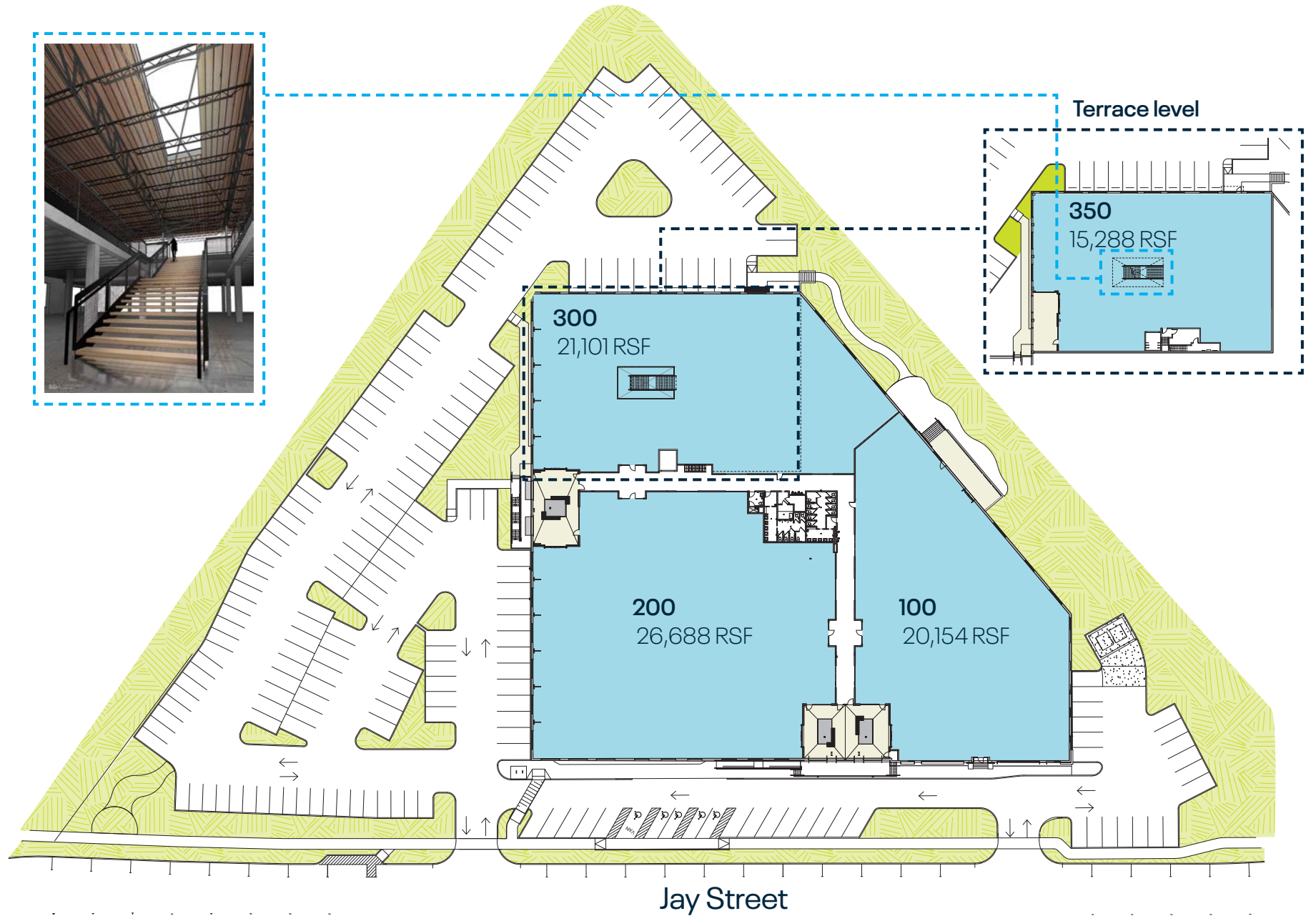


# Jay Street

929 JAY STREET  
83,231 RSF

PARKING  
3.0/1,000

CEILING HEIGHT  
1st floor: 19'  
Terrace: 13'





# Jay Street

929 JAY STREET

LOWER  
TUCK



# Gesco Street

## 800 GESCO STREET

97,014 RSF

## PARKING

3.5/1,000

## CEILING HEIGHTS

200: 14'-21' (barrel vaults)

300: 14'

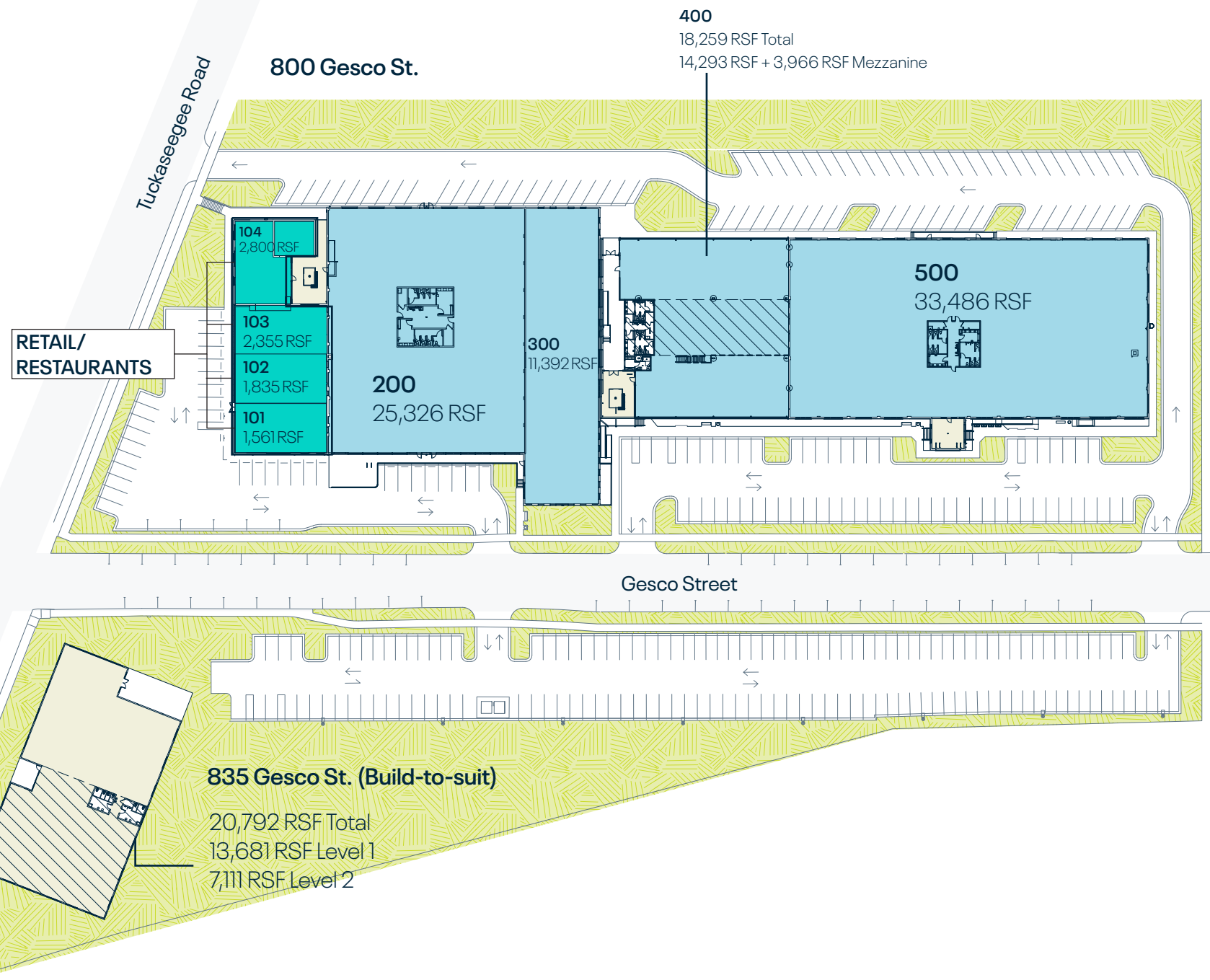
400: 24'

500: 20'

## 835 GESCO STREET

20,792 RSF

Build-to-suit





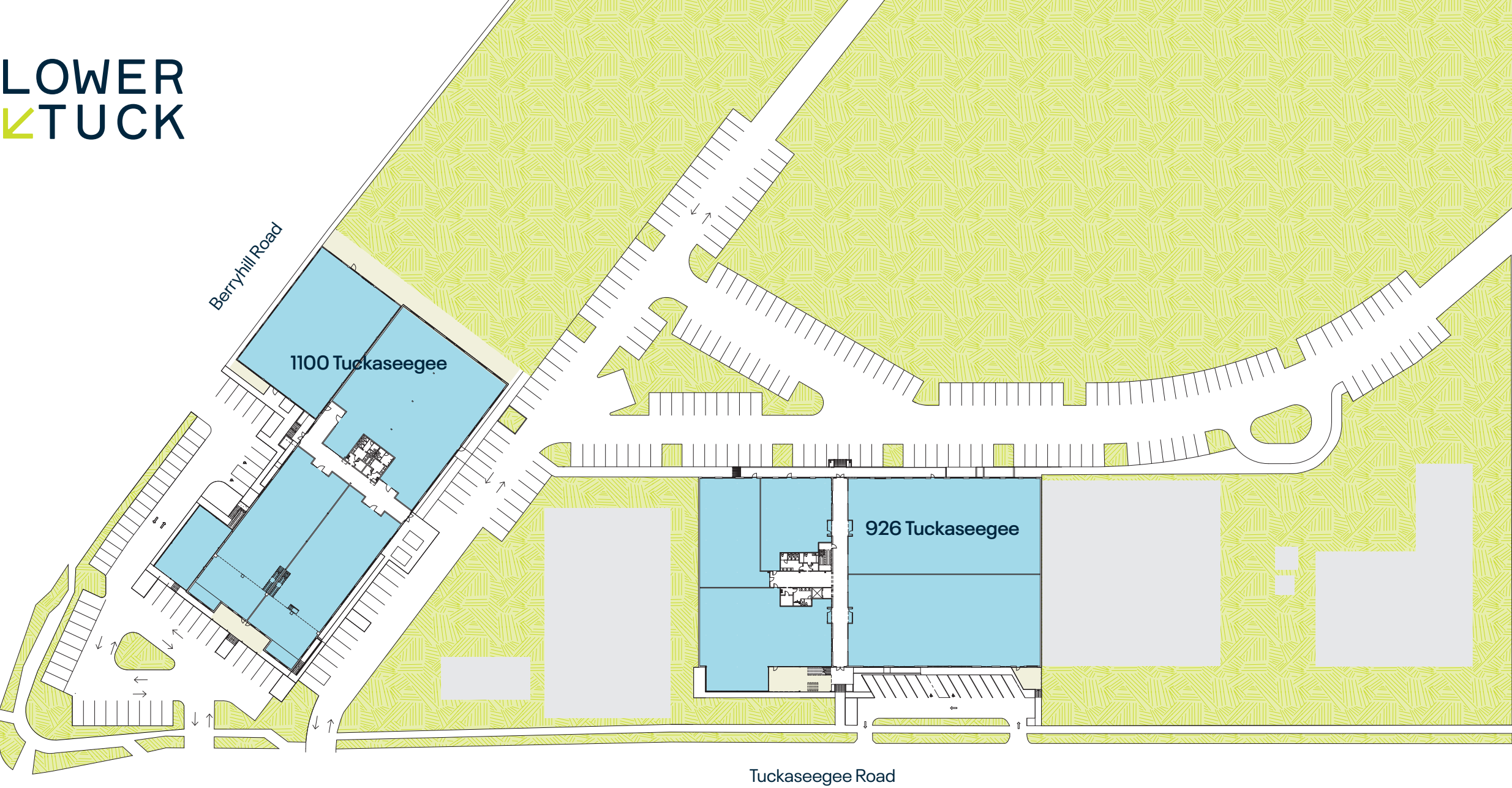
# Gesco Street

800 GESCO STREET



LOWER  
TUCK







# Tuckaseegee Site Plan

**1100 TUCKASEEGEE**

42,392 RSF

**PARKING**

3.0/1,000

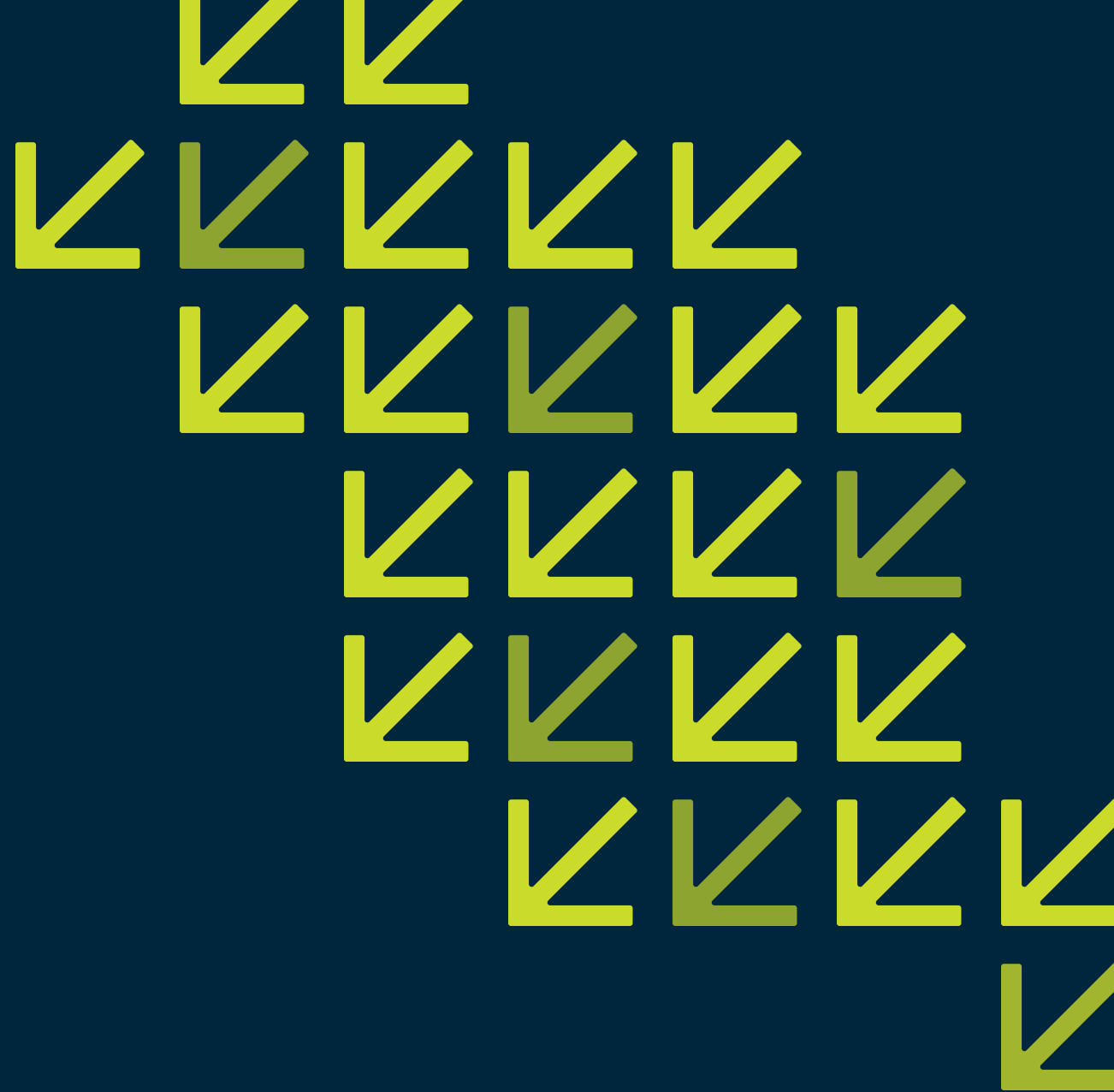
**926 TUCKASEEGEE**

59,145 RSF

**PARKING**

3.0/1,000

\*All parking shown is owned and available for 1100 and 926 Tuckaseegee use



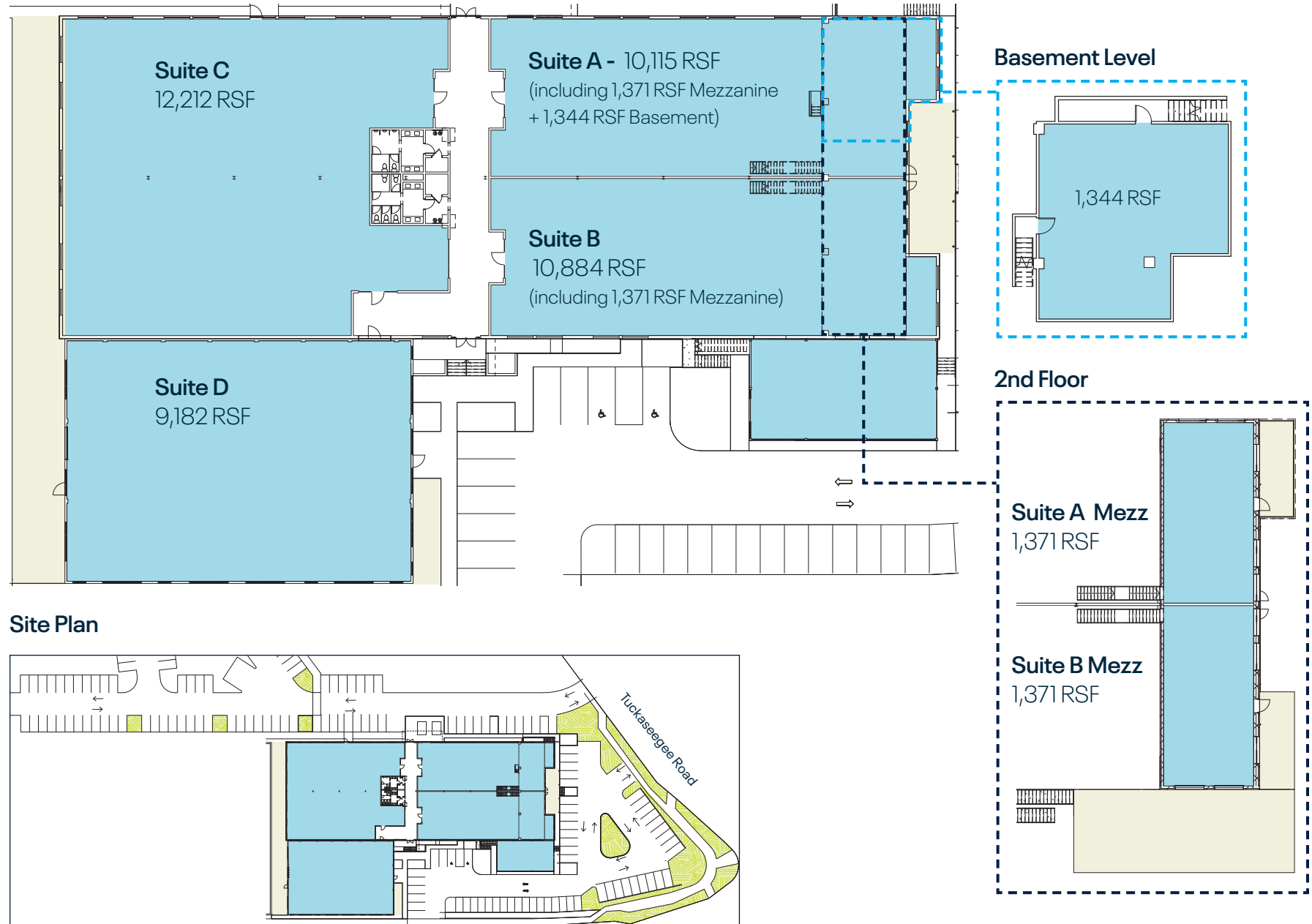


# Tuckaseegee Road

1100 TUCKASEEGEE  
42,392 RSF

PARKING  
3.0/1,000

CEILING HEIGHTS:  
Main: 20'  
Suite D: 16-20' (sloped)  
Entry: 12'





# Tuckaseegee

1100 TUCKASEEGEE





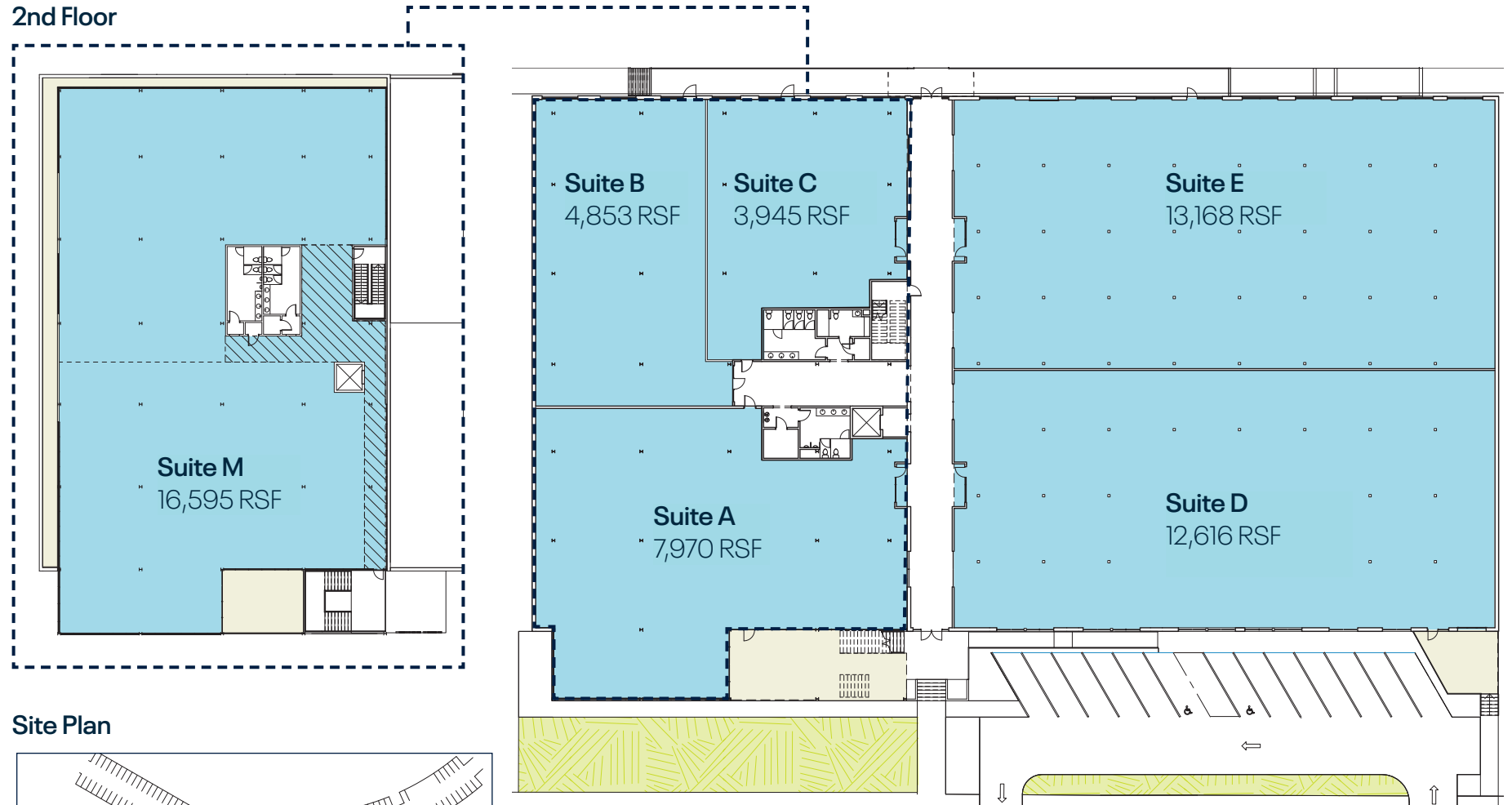
# Tuckaseegee Road

926 TUCKASEEGEE  
59,145 RSF

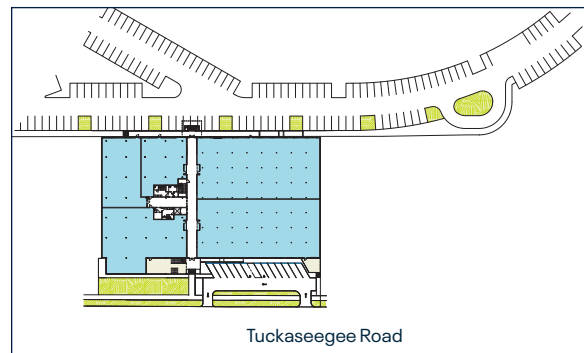
PARKING  
3.0/1,000

CEILING HEIGHTS  
1st floor: 15'  
2nd floor: 14'

2nd Floor



Site Plan





# Tuckaseegee

926 TUCKASEEGEE



LOWER  
TUCK



A PROJECT BY



THIRD & URBAN



Barry Fabyan

704-804-5845

Barry.Fabyan@am.jll.com

Charley Leavitt

704-927-3002

Charley.Leavitt@am.jll.com

Grant Keyes

704-804-5814

Grant.Keyes@am.jll.com

