



FDC

1001 TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

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





SWITCH-YARD
TRUCKS & BUSES



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





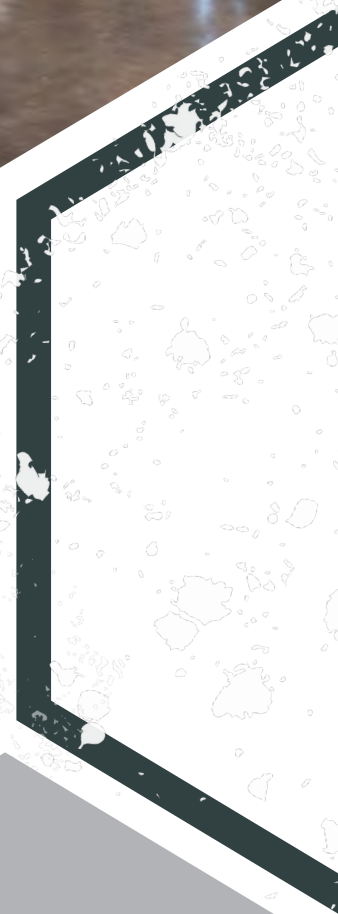
A CREATIVE TRANSFORMATION.

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 52,000 SF
- + Polished concrete floors
- + Dramatic 14' & 20' exposed ceilings
- + Modern design elements throughout





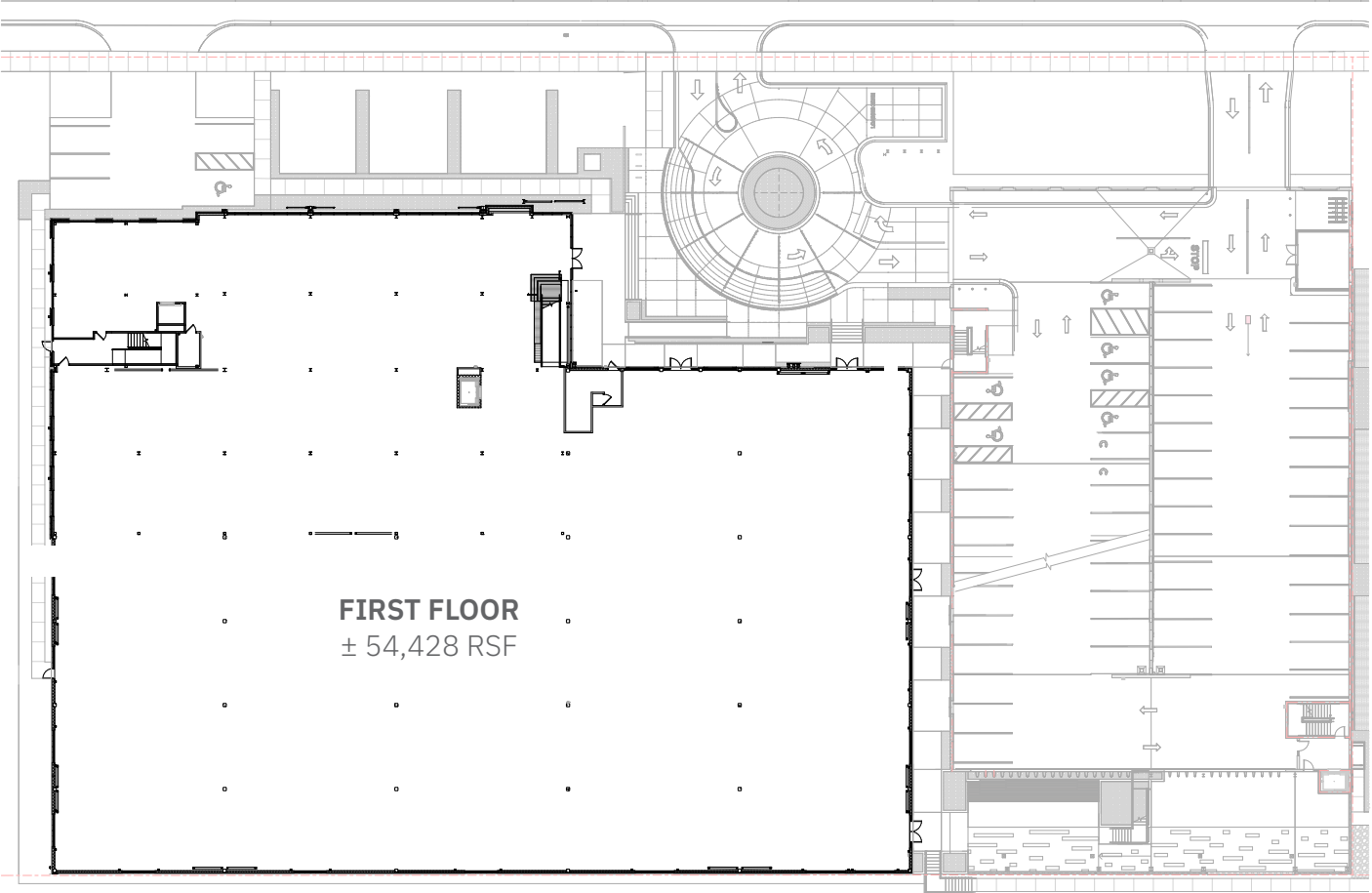
SWITCHYARD FLOOR PLANS

1001 TUCKASEEGEE



1001 TUCK SINGLE TENANT

FIRST FLOOR



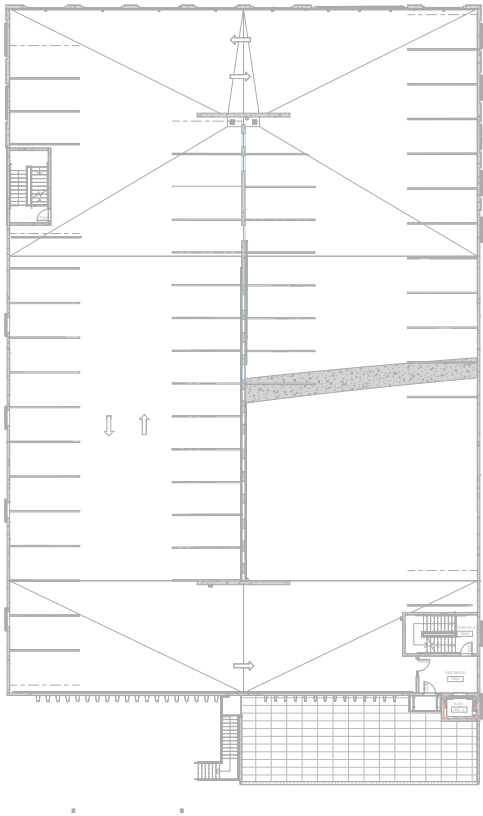
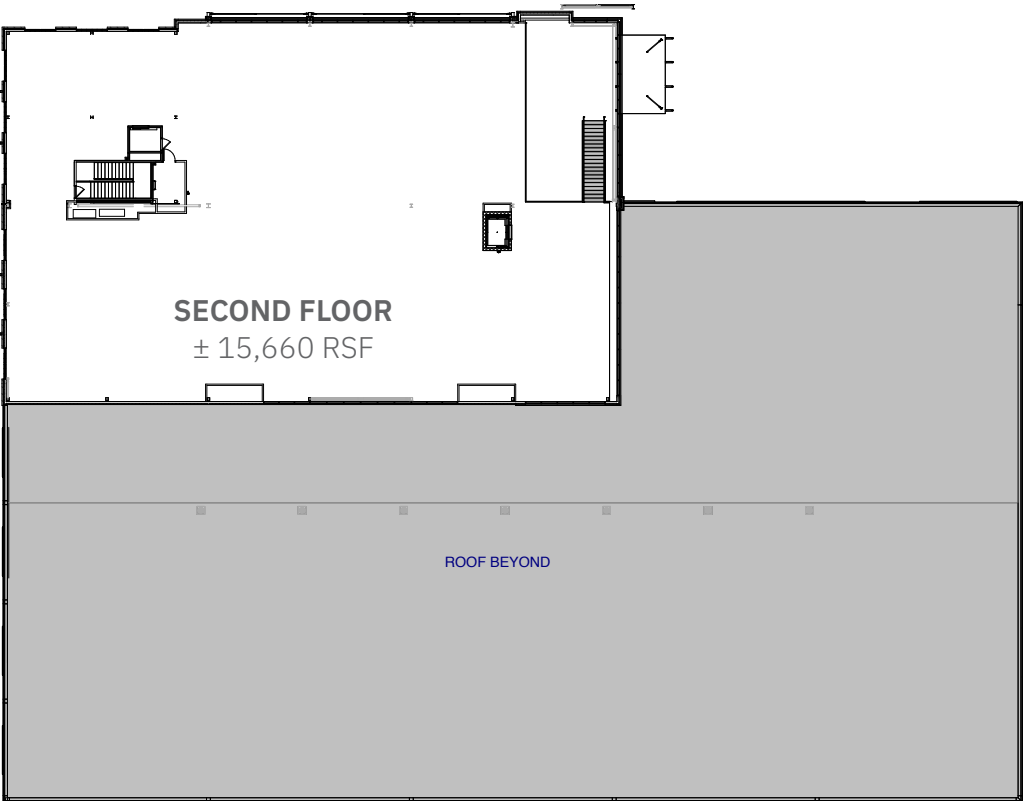
SWITCHYARD FLOOR PLANS

1001 TUCKASEEGEE

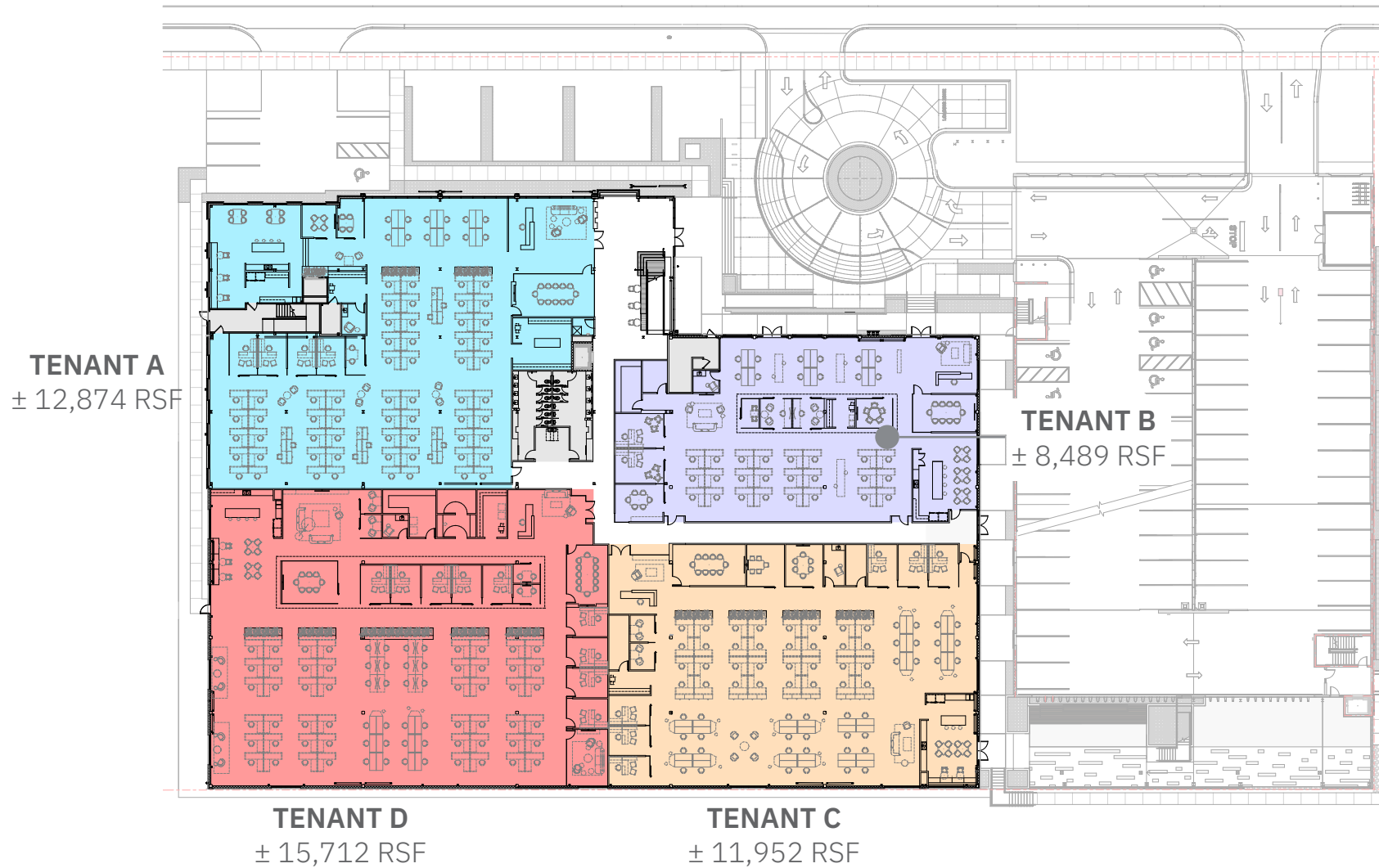


1001 TUCK SINGLE TENANT

SECOND FLOOR

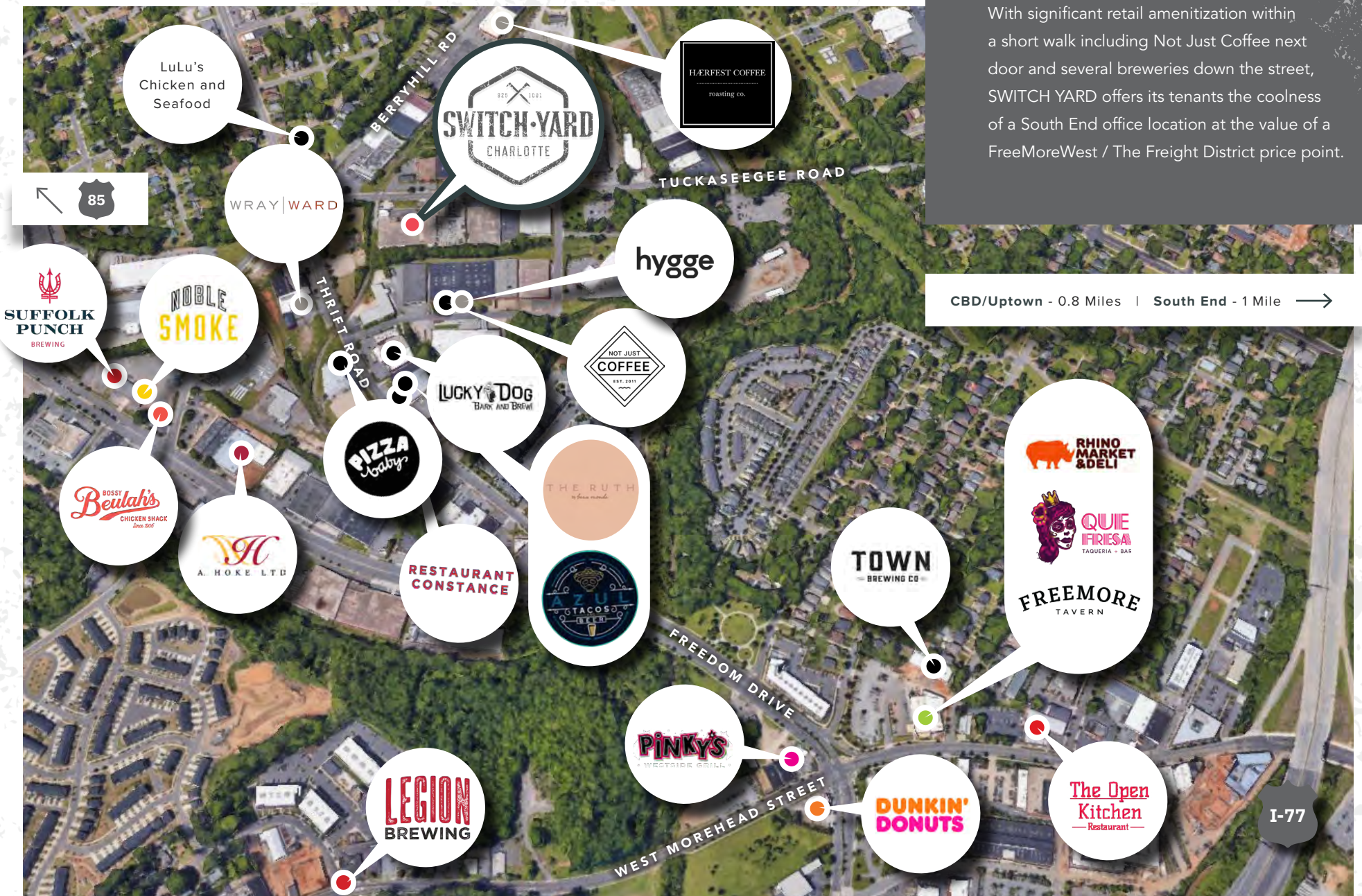


1001 TUCK FLOOR PLAN FIRST FLOOR MULTI-TENANT TEST FIT



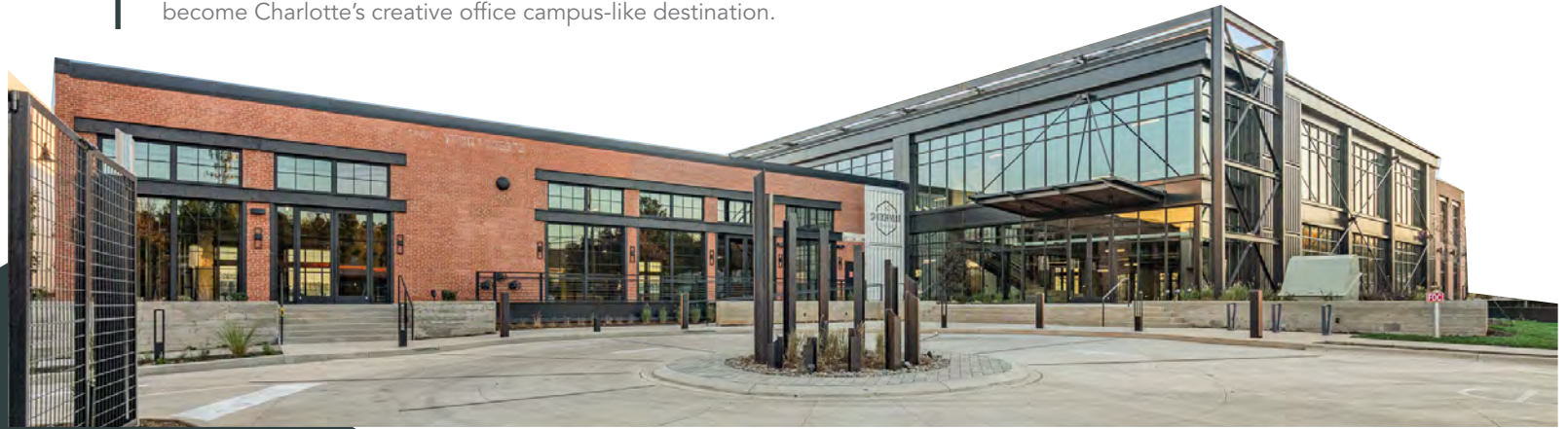
NEARBY AMENITIES

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.



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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