



925 1001

SWITCH·YARD

CHARLOTTE

925 & 1001
TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

92,000 SF ADAPTIVE RE-USE | CLASS AA
CREATIVE OFFICE REDEVELOPMENT
DELIVERING Q2 2021



CBRE

STOCKBRIDGE



PROPERTY INFORMATION AT A GLANCE.



BUILDING SIZES

925 Tuck - 30,000 SF
1001 Tuck - 62,000 SF



SITE SIZE

3.78 Acres



CEILING HEIGHT

925 Tuck - 14 FT
1001 Tuck - 20FT



PARKING RATIO

3.1/1,000 SF on site



NEIGHBORHOOD

FreeMoreWest /
The Freight District

Charlotte's hottest adaptive reuse & creative office destination



OWNERSHIP INVESTMENT

\$13 Million before
Tenant Investment



COMMENCEMENT

Q3 2020



DELIVERY

Q2 2020



RENOVATIONS

Details on Following Pages

DRAMATIC SPACES CREATE DYNAMIC PLACES.

*1001 Tuck Renderings



DRAMATIC SPACES CREATE DYNAMIC PLACES.

*925 Tuck Renderings





A CREATIVE TRANSFORMATION.

Since the 1950s, 925 & 1001 Tuckaseegee Road have been a couple warehouses on top of a hill. Starting in 2020, a re-envisioned "SWITCH YARD" will boast sweeping views of downtown Charlotte's skyline as it is reintroduced as the premier creative office project in FreeMoreWest's Freight District.

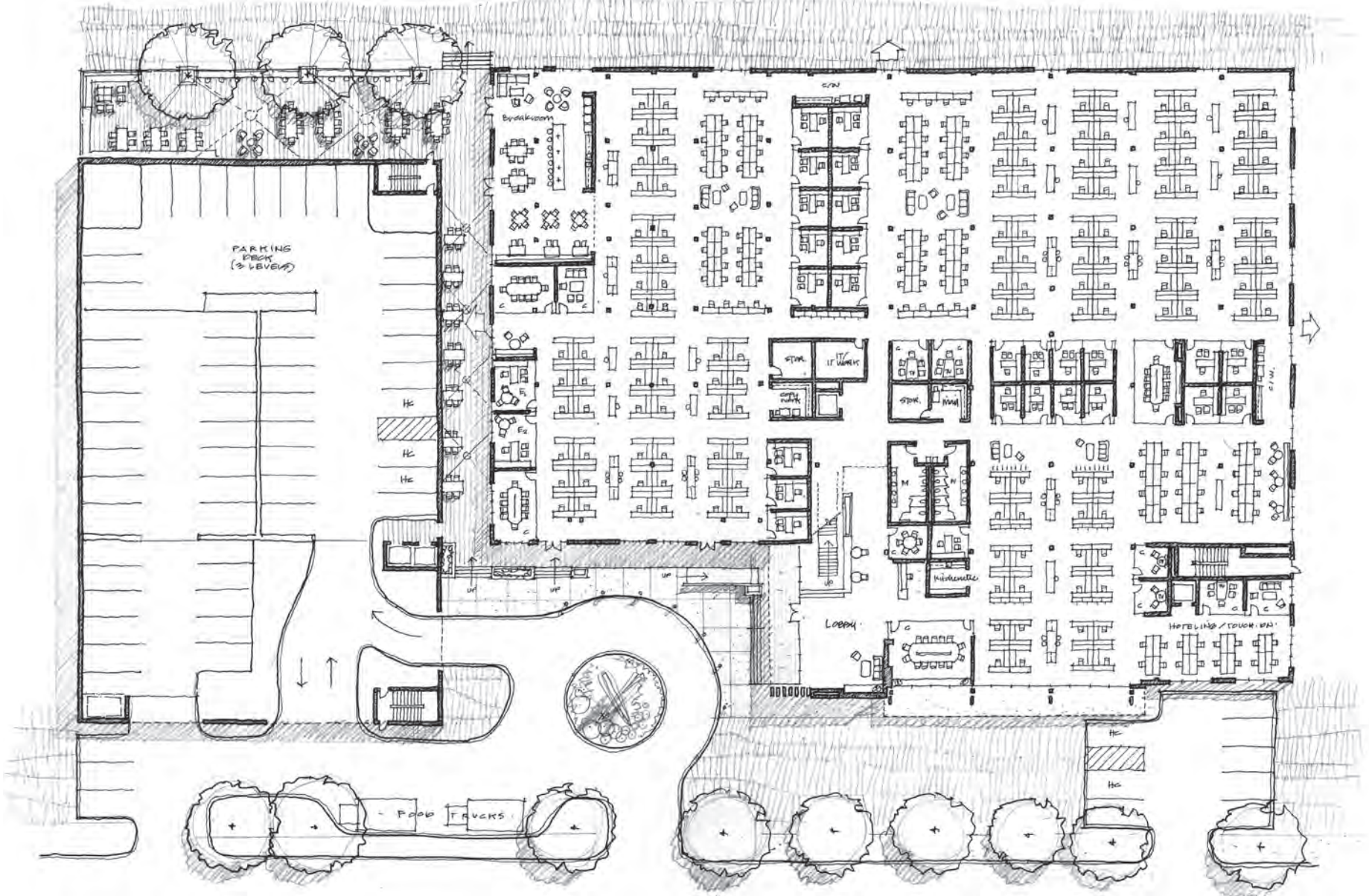


RENOVATIONS INCLUDE

- + 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 of 10,000 - 62,000 SF
- + Polished concrete floors
- + Dramatic 14' & 20' exposed ceilings
- + Modern design elements throughout
- + Pandemic responsive contact-less features, enhanced outside air circulation and potential for private employee entrances

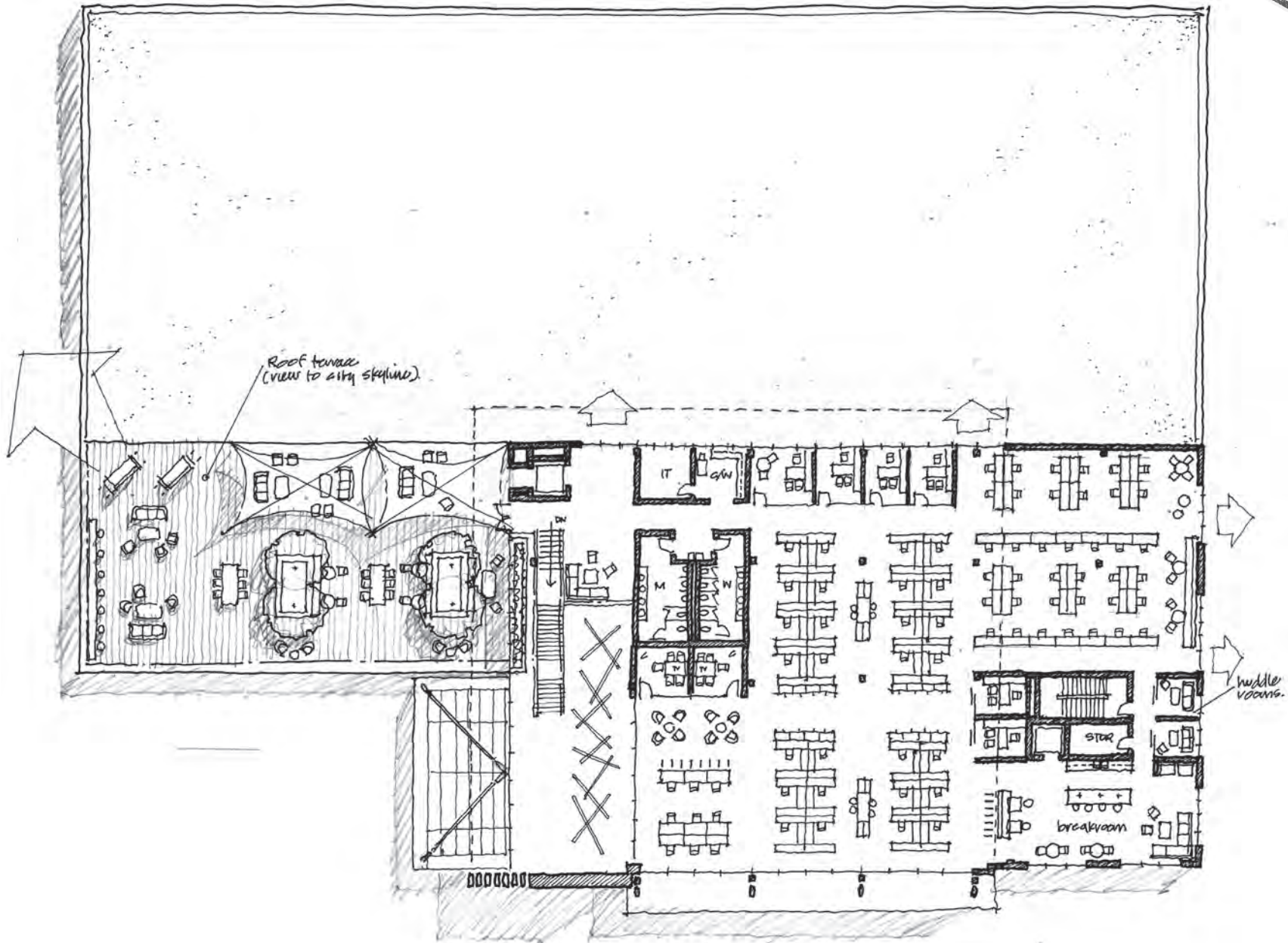
TEST FIT

1001 TUCK SAMPLE FLOOR PLAN 1ST FLOOR WITH STRUCTURED PARKING



TEST FIT

1001 TUCK SAMPLE FLOOR PLAN 2ND FLOOR WITH ROOFTOP PATIO



NEARBY AMENITIES

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



CBD/Uptown - 0.8 Miles | SouthEnd - 1 Mile →

A VIBRANT & AUTHENTIC SUBMARKET.

FreeMoreWest's Freight District is recognized as infill Charlotte's latest and most raw "new" commercial neighborhood, rapidly becoming urban Charlotte's creative office campus-like destination for discerning creative class tenants.



*1001 Tuck Rendering



UPTOWN PROXIMITY

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



SOUTHEND 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/SouthEnd 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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