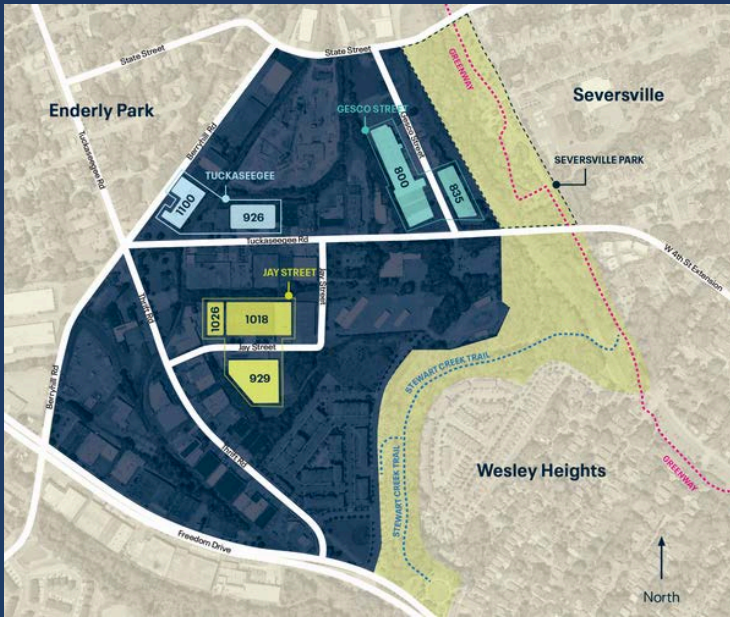




Remix Your
Work Sitch.

LOWE
TODAY





6 remixed
warehouse
buildings
+1 new
construction

**FREE-
MORE
WEST**
neighborhood

**LET'S
WALK!**

greenway access

**400K
SF**

office, retail,
showroom



ample patio +
useable outdoor
space

**FAST
GROWING**



**SURFACE
PARKING**



EXCEPTIONAL ACCESSIBILITY

**1.6
MILES**
PANTHERS
STADIUM

**1.2
MILES**
I-77

**5.5
MILES**
CLT
AIRPORT

**1.9
MILES**
I-85

**0.8
MILES**
UPTOWN

**2.3
MILES**
SOUTH END



WELCOME TO THE NEIGHBORHOOD



Bossy Beulah's
CHICKEN SHAC



NOBLE SMOKE
barbecue



PINKY'S
WESTSIDE GRILL



TOWN BREWING
CO



Heritage
CURATED DECOR • EUROPEAN ANTIQUES

NOTABLE AREA DEVELOPMENT

EXISTING



625K
RSF
OFFICE



250K
RSF
RETAIL

PLANNED/UNDER CONSTRUCTION



380K
RSF
OFFICE

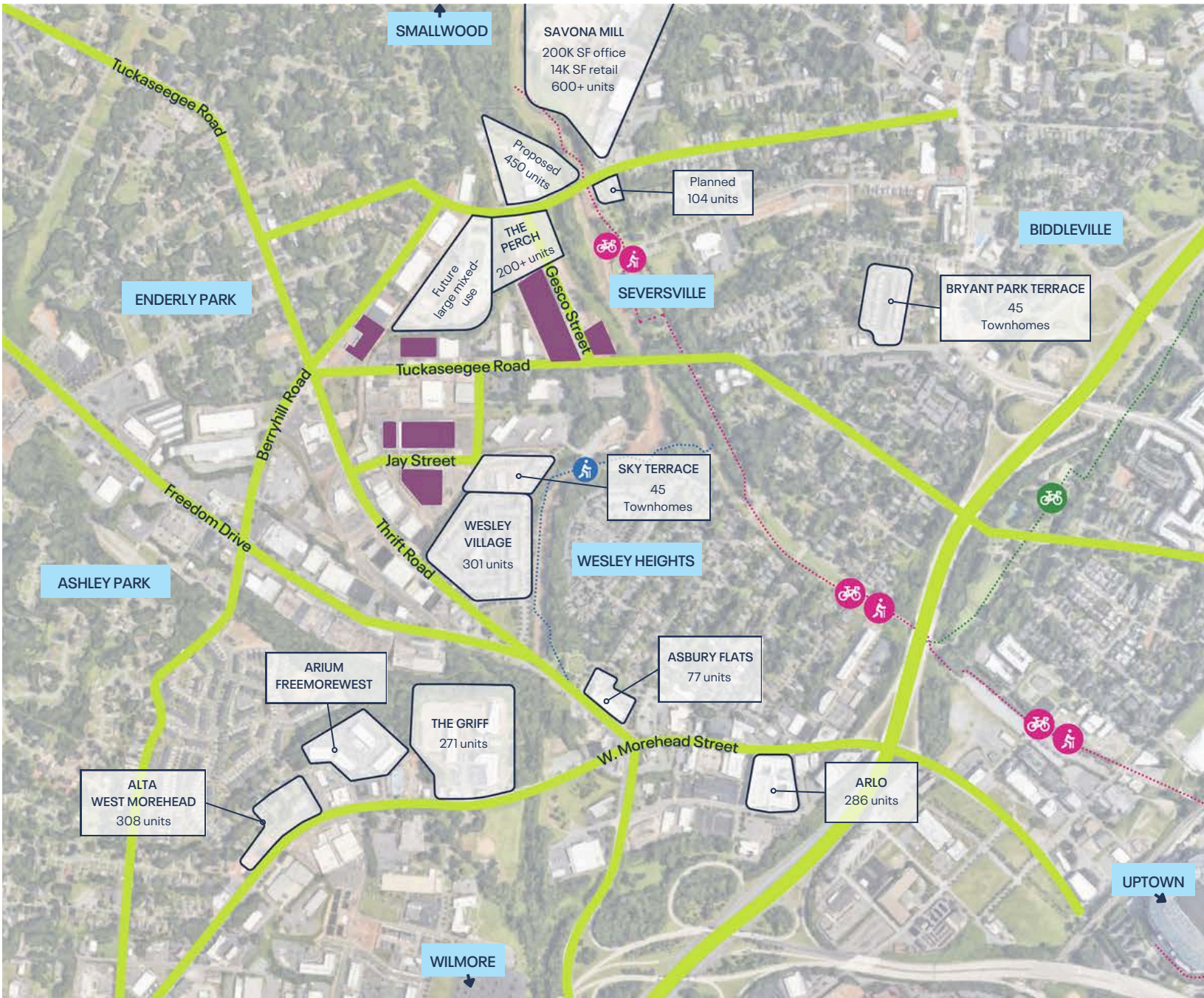


14K
RSF
RETAIL



CHANGE IN MEDIAN HOME SALES PRICE 2017-2022

ASHLEY PARK	SEVERSVILLE	UPTOWN	WILMORE
↑ 139%	↑ 91%	↑ 27%	↑ 34%
SMALLWOOD	ENDERLY PARK	BIDDLEVILLE	WESLEY HEIGHTS
↑ 81%	↑ 350%	↑ 151%	↑ 29%



Gesco Street

800 GESCO STREET



LOWER
TUCK

Gesco Street

PROPOSED PATIO RENDERING



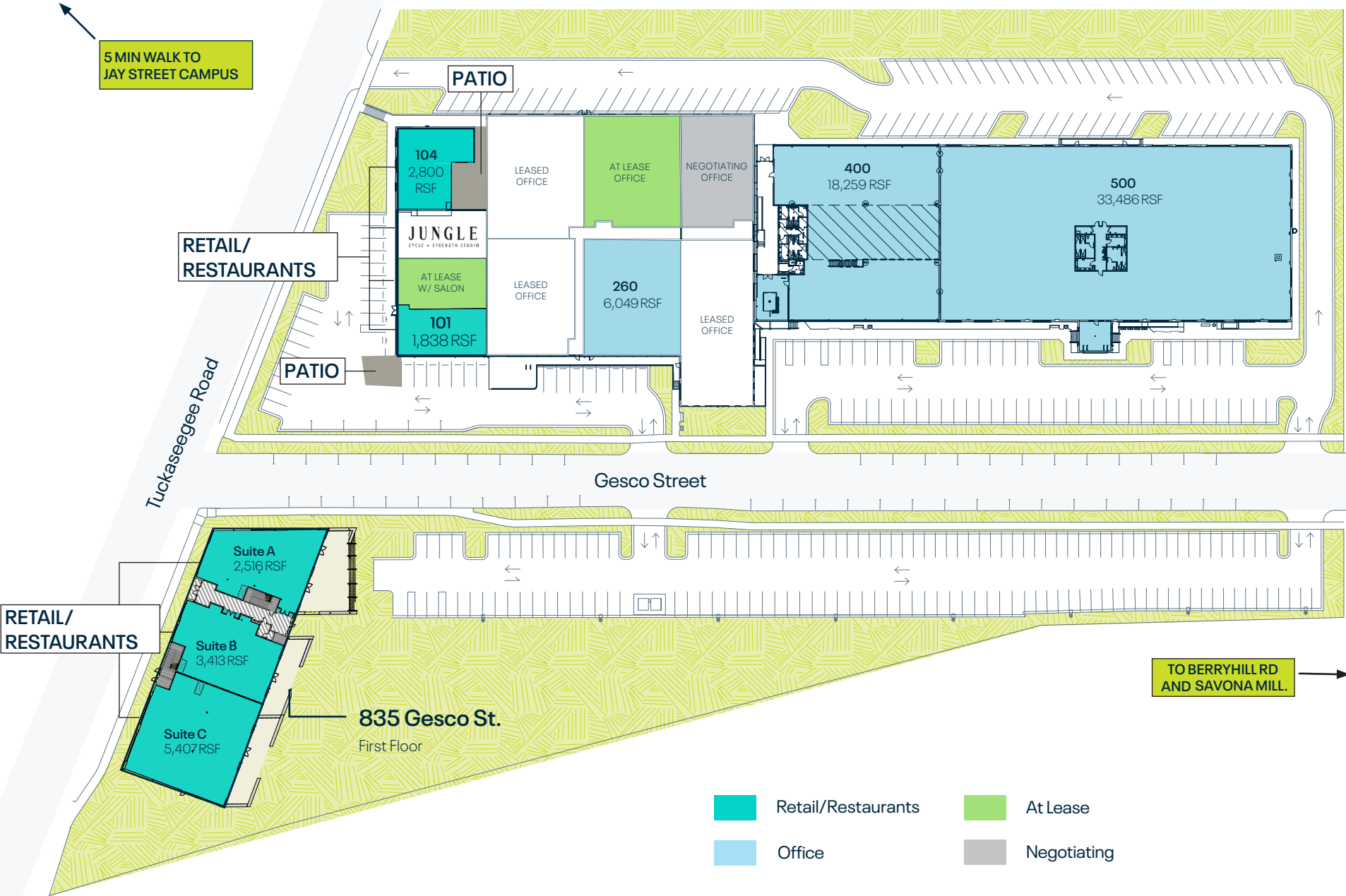
LOWER
TUCK

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

LOWER
TUCK



Gesco Street

835 GESCO STREET


34,021 RSF Total
16,966 RSF Office
17,055 RSF Retail

PARKING

3.0/1,000

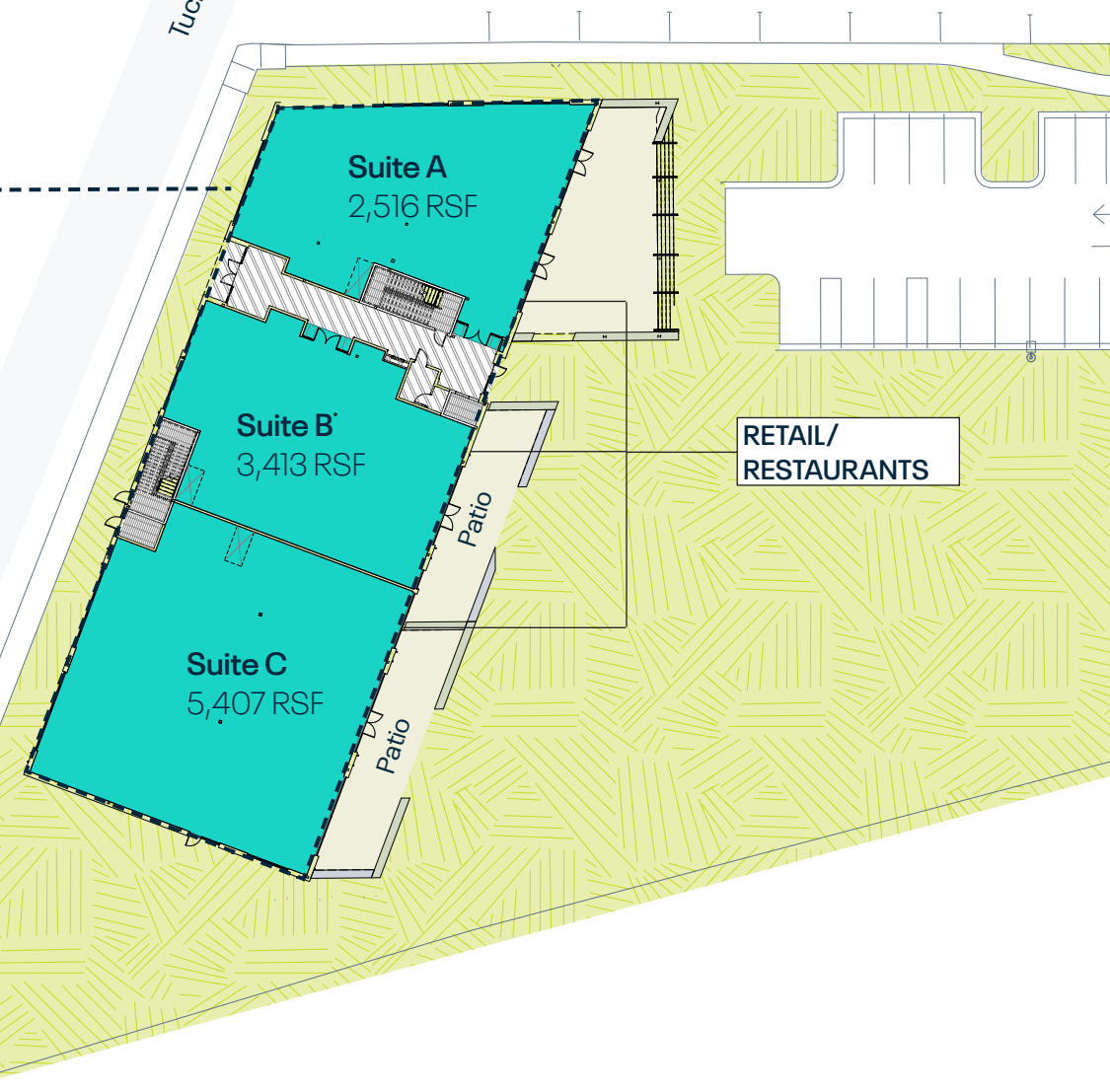
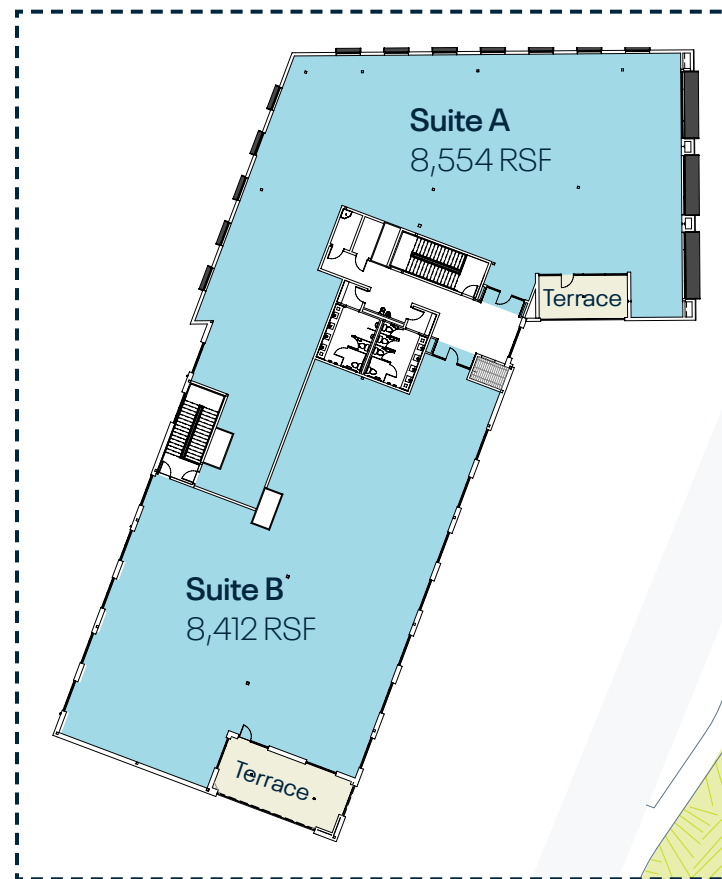
CEILING HEIGHTS

12'-16'

 Retail/Restaurants
 Office

5 MIN WALK TO
JAY STREET CAMPUS

2nd Floor



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, 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

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