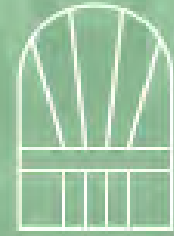


NOW LEASING
NOW LEASING
NOW LEASING
NOW LEASING
NOW LEASING
NOW LEASING



the pass

NODA x CLT



what's in

THE PASS

/THē pas/

Move or cause to move in a specific direction.

Whether you are going under or over, The Pass is the place to gather and to grow. The overpass pulses through the heart of the project, bringing energy and life to the surrounding area. The Pass positions itself between the historical arts district of NoDa and the up-and-coming Sugar Creek community, providing a place for growth and personality.

a name?



the pass

NODA x CLT

don't pass on this
don't pass on this
don't pass on this
don't pass on this

The Pass is a mixed use development in the NoDa submarket, which is home to Charlotte's arts community. The Pass will include 260,000+ SF of creative office and retail, along with upscale multifamily units. The project is located directly on the light rail at Sugar Creek Station. The adaptive reuse nature of the project will place an emphasis on preserving the character and architectural features of the original buildings, while thoughtfully modernizing the site.

- pass41** 80,000 SF of retail & office delivers Q1 2023
- pass42** 120,000 SF of commercial space delivers 2024
- pass43** 60,000 - 80,000 SF of retail & office delivers 2024
- 330** multifamily units delivers 2024
- light rail** direct connectivity via Sugar Creek Station
- retail** located throughout with prominent branding opportunities
- 3.0/1,000** parking onsite
- private patio** opportunities throughout



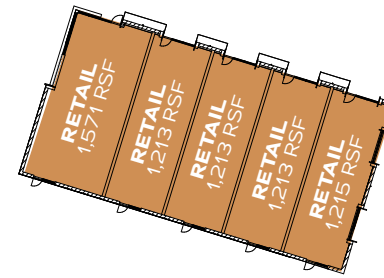
THE PASSES

OVER
x
UNDER

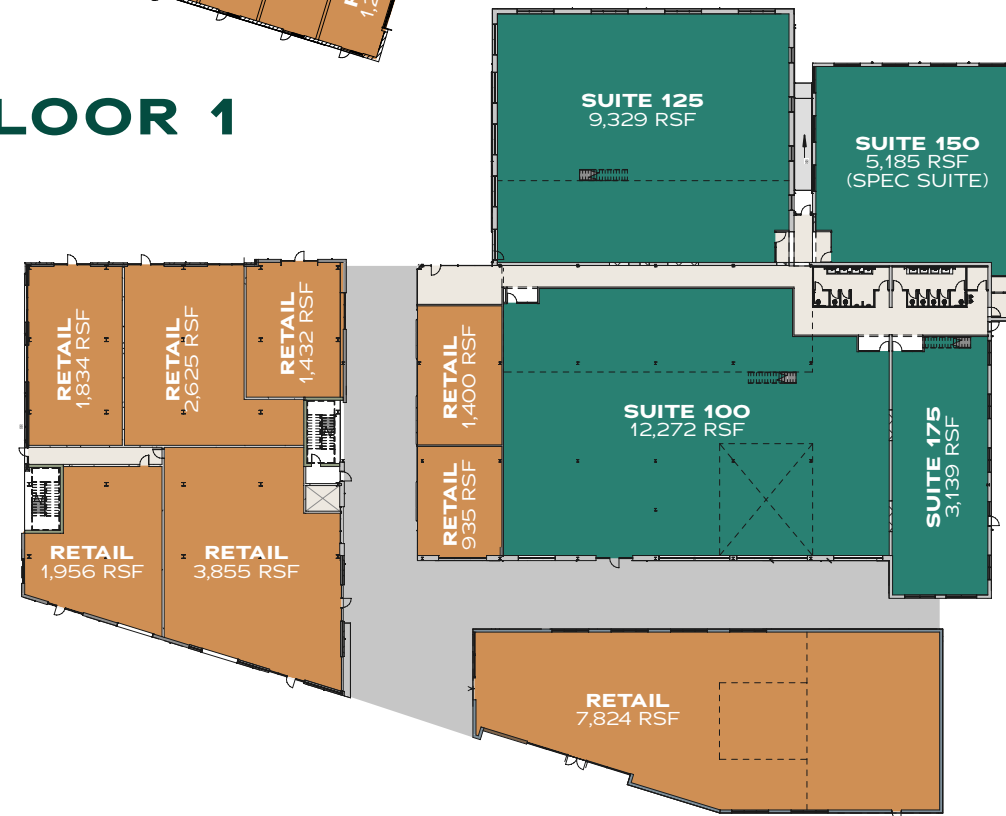
NODA x CLT



the pass
 the pass
the pass
 the pass



FLOOR 1



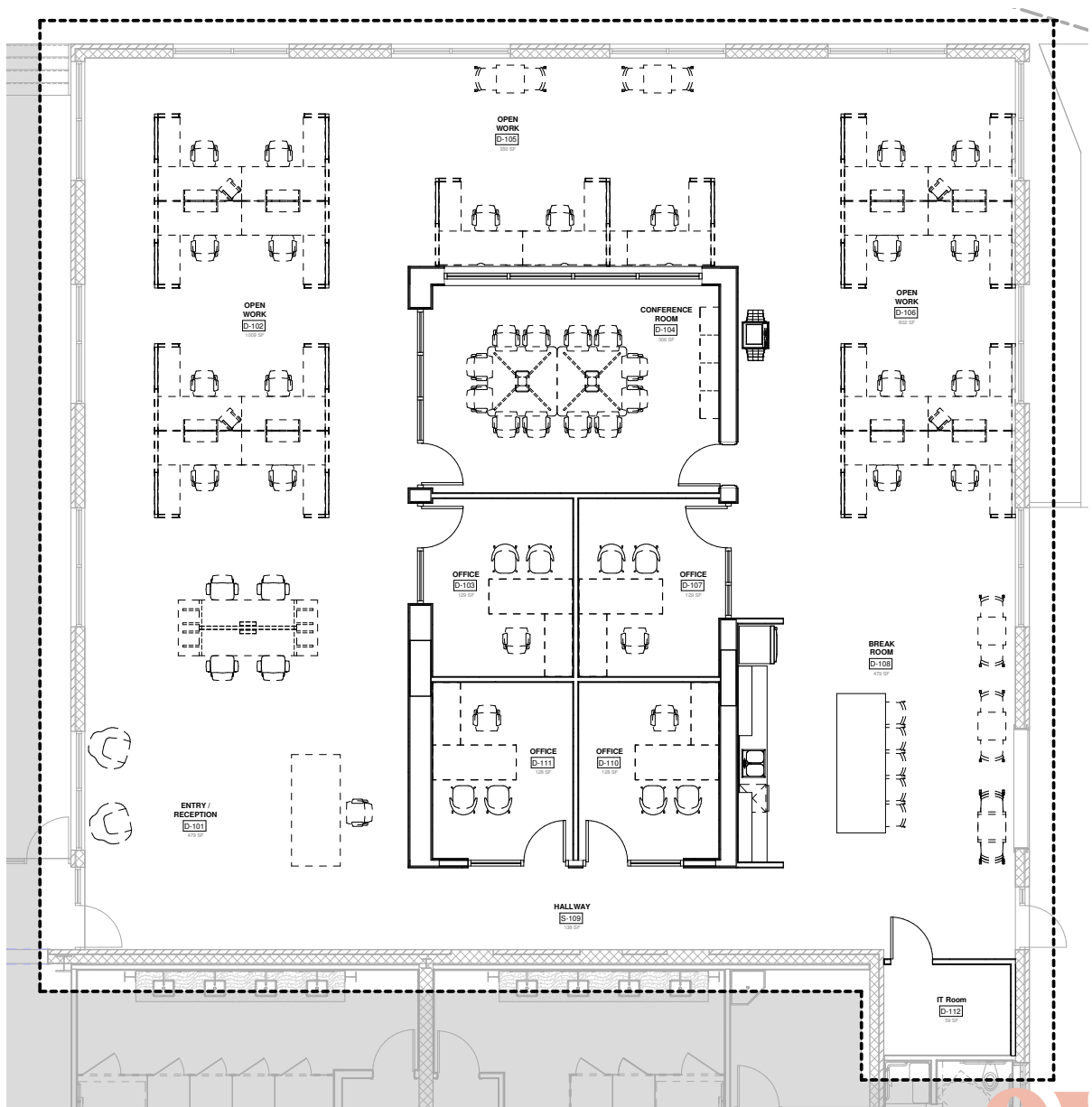
pass41

FLOOR 2



SPEC SUITE

SUITE 150



over × 𐌆𐌿𐌸𐌹𐌺 × over × 𐌆𐌿𐌸𐌹𐌺
over × 𐌆𐌿𐌸𐌹𐌺 × over × 𐌆𐌿

NODA + CLT

pass41

4100 RALEIGH ST





NODA STATS

1.14 m sf

OFFICE/ RETAIL PLANNED OR UNDER CONSTRUCTION

3,300+

EMPLOYEES IN NODA NEIGHBORHOOD

36.7%

MILLENNIAL POPULATION

25+

MILES OF TRAILS VIA XCLT TRAIL

3,985

CURRENT MULTIFAMILY UNITS

375+

BUSINESS WITHIN A 3 MILE RADIUS

7%+

PROJECTED ANNUAL POPULATION GROWTH OVER THE NEXT 5 YEARS

4

LIGHT RAIL STOPS IN NODA

KEY

-  BREWERY/BAR
-  RESTAURANT
-  COFFEE
-  FITNESS

THE PASS COLLECT



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FOUNDRY
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THIRD & URBAN