

NOW LEASING
NOW LEASING
NOW LEASING
NOW LEASING
NOW LEASING



the pass

NODA x CLT





what's in



THE PASS

/THĕ 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?



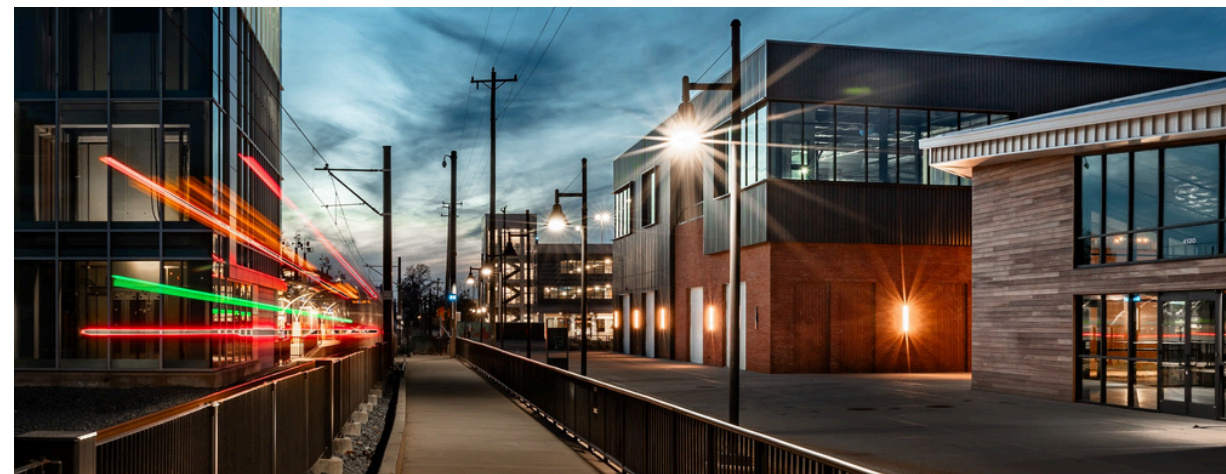
the pass

NODA x CLT

don't pass this up
don't pass this up
don't pass this up

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	53,000 SF of retail & office available now	light rail	direct connectivity via Sugar Creek Station
pass42	120,000 SF of commercial space delivers 2025	retail	located throughout with prominent branding opportunities
pass43	60,000 - 80,000 SF of retail & office delivers 2025	3.0/1,000	parking onsite
335	multifamily units under construction delivers 2025	private patio	opportunities throughout



335 MULTI UNITS
2025 DELIVERY

PASS42
120,000 SF
2025 DELIVERY

PASS41
OFFICE
53,000 SF

PASS43
60,000 -
80,000 SF

PASS41
RETAIL
27,000 SF

**SUGAR
CREEK
STATION**



pass41
pass41
pass41
pass41

pass41
pass41
pass41

raleigh street

MARIA'S TAGO SPOT
SUITE 143 1,107 RSF
SUITE 142 1,099 RSF
Locker Rooms
Common Thread

PINE
LEASED OFFICE

SUITE 122 1,914 RSF
SUITE 123 2,749 RSF
SUITE 124 1,646 RSF

SUITE 112 15,871 RSF
SUITE 115 3,187 RSF

SOUL GASTROLOUNGE

SUITE 130 3,826 RSF
BORDERLINE BAR & BILLIARDS



mini soccer pitch below sugar creek overpass courtesy of charlotte fc

e. sugar creek overpass

sugar creek station

lynx light rail

← pedestrian bridge to n. davidson st

KEY
OFFICE
RETAIL

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

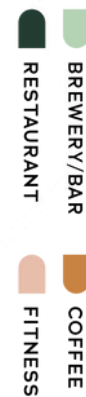
7%+

PROJECTED ANNUAL
POPULATION GROWTH
OVER THE NEXT 5 YEARS

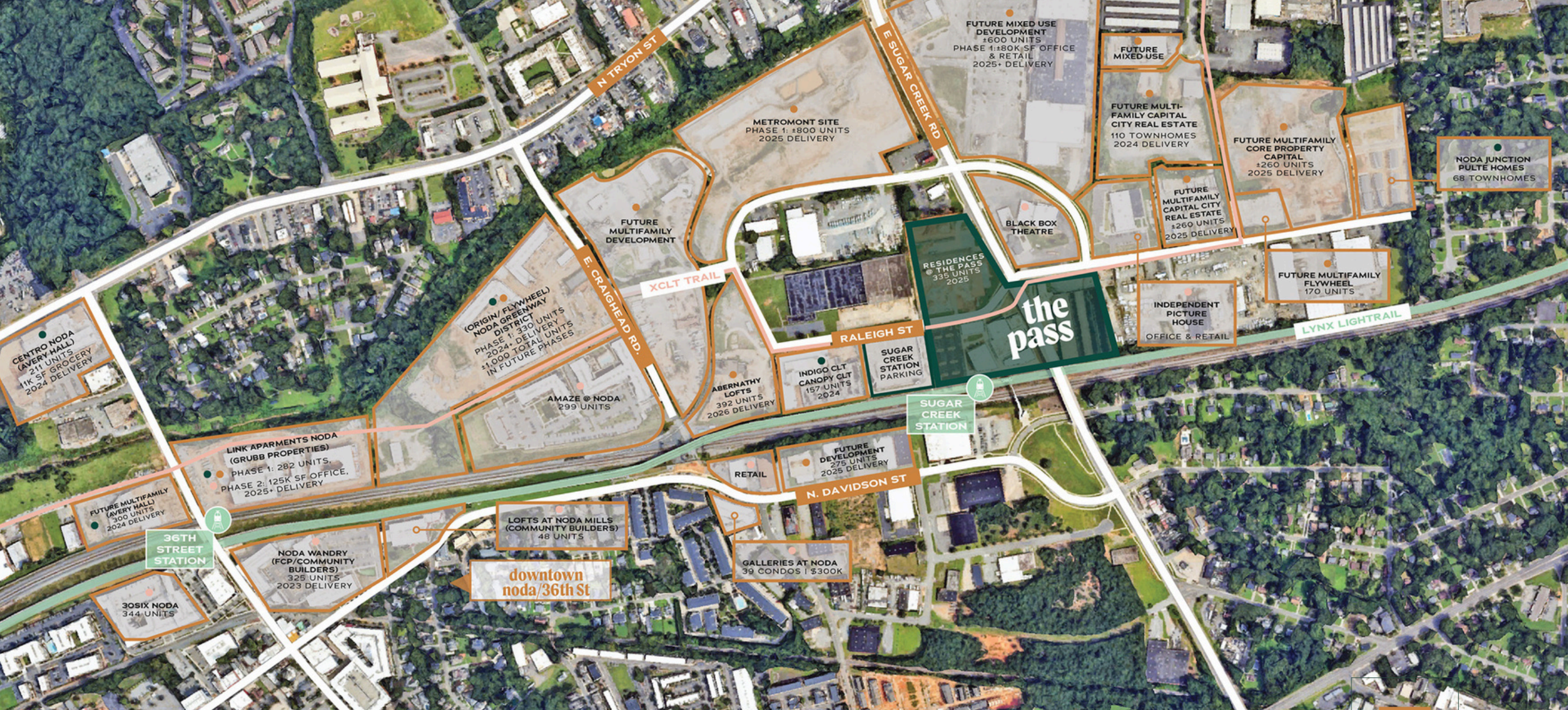
4

LIGHT RAIL STOPS
IN NODA

KEY



T
H
E
P
S
C
A
S
L
T



NOTABLE DEVELOPMENT

EXISTING

122,500 rsf

OFFICE/EXISTING
NORTH OF 36TH
STREET

587 units

MULTIFAMILY
EXISTING NORTH
OF 36TH STREET

UNDER CONSTRUCTION

140,000 rsf

OFFICE / RETAIL UNDER
CONSTRUCTION NORTH
OF 36TH STREET

1,090 units

MULTIFAMILY UNDER
CONSTRUCTION NORTH
OF 36TH STREET

PLANNED

484,000 rsf

OFFICE/RETAIL
PLANNED NORTH
OF 36TH STREET

3,605 units

MULTIFAMILY
PLANNED NORTH
OF 36TH STREET

KEY

- EXISTING
- PLANNED
- UNDER CONSTRUCTION

THRESSES



 **THIRD & URBAN**

RETAIL CONTACT

cliff benson
704.989.5476
cliff@thriftcres.com

charles thrift
704.622.1795
charles@thriftcres.com

 **THRIFT**
COMMERCIAL REAL ESTATE SERVICES

