

NOW LEASING  
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NOW LEASING



# the pass

NODA x CLT







# what's in

## THE PASS

/THē pas/

Move or cause to move in a specific direction.

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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?



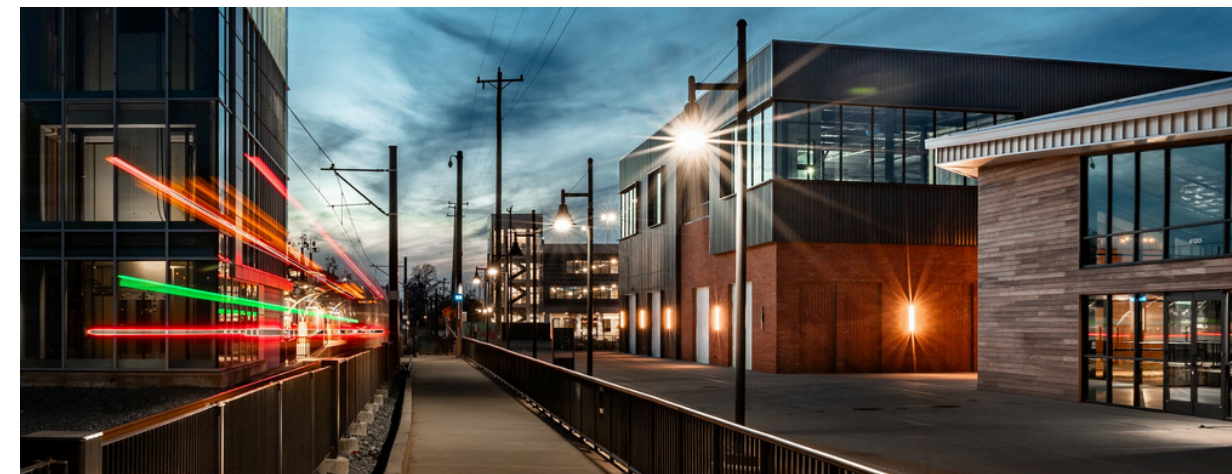
# the pass

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.

<b>pass41</b>	53,000 SF of retail & office <b>available now</b>	<b>light rail</b>	direct connectivity via Sugar Creek Station
<b>pass42</b>	120,000 SF of commercial space <b>delivers 2025</b>	<b>retail</b>	located throughout with prominent branding opportunities
<b>pass43</b>	60,000 - 80,000 SF of retail & office <b>delivers 2025</b>	<b>3.0/1,000</b>	parking onsite
<b>335</b>	multifamily units under construction <b>delivers 2025</b>	<b>private patio</b>	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





NODA \* CLT  
**pass41**  
4100 RALEIGH ST











## NODA STATS

1.14 m sf

OFFICE/ RETAIL PLANNED  
OR UNDER CONSTRUCTION

3,985

CURRENT  
MULTIFAMILY UNITS

3,300+

EMPLOYEES IN NODA  
NEIGHBORHOOD

375+

BUSINESS WITHIN A  
3 MILE RADIUS

36.7%

MILLENNIAL POPULATION

7%+

PROJECTED ANNUAL  
POPULATION GROWTH  
OVER THE NEXT 5 YEARS

25+

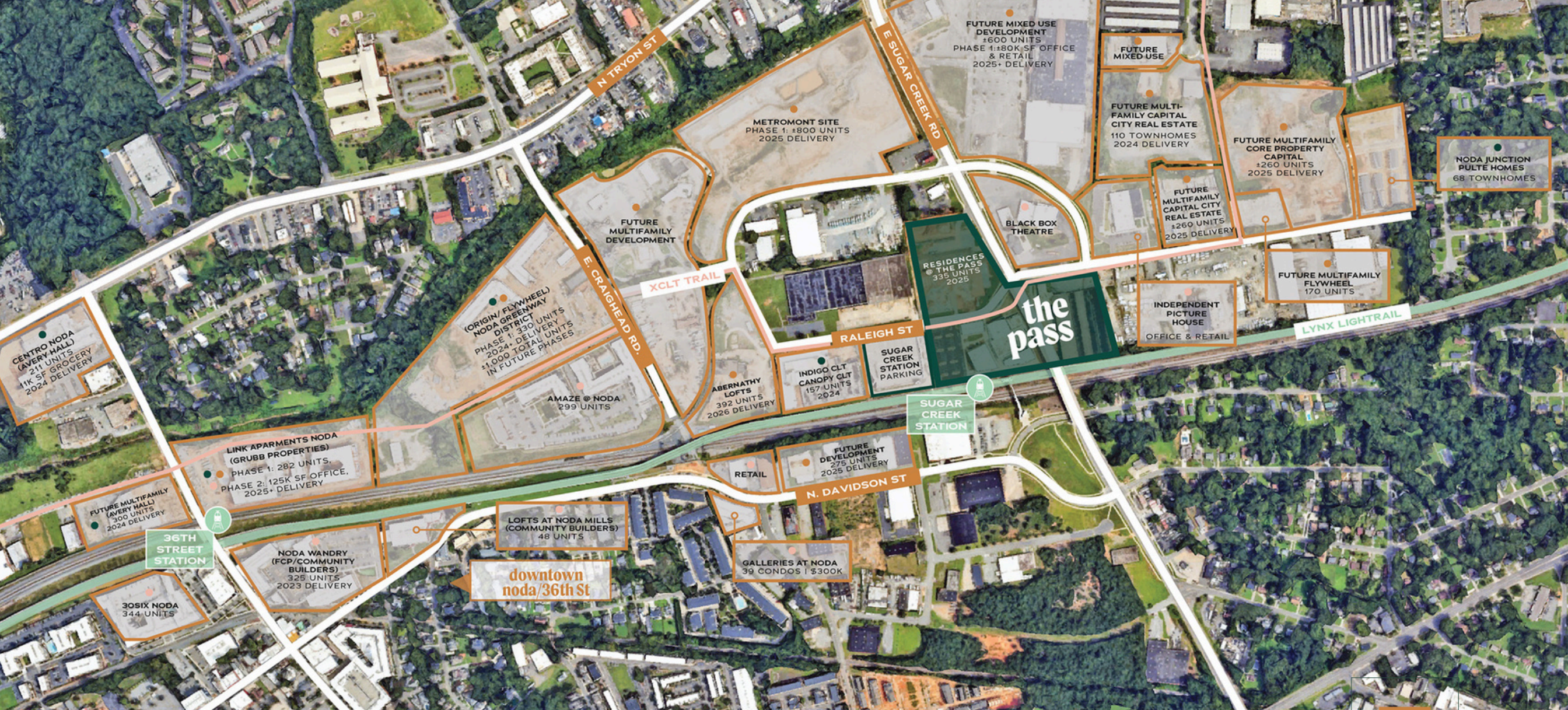
MILES OF TRAILS  
VIA XCLT TRAIL

4

LIGHT RAIL STOPS  
IN NODA

THE PLAZA SUGAR CREEK





## 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

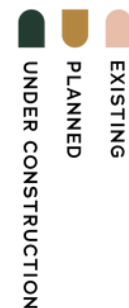
484,000 rsf

OFFICE/RETAIL  
PLANNED NORTH  
OF 36TH STREET

3,605 units

MULTIFAMILY  
PLANNED NORTH  
OF 36TH STREET

### KEY





THURS



## RETAIL CONTACT

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