

NOW LEASING
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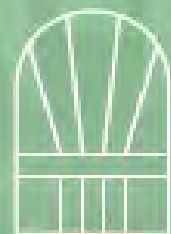
the pass

NODA x CLT

FOUNDRY
COMMERCIAL



THIRD & URBAN



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.

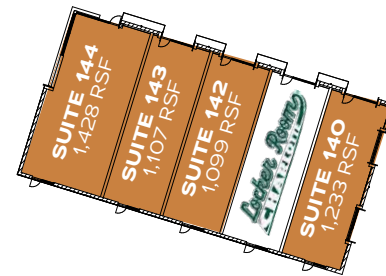
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|---------------|---|----------------------|--|
| pass41 | 53,000 SF of retail & office available now | light rail | direct connectivity via Sugar Creek Station |
| pass42 | 120,000 SF of commercial space delivers 2025 | retail | located throughout 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 |



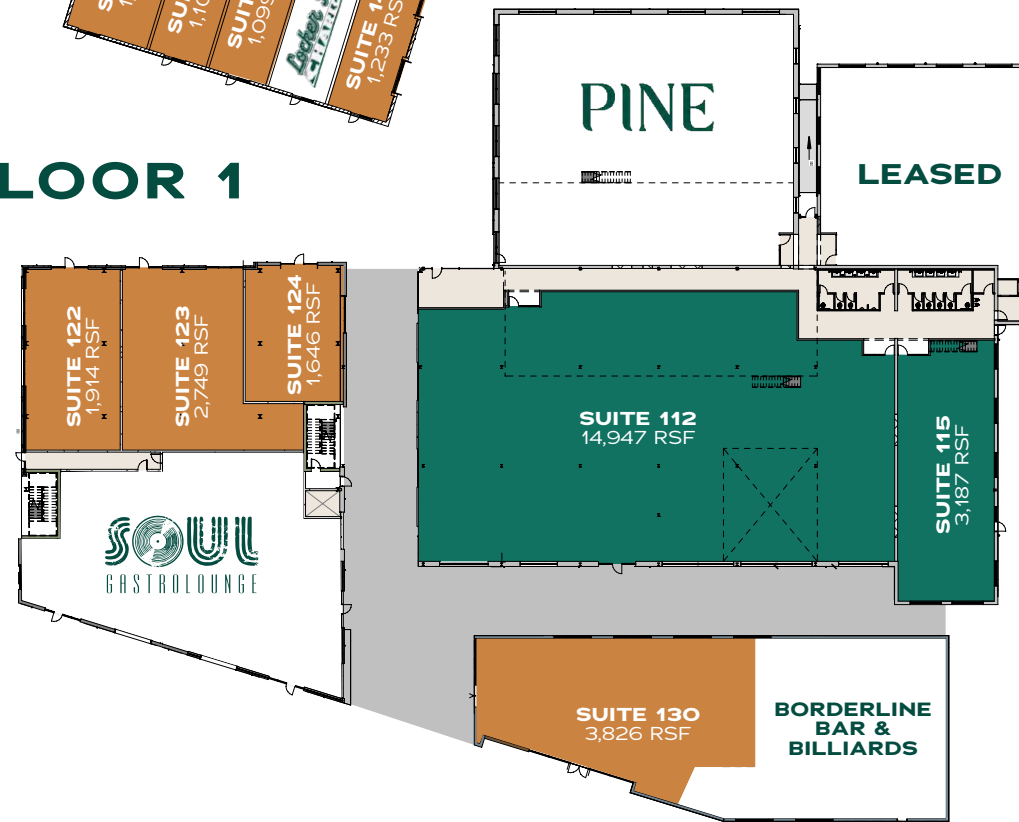
THE PASSES
OVER
x
UNDER
NODA x CLT



the pass
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the pass

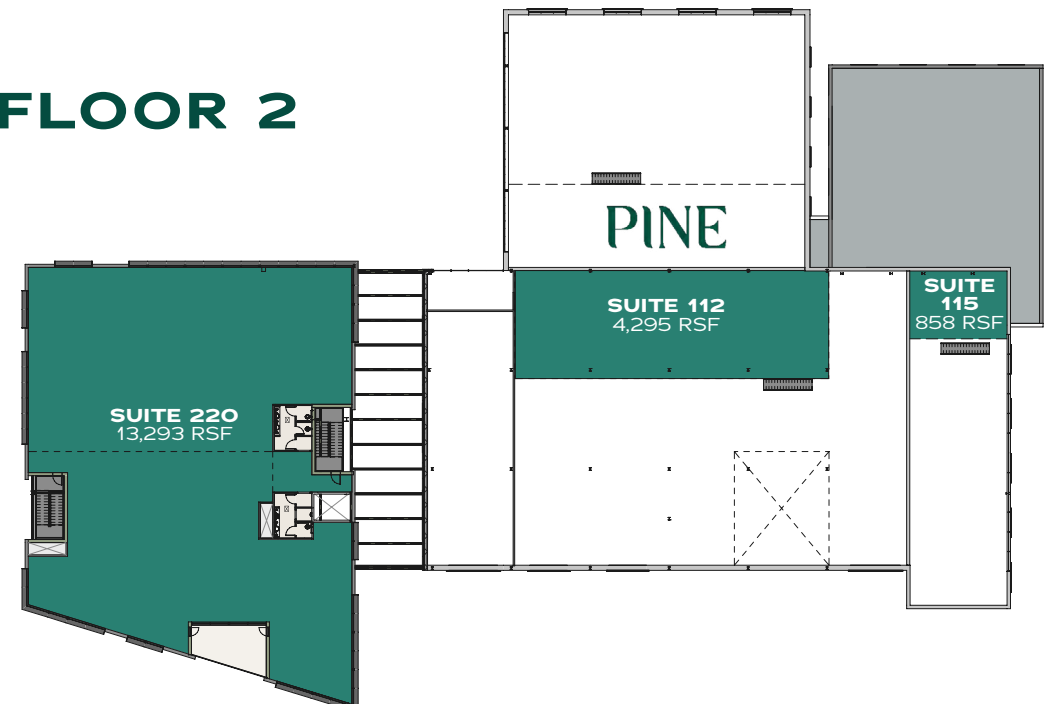


FLOOR 1



pass41

FLOOR 2



KEY





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 Charlotte



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

1,200 units

MULTIFAMILY UNDER
CONSTRUCTION NORTH
OF 36TH STREET

PLANNED

484,000 rsf

OFFICE/RETAIL
PLANNED NORTH
OF 36TH STREET

3,462 units

MULTIFAMILY
PLANNED NORTH
OF 36TH STREET

KEY

- EXISTING
- PLANNED
- UNDER CONSTRUCTION



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