

NOW LEASING
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NOW LEASING
NOW LEASING

NOW LEASING



the
pass
NODA x CLT

THRIFT
COMMERCIAL REAL ESTATE SERVICES

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

NO DA 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

pass42

120,000 SF
of commercial space
delivers 2025

pass43

60,000 - 80,000 SF
of retail & office
delivers 2025

335

multifamily units
under construction
delivers 2025

light rail

direct connectivity via
Sugar Creek Station

retail

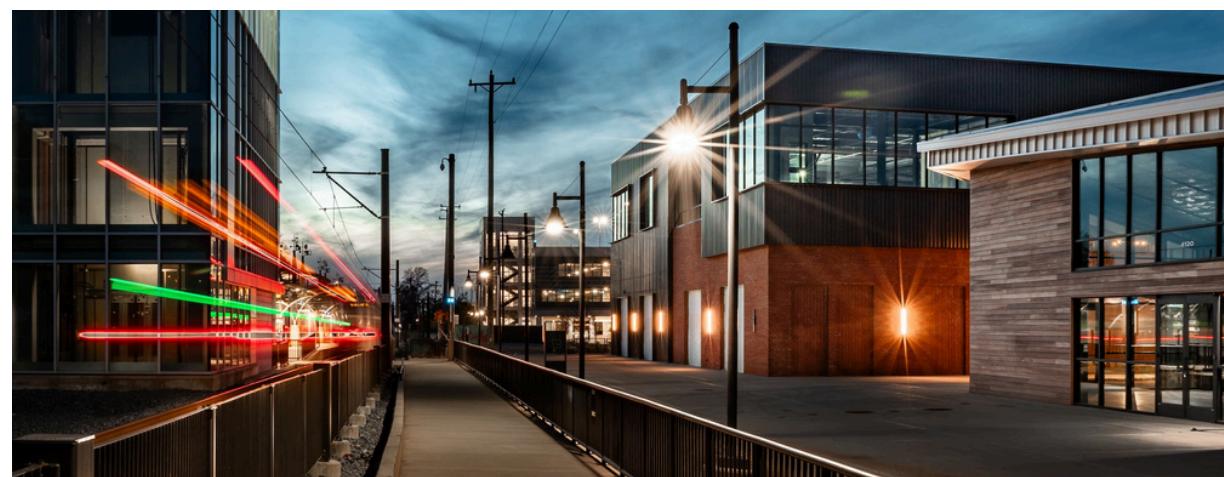
located throughout with
prominent branding opportunities

3.0/1,000

parking onsite

private patio

opportunities throughout





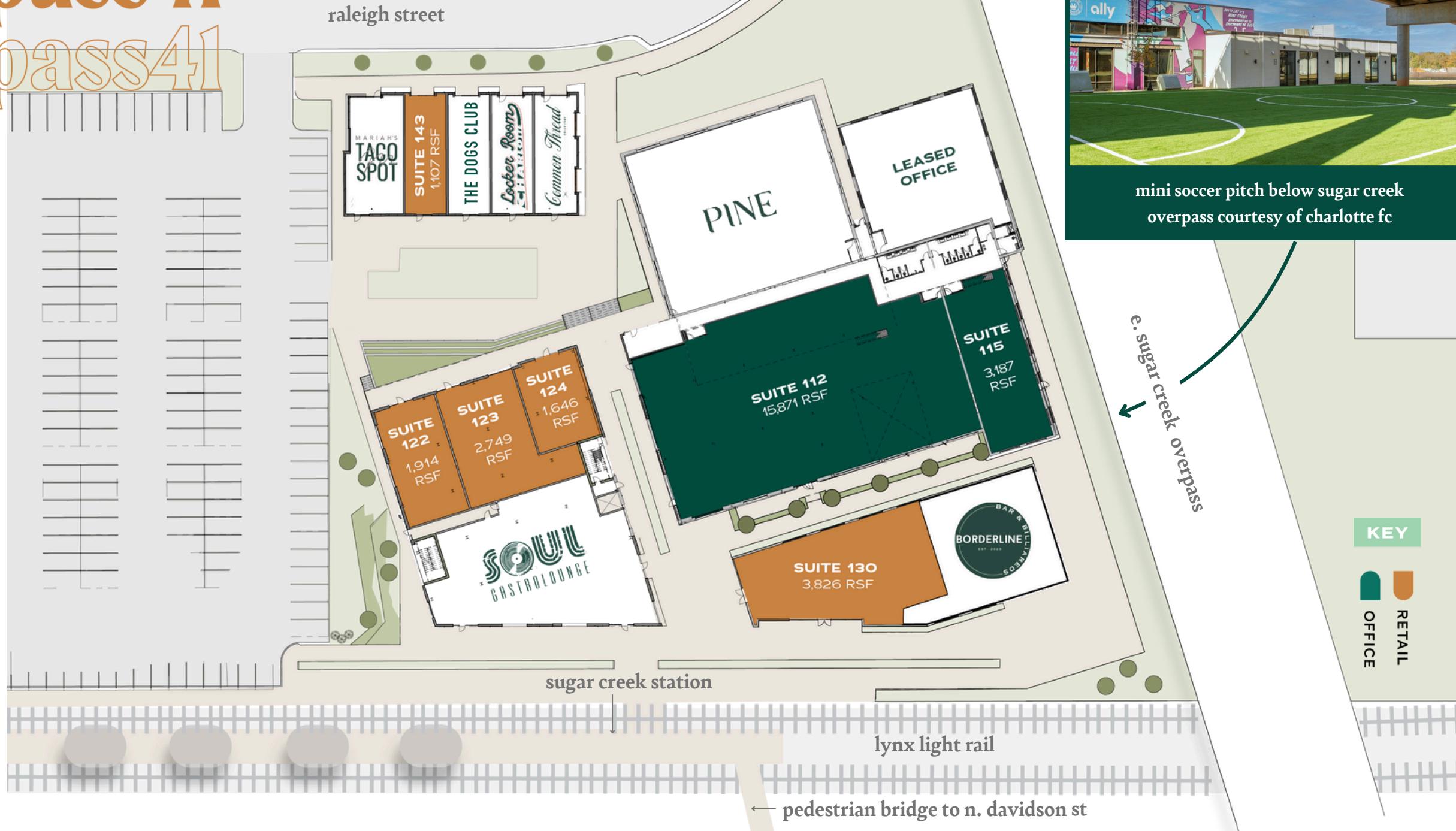
pass41
pass41
pass41

pass41

pass41

pass41

pass41



NODA x CLT
pass41
4100 RALEIGH ST



tp





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

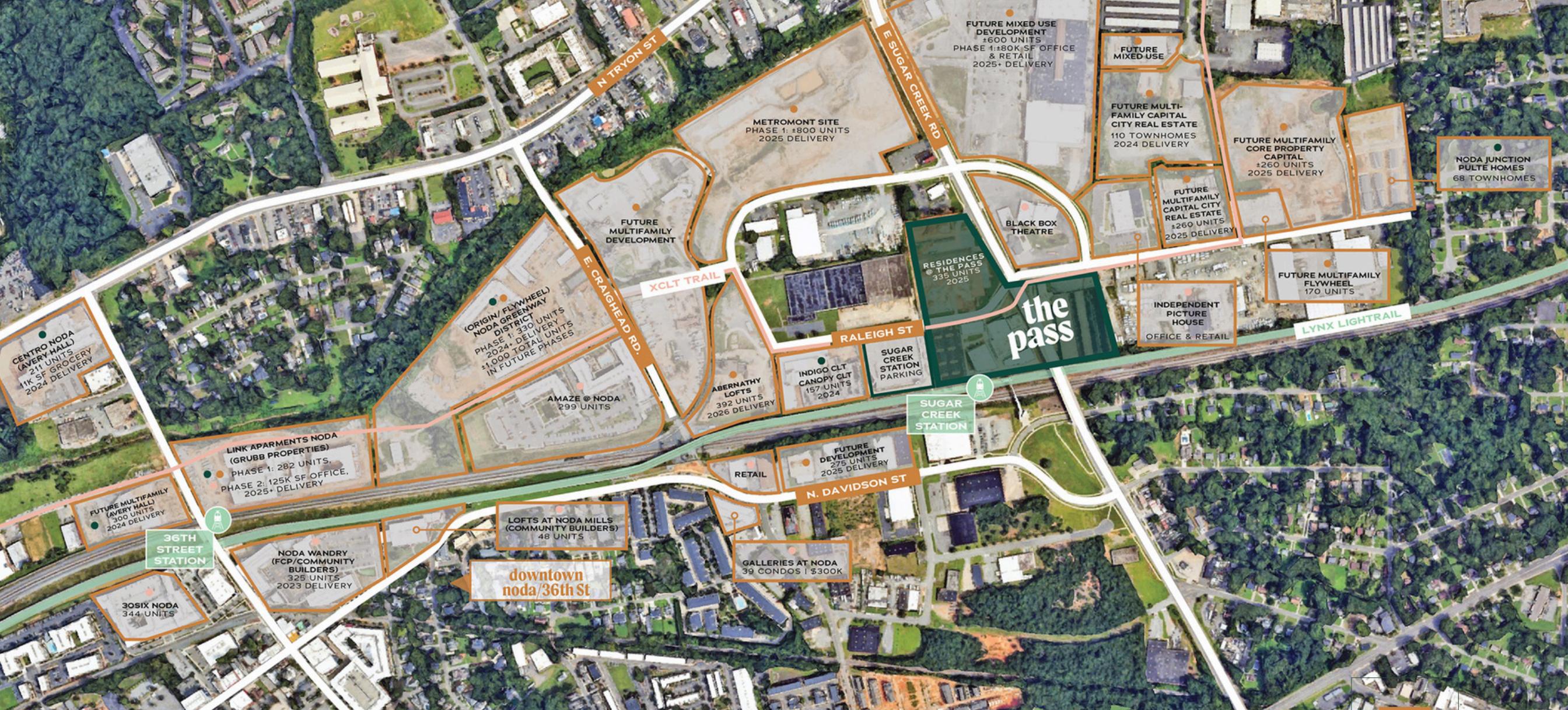
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LIGHT RAIL STOPS
IN NODA

KEY

- BREWERY/BAR
- RESTAURANT
- COFFEE
- FITNESS

**T H E P S C L T
A S 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

PLANNED

484,000 rsf

OFFICE/RETAIL
PLANNED NORTH
OF 36TH STREET

3,605 units

MULTIFAMILY
PLANNED NORTH
OF 36TH STREET

KEY

- EXISTING** (Green)
- UNDER CONSTRUCTION** (Yellow)
- PLANNED** (Orange)



RETAIL CONTACT

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