

NOW LEASING
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the pass

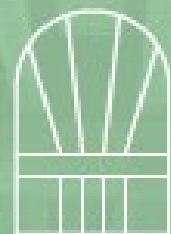
NODA x CLT



ASCENT
REAL ESTATE PARTNERS



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.

pass41

46,669 SF
of retail & office
available now

335

multifamily units
under construction
delivering now

3.0/1,000

parking onsite

light rail

direct connectivity via
Sugar Creek Station

retail

located throughout with
prominent branding opportunities

private patio

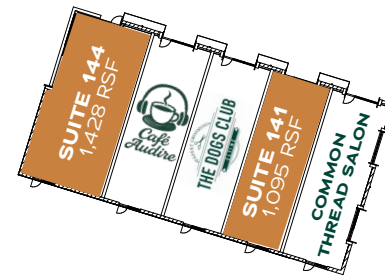
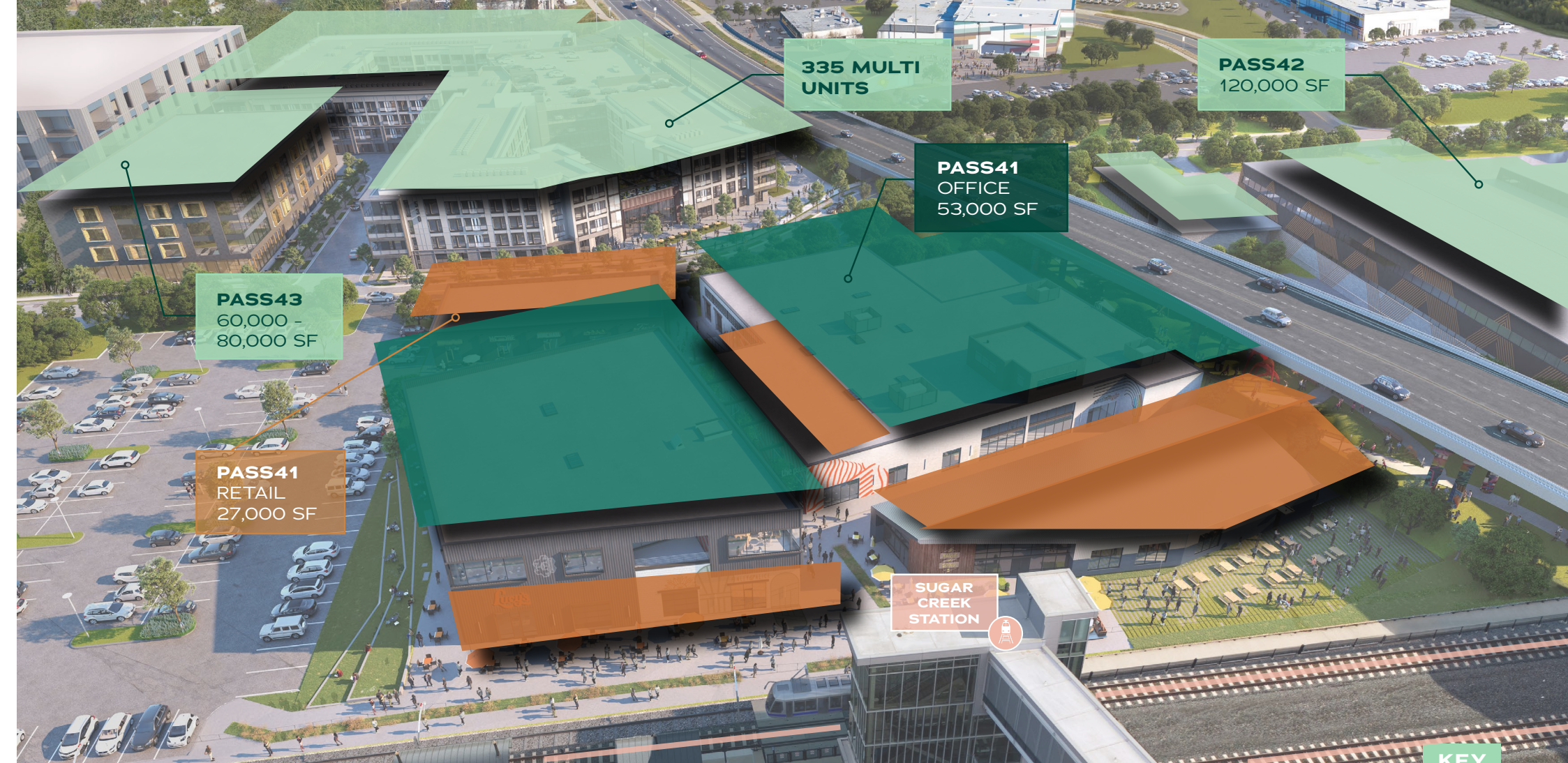
opportunities throughout



THE PASS
OVER
x
UNDER
NODA x CLT



the pass
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the pass
the pass

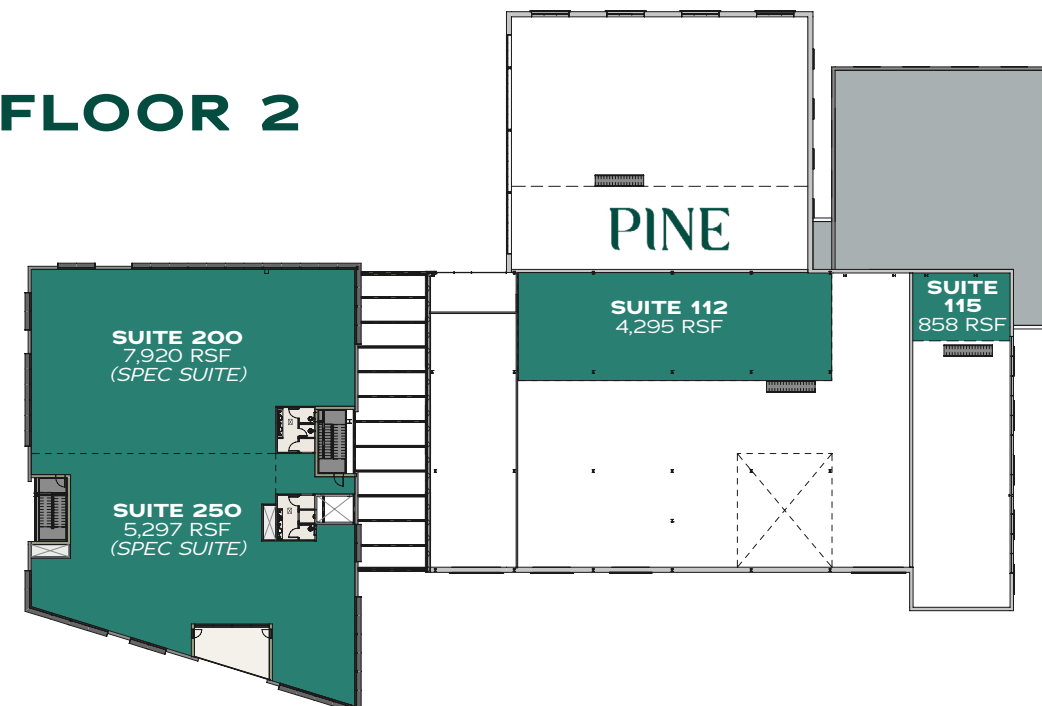


FLOOR 1



pass41

FLOOR 2



KEY

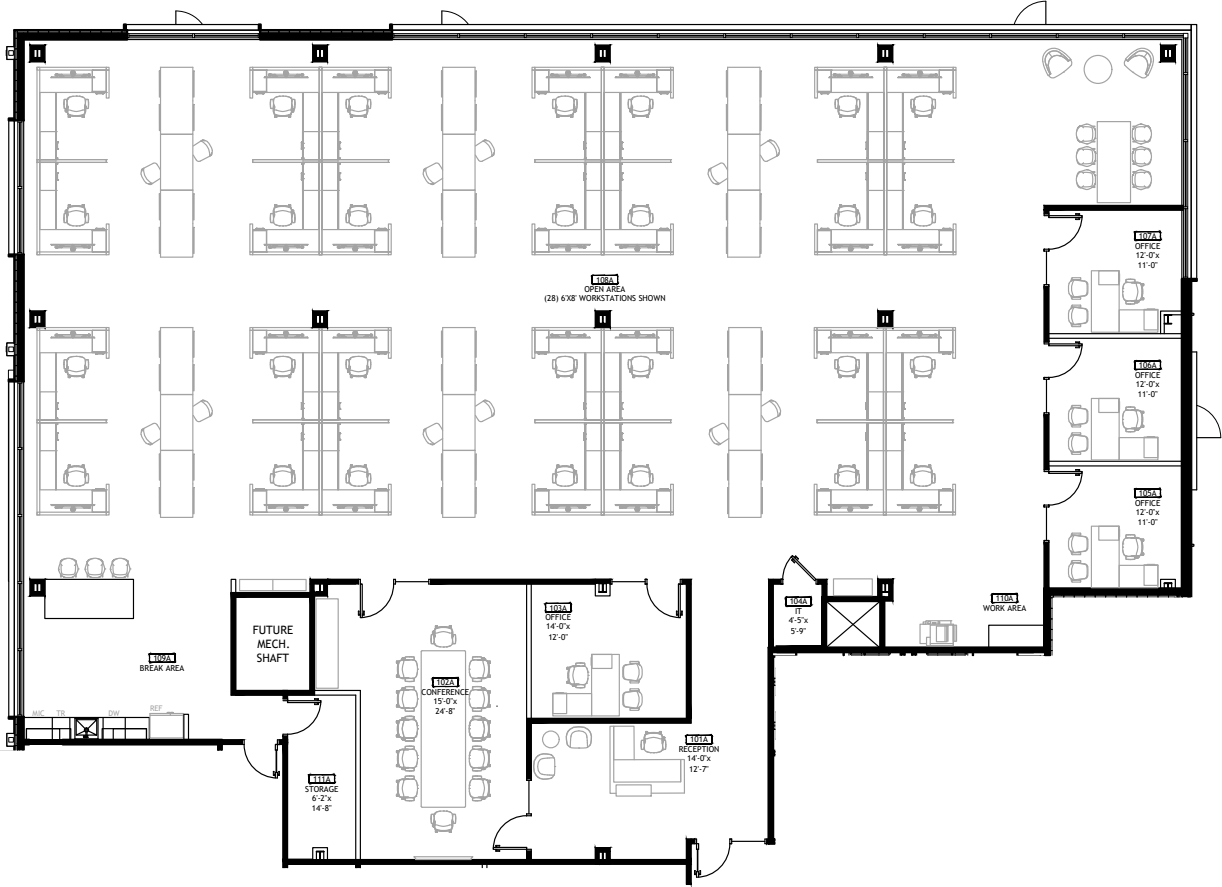


spec suites



SUITE 200

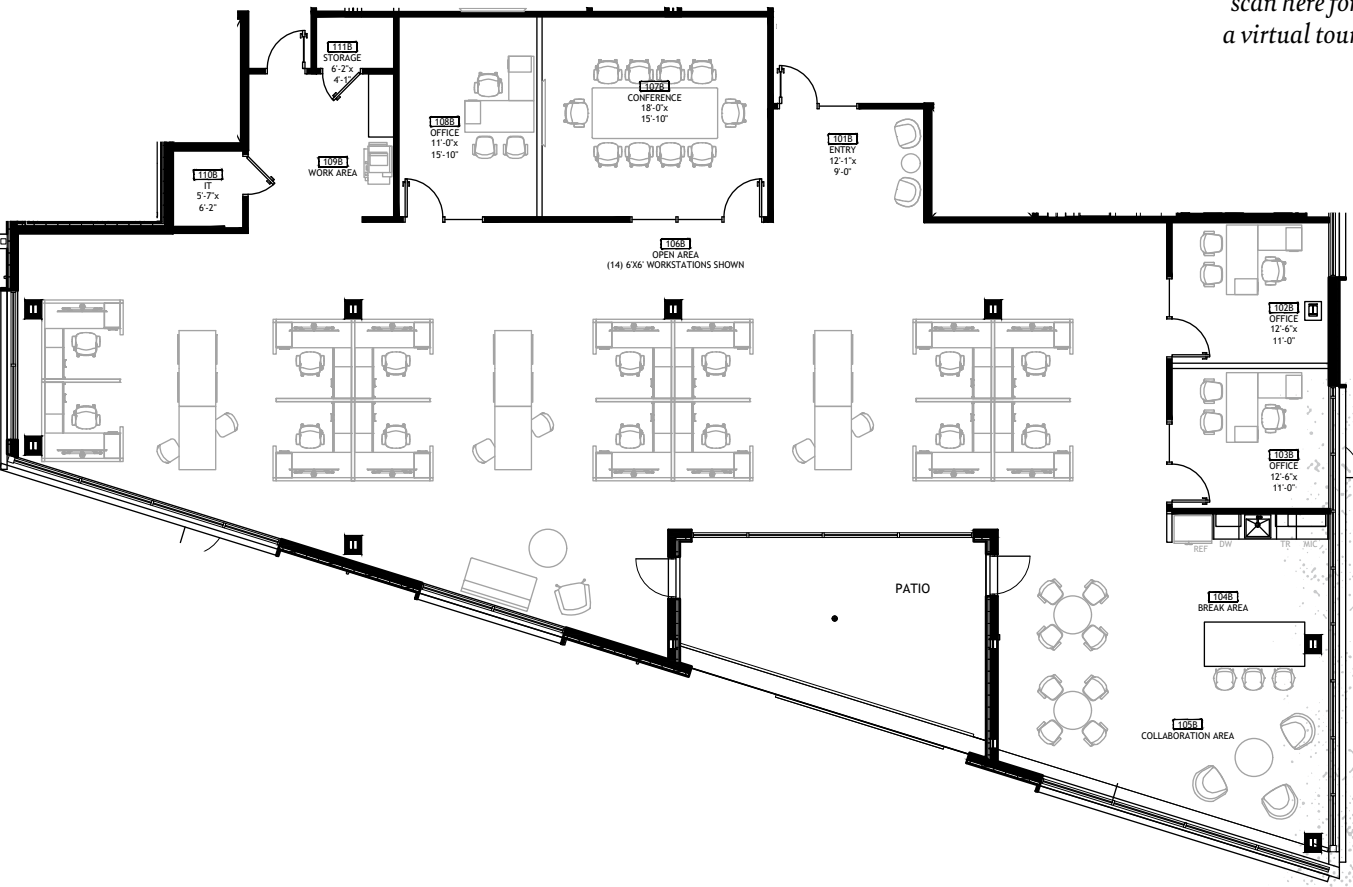
±7,920 RSF



scan here for
a virtual tour

SUITE 250

±5,297 RSF



scan here for
a virtual tour



NODA STATS

3,300+
EMPLOYEES IN NODA
NEIGHBORHOOD

4,985
CURRENT
MULTIFAMILY UNITS

36.7%
MILLENNIAL POPULATION

375+
BUSINESS WITHIN A
3 MILE RADIUS

25+
MILES OF TRAILS
VIA XCLT TRAIL

4
LIGHT RAIL STOPS
IN NODA

KEY

-  BREWERY/BAR
-  RESTAURANT
-  COFFEE
-  FITNESS

THE PASS C L T



NOTABLE DEVELOPMENT

EXISTING

154,100 rsf

OFFICE & RETAIL
EXISTING NORTH OF
36TH STREET

3,108 units

MULTIFAMILY
EXISTING NORTH
OF 36TH STREET

UNDER CONSTRUCTION & PLANNED

4,643 units

MULTIFAMILY
PLANNED NORTH
OF 36TH STREET



KEY

- UNDER CONSTRUCTION
- PLANNED
- EXISTING



LEASING CONTACTS

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