

INTRODUCING



INDIGO

CLT

60,000 SF MIXED-USE REDEVELOPMENT
AT NODA'S 4000 RALEIGH STREET

OWNED AND
DEVELOPED BY



LEASED BY



RETAIL
LEASING BY

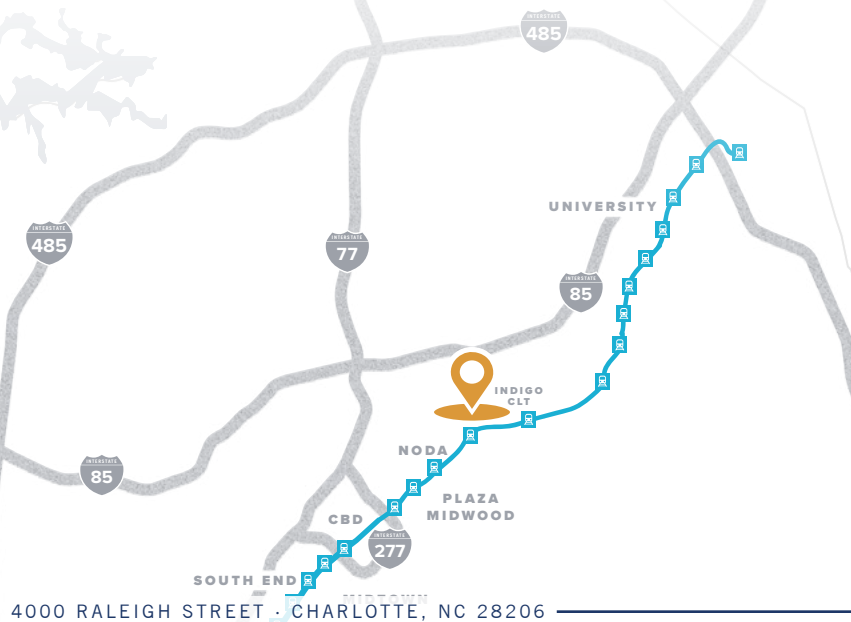


INDIGO CLT:

HISTORY IN THE MAKING.

Indigo CLT is a mixed-use adaptive re-use development at 4000 Raleigh Street on the light rail line in NoDa, Charlotte's popular arts district just minutes from downtown Charlotte and home to one of the city's hottest retail, restaurant, and housing scene.

The existing building's original, unique architectural features are irreplaceable, and Indigo CLT will honor that character with a thoughtful redevelopment and renovation approach, converting the space to creative office and retail opportunities. Proposed plans also include the development of a boutique apartment community onsite adjacent to the existing building.



Indigo CLT is on Charlotte's LYNX Blue Line and the Sugar Creek Light Rail Station (and 632 space parking deck), giving users immediate and easy access to an almost-effortless commute across the city. For drivers, it's less than five minutes from the city's major interstates: I-277, I-77 and I-85.

THE BUILDING

Indigo CLT's light-filled central atrium and rooftop will serve as a central gathering space, the perfect spot for a mid-day break or collaboration session. The building's 20' ceilings, flexible floorplates, and skylights will let you take advantage of natural light while designing an work flow and floorplan that functions for how you and your team do business. Tenants can take advantage of multiple large, covered areas to engage and connect outside.

The re-development includes plans for an onsite brewery, coffee shop, bodega, and fitness center. Future development plans call for a boutique multi-family apartment development immediately adjacent to the office and retail.

Indigo CLT's design will honor the artistic and creative vibe NoDa is known for, including murals by local artists and finishes that complement the building's architecture and historic features.

BUILDING SIZE: 65,000 SF

OFFICE: 40,000 RSF

RETAIL: 20,000 RSF

FUTURE / PLANNED MULTIFAMILY UNITS: 88

PARKING

OFFICE PARKING: 3 PER 1,000 SF

632-SPACE PARKING DECK ADJACENT TO INDIGO CLT

LEASE RATE

OFFICE: \$22 NNN

RETAIL: \$25 NNN

**EXPECTED SHELL DELIVERY
LATE SPRING 2020**



LOCATION

Indigo CLT's is located directly next to the LYNX Light Rail Sugar Creek Station and a mile from NoDa's popular downtown area that's known for the Charlotte's best bars, restaurants, and entertainment hot spots.

Indigo CLT offers a rare opportunity for the market, as one of NoDa's few adaptive creative reuse developments that offers a true live, work, and play experience in one of the city's most exciting neighborhoods.



THE INSPIRATION

Indigo CLT was inspired by unique spaces for work, collaboration, and connection.





Harris Teeter
 Common Market
 Sushi Guru
 Whiskey Warehouse
 YAFO
 Roasting Company
 Coaltrane's
 Fuel Pizza
 Bistro La Bon
 Midwood Smokehouse

PLAZA MIDWOOD

Amelie's French Bakery & Cafe
 NoDa Brewing Company
 Free Range Brewing
 Pho NoDa

OPTIMIST PARK

DOWNTOWN CHARLOTTE

Cabo Fish Taco
 Haberdish
 Crepe Cellar Kitchen & Pub
 Jack Beagle's
 Smelly Cat Coffee House & Roastery
 Boudreaux's
 Salud
 Neighborhood Theatre
 Reigning Donuts
 Johnston YMCA
 Billy Jack's Shack

NODA

Yards at NoDa
 Novel NoDa

NoDa Brewing

Bold Missy Brewery
 Divine Barrel Brewing
 Crown Station Coffee
 Deejai Noodle Bar

INDIGO
 CLT

LYNX PARKING DECK

LYNX BLUE LINE
 SUGAR CREEK STATION

SUGAR CREEK RD

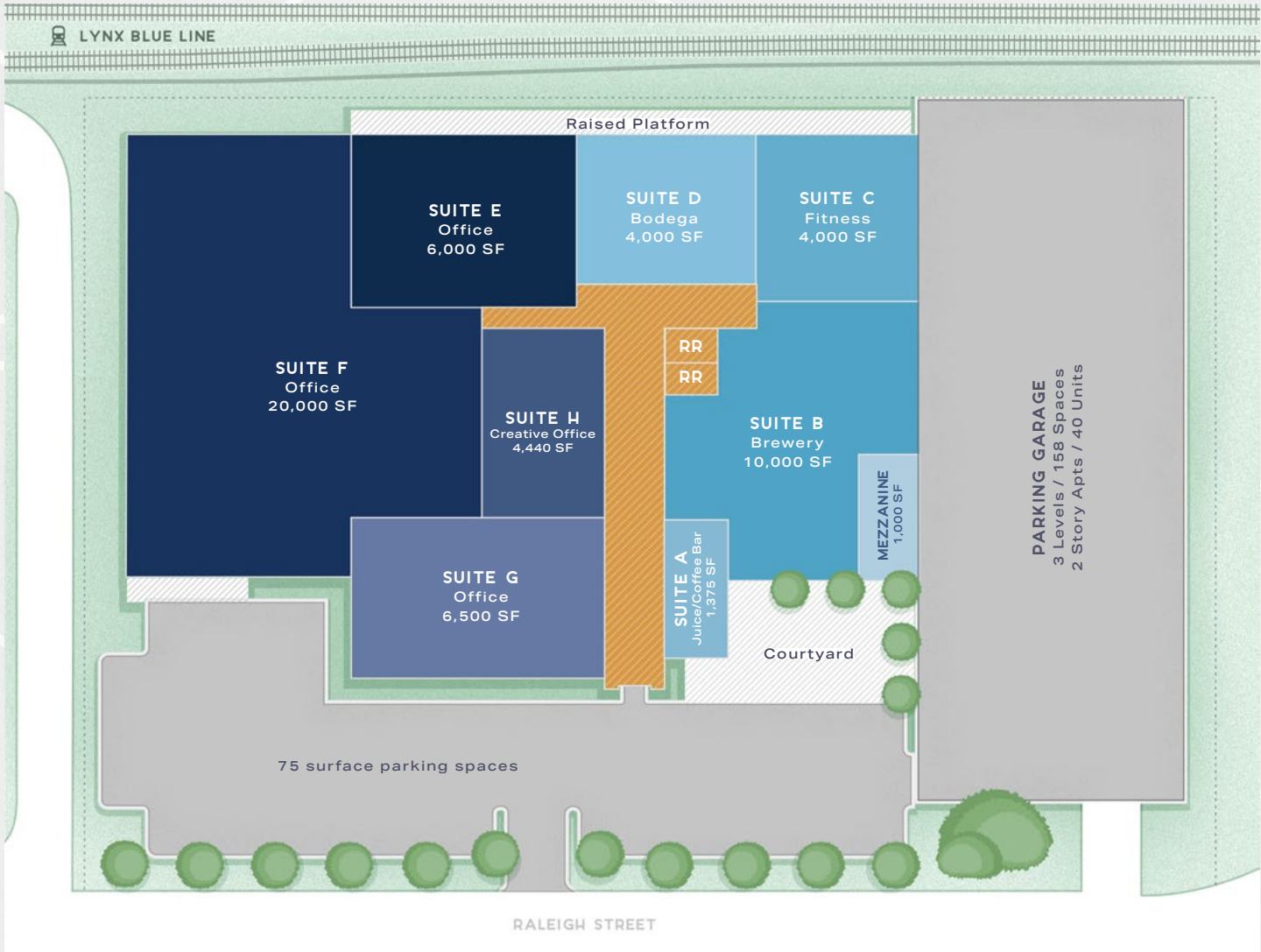
H. DAVIDSON ST

8TH ST STATION

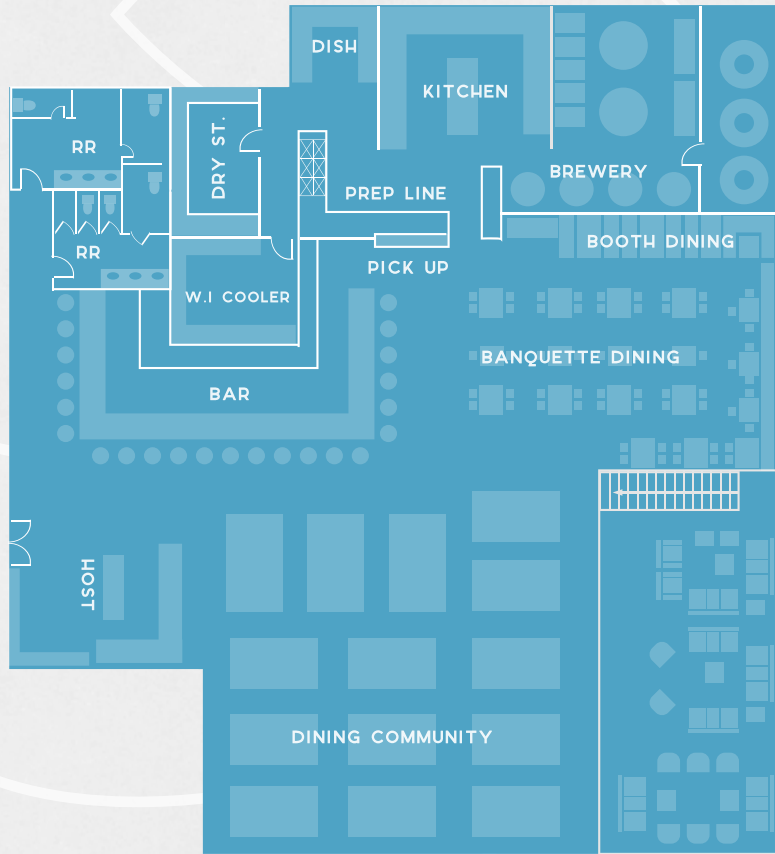
N TRYON ST

INDIGO
 CLT
 4000 RALEIGH ST

SITE PLAN



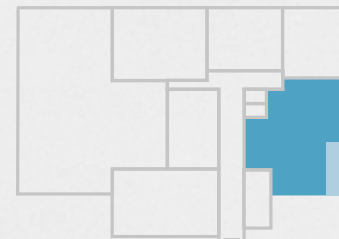
SPACE B · 10,000 SF



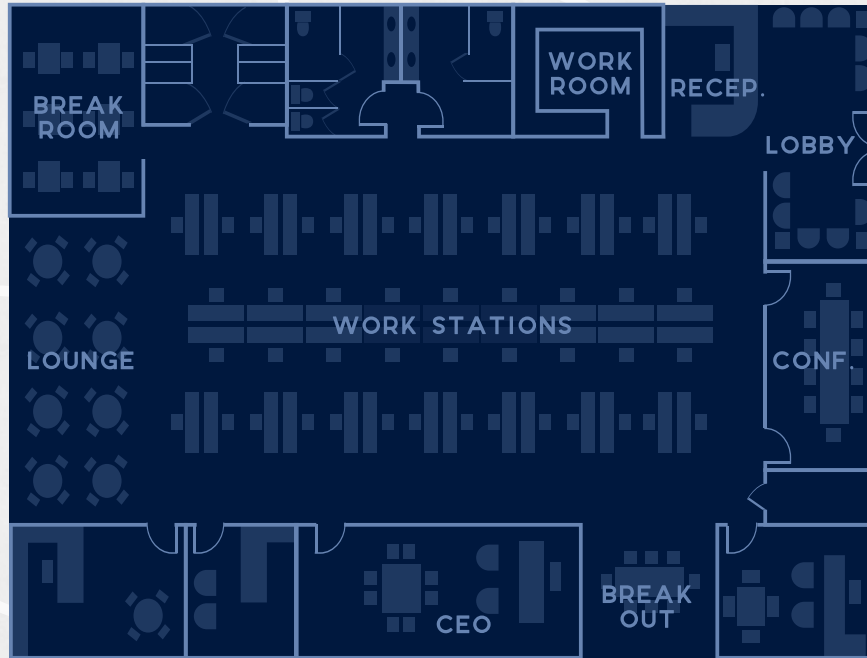
UPPER MEZZANINE



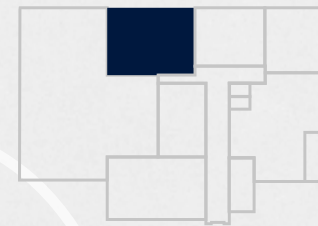
KEY PLAN



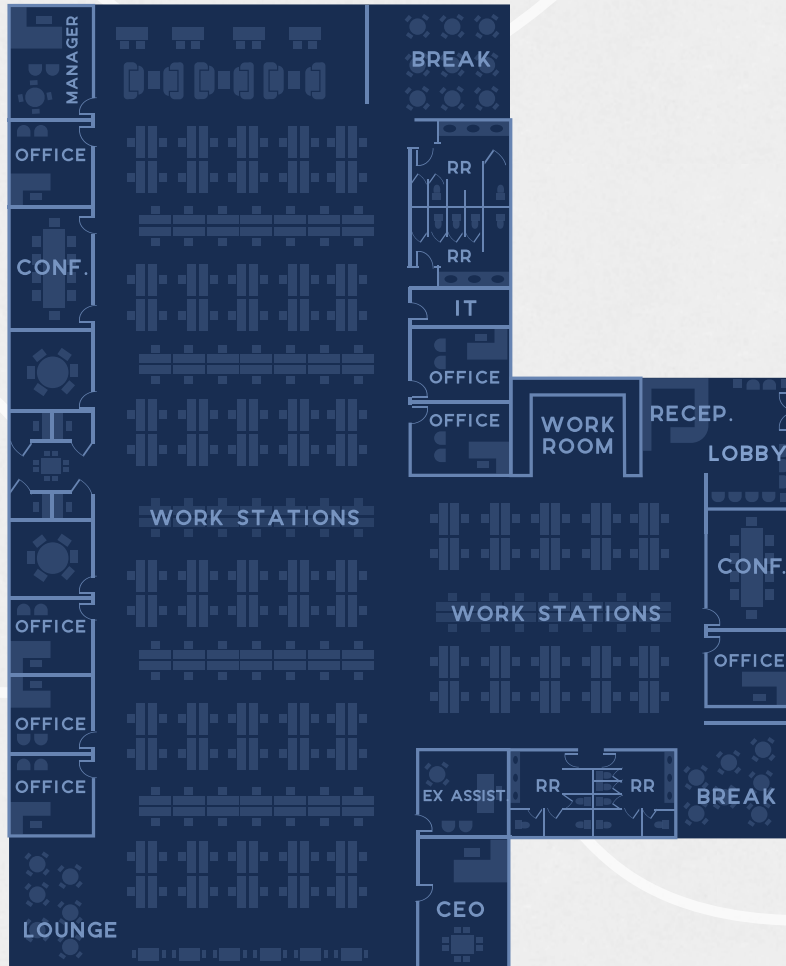
SPACE E · 6,000 SF



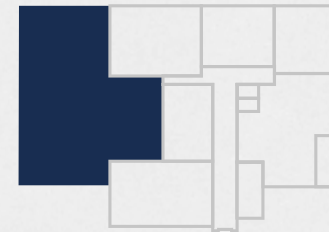
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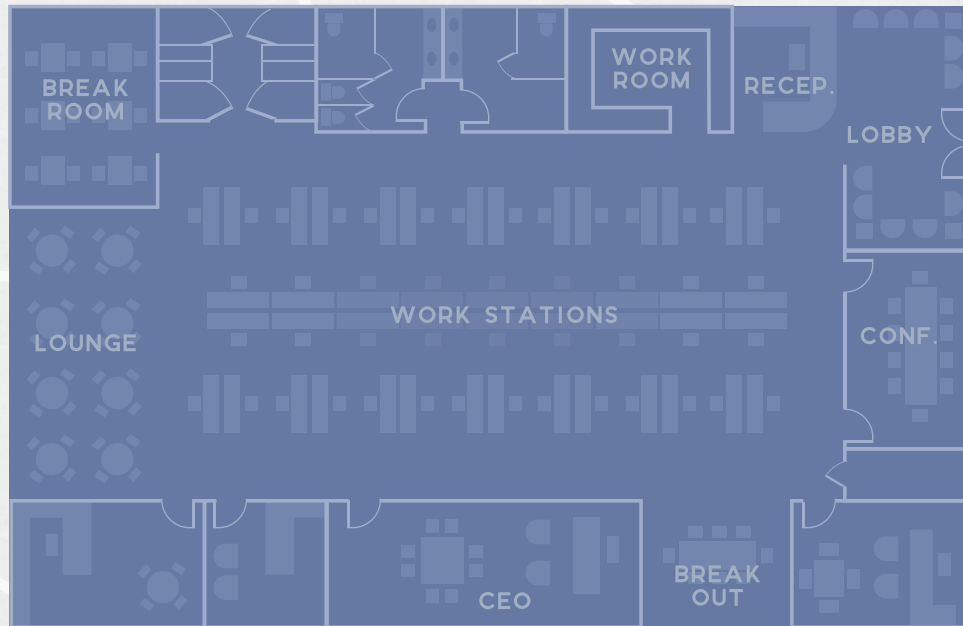
SPACE F · 20,000 SF



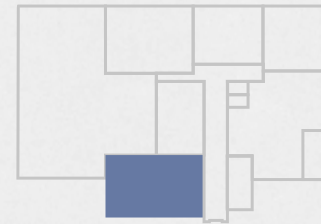
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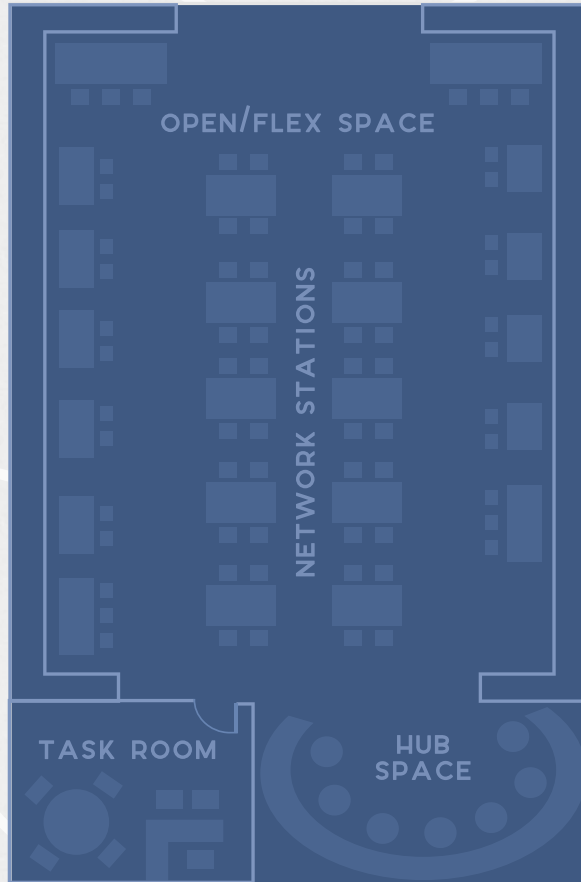
SPACE G · 20,000 SF



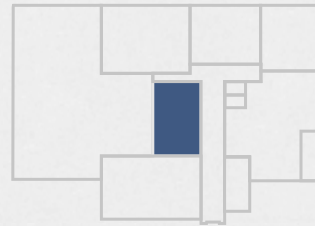
KEY PLAN



SPACE H · 4,440 SF



KEY PLAN





ABOUT CANOPY

Canopy CLT is a Charlotte-based boutique real estate development firm that focuses on experiential developments with long-term value through repurposing and renovating existing structures, often focusing on transitional, but aggressively developing areas. Canopy's portfolio includes office, retail, and residential assets across Charlotte. Canopy CLT previously developed NoDa Street Market, which is home to Divine Barrel Brewery and Crown Station Coffee House and Pub, and is currently underway on The Rail House, an adaptive re-use project at N. Tryon and E. 27th St.

**FOR MORE INFO OR TO
SET UP A TOUR, CONTACT**

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