

INTRODUCING



INDIGO CLT

54,288 SF MIXED-USE REDEVELOPMENT
AT NODA'S 4000 RALEIGH STREET

OWNED AND
DEVELOPED BY



LEASED BY



RETAIL
LEASING BY

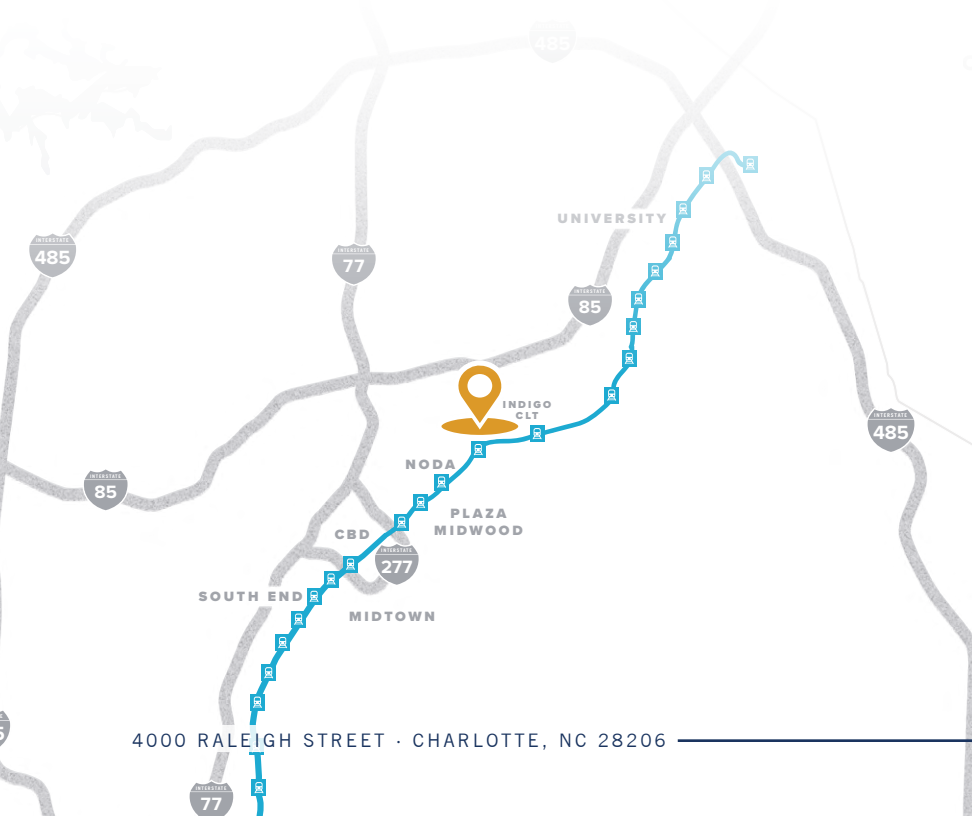


INDIGO CLT:

HISTORY IN THE MAKING.

Indigo CLT is an adaptive re-use mixed-use development on the light rail line in NoDa, Charlotte's popular arts district. It's minutes from downtown and home to some of the city's hottest restaurant, retail, and housing.

The building's original, unique architectural features are irreplaceable. Indigo CLT's thoughtful redevelopment honors its character, converting the space to creative office and retail. Plans also include a boutique apartment community adjacent to the building.



On Charlotte's LYNX Blue Line

Next door to the Sugar Creek Light Rail Station and 632 space parking deck

Easy access to a nearly-effortless commute
Less than five minutes from I-277, I-77, and I-85

4000 RALEIGH STREET · CHARLOTTE, NC 28206

INDIGO
CLT

INDIGO CLT



THE BUILDING

Central light-filled atrium
20' ceilings
Flexible floorplans
Skylights



THE AMENITIES

The Back Porch: Indigo's dedicated outdoor space
Zoom and Transit Rooms: meeting and training space outfitted with modern tech



THE PLANS

Redevelopment plans include

- On-site brewery
- Bistro
- Fitness Center
- Boutique apartment development

BUILDING SIZE: 54,288 SF

OFFICE: 30,277 RSF

RETAIL: 20,186 RSF

FUTURE / PLANNED MULTIFAMILY UNITS: 157

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
FALL 2021**



THE 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.



- Harris Teeter
- Common Market
- Giddy Goat Coffee Roasters
- Supperland
- Whiskey Warehouse
- YAFO
- Roasting Company
- Coaltrane's
- Fuel Pizza
- Bistro La Bon
- Midwood Smokehouse
- Two Scoops Creamery
- Moo & Brew
- Intermezzo
- The Diamond
- Legion Brewing
- Snooze AM Eatery
- The Bohemian Wine Bar
- Pilot Brewing

PLAZA MIDWOOD

DOWNTOWN CHARLOTTE

OPTIMIST PARK

Optimist Food Hall
Birdsong Brewing
Rosie's Coffee and Wine Garden

NoDa Brewing Company
Free Range Brewing
Pho NoDa
Rhino Market
The Hobbyist
The Degenerate

NoDa Brewing

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

Amelies French Bakery & Cafe
Room & Board
The Exchange at 36th
Goodyear House
NoDa Company Store
Heist Brewery
Jeni's Ice Cream
Idlewild Bar
Brooks Sandwich House

NODA

Yards at NoDa
Novel NoDa

Amaze @ NoDa

Divine Barrel Brewing
Crown Station Coffee
Deejai Noodle Bar
Great Wagon Road
Distilling Co.

INDIGO CLT

LYNX PARKING DECK

LYNX BLUE LINE
Sugar Creek Station

SUGAR CREEK RD

W. DAVIDSON ST

N. TRYON ST

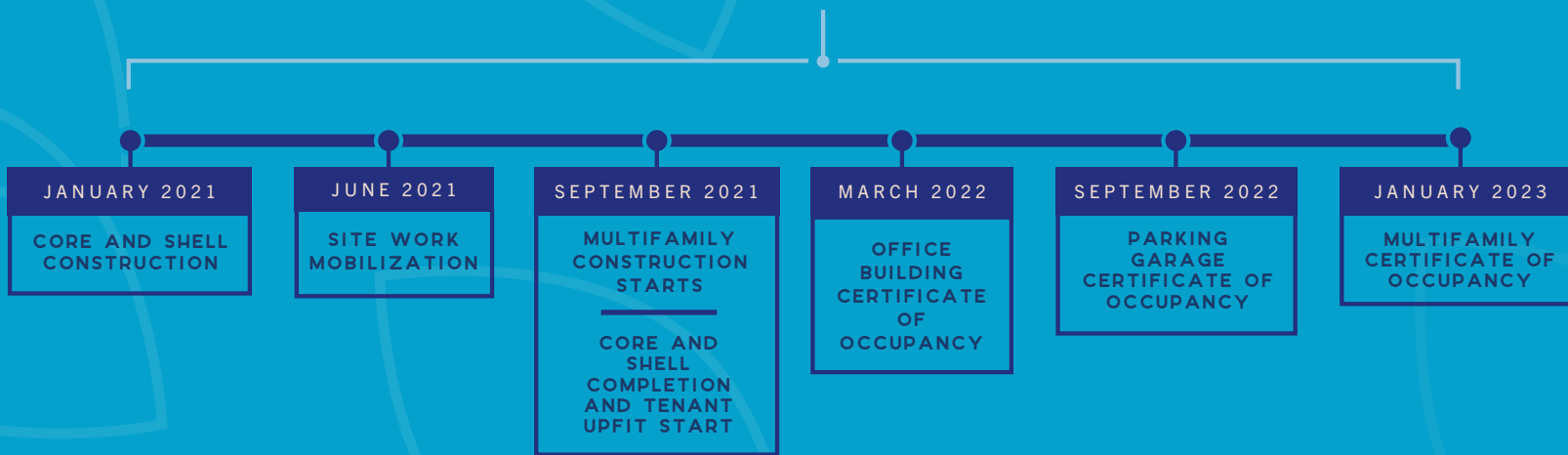
THE INSPIRATION

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



CONSTRUCTION TIMELINE

CONSTRUCTION
24 months



SITE PLAN



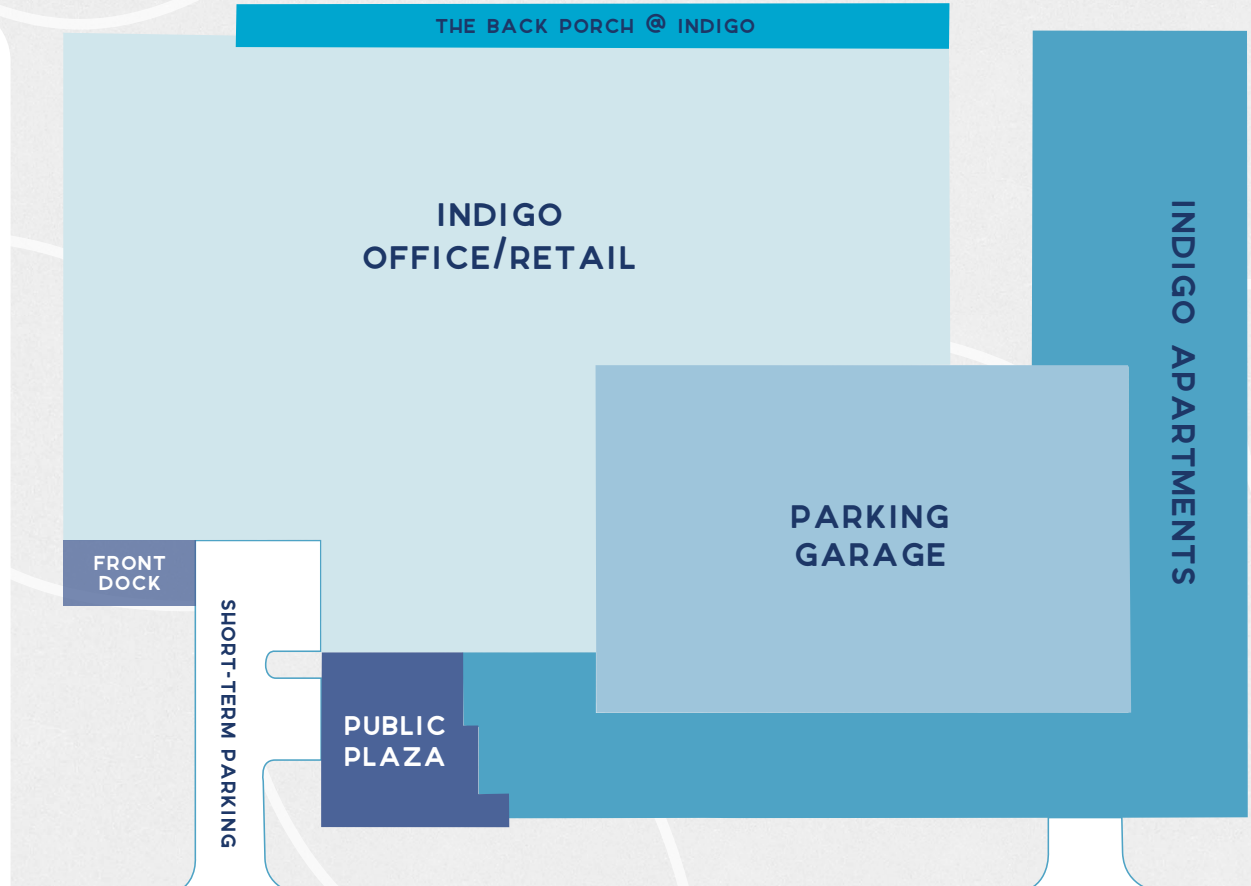
LYNX BLUE LINE



STATION 330 STEPS THIS WAY

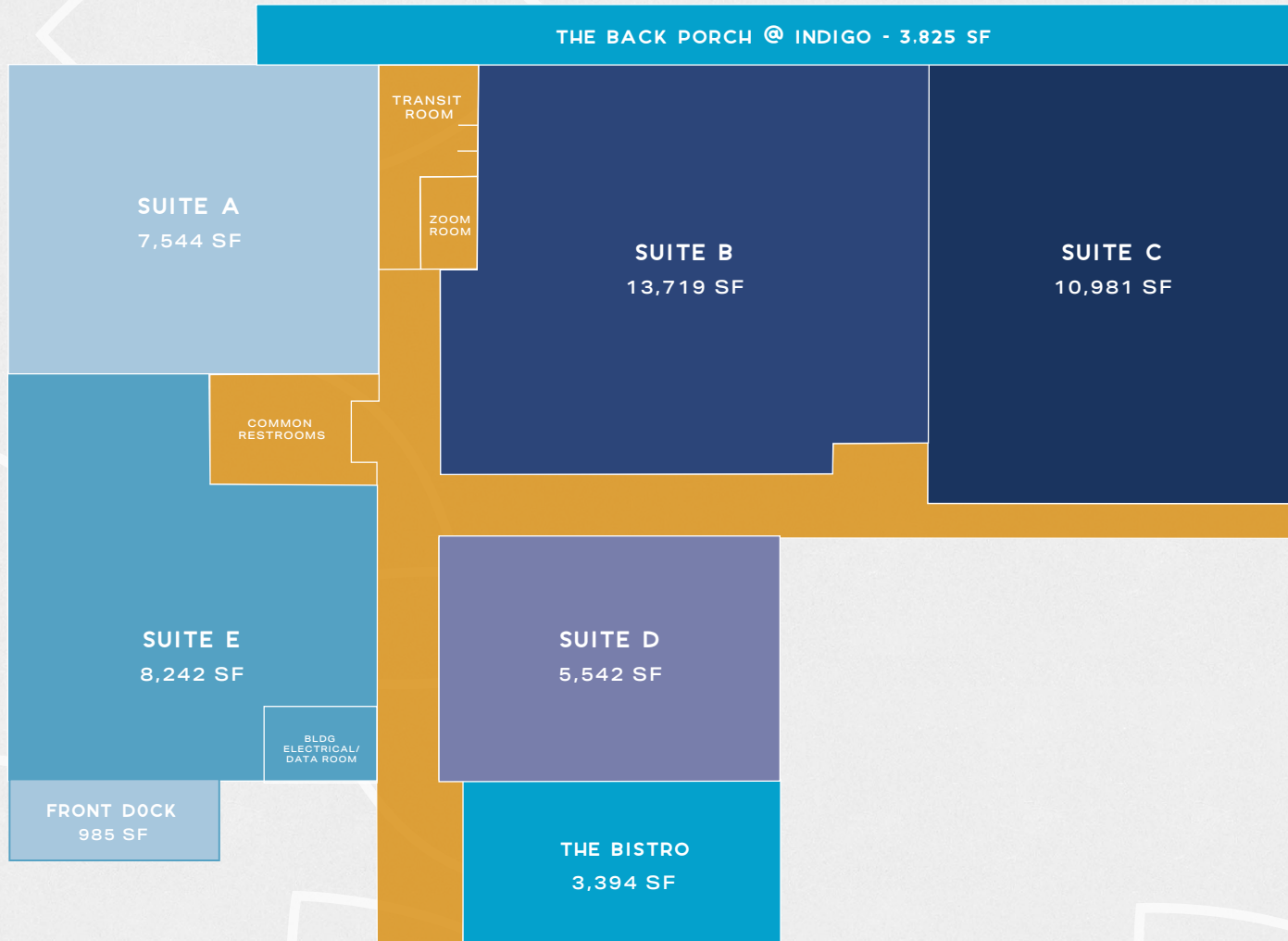


LYNX
PARK AND RIDE
PARKING DECK

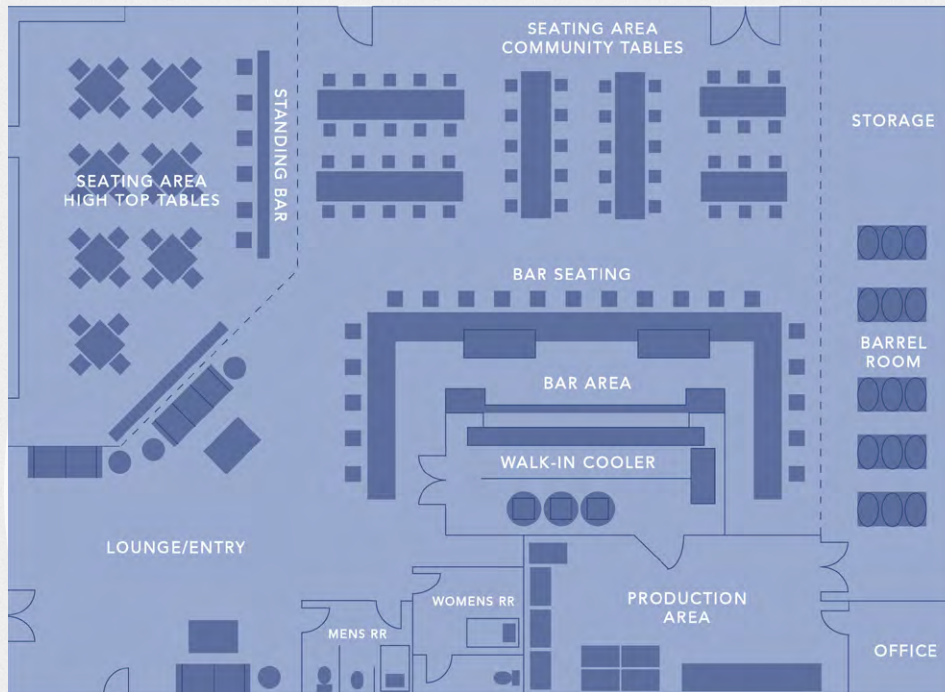


RALEIGH STREET

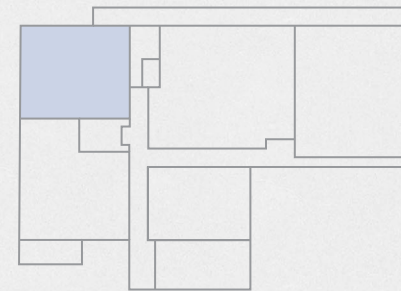
FLOOR PLAN



SPACE A · 7,544 SF (Brewery)

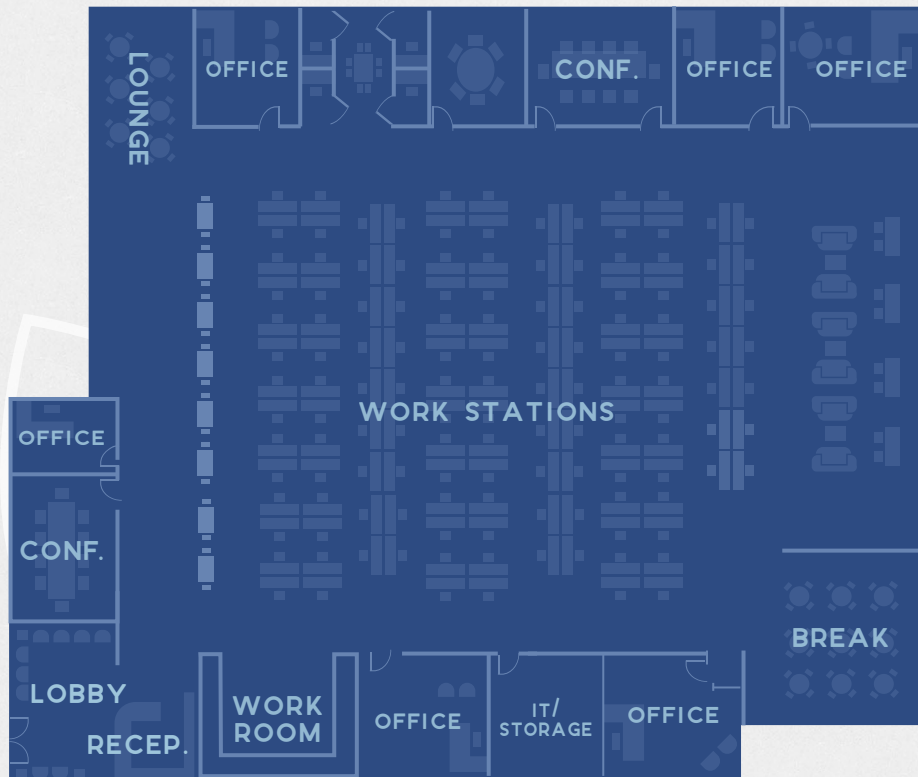


KEY PLAN

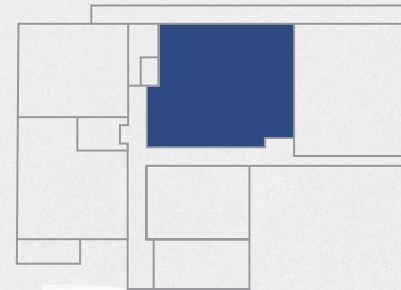


TEST FIT

SPACE B · 13,719 SF

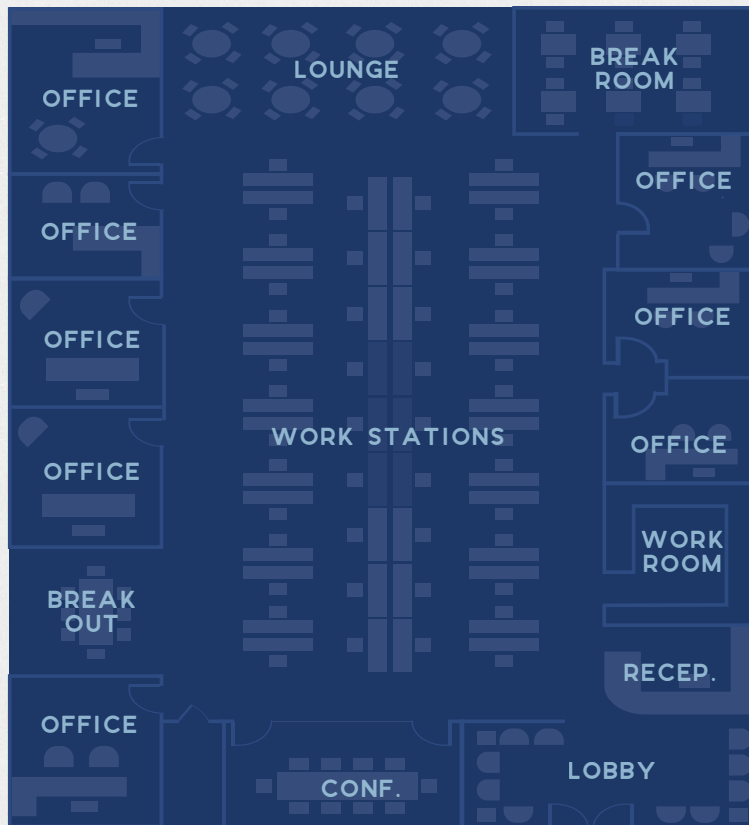


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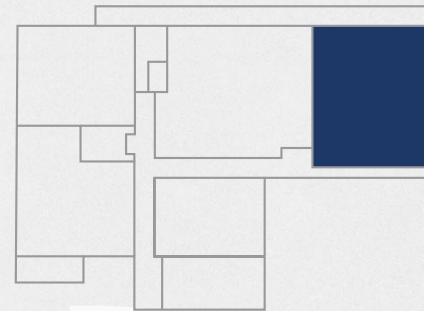


TEST FIT

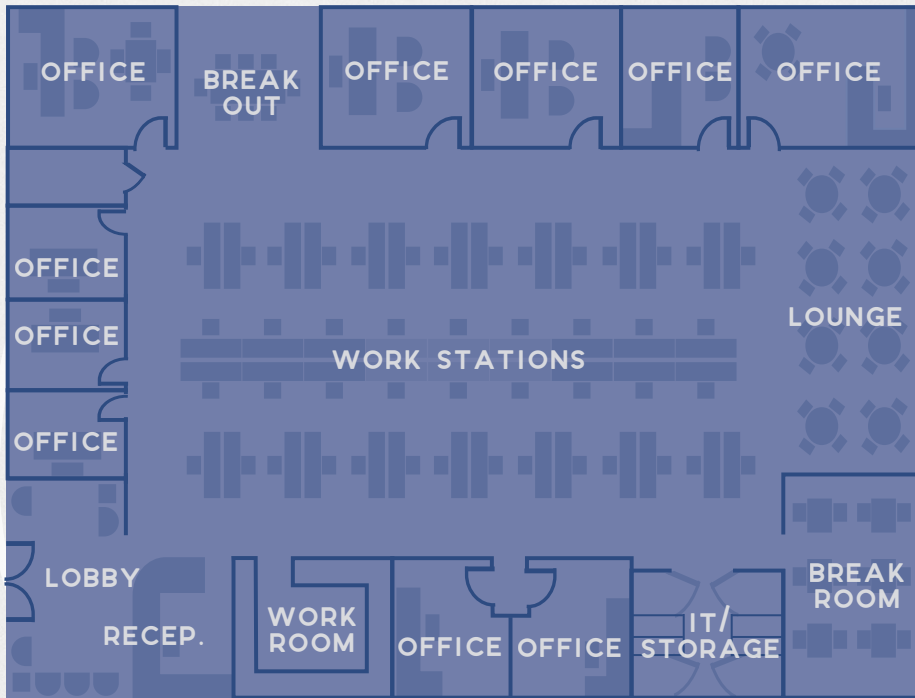
SPACE C · 10,981 SF



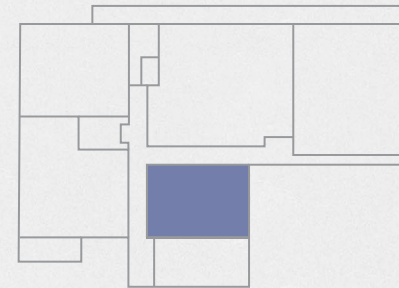
KEY PLAN



SPACE D · 5,542 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 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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