

June 18, 2021

[Link to Article](#)

Passero Associates signs deal for Camp North End office



The Boileryard at Camp North End was the first activation space at the 75-acre site.

MELISSA KEY

By [Jennifer Thomas](#)

Passero Associates is joining the lineup at Camp North End. That full-service engineering and architecture firm has signed a three-year lease for 2,632 square feet. It expects to take occupancy in late July.

The office will be at 1824 Statesville Ave. and be part of Camp North End's Boileryard.

"The history and character of this site is unlike anything else in Charlotte and was a major draw for us," says [Jess Sudol](#), president of Passero.

His firm is focused on architecture, redevelopment and adaptive-reuse strategies. It provides planning, engineering, structural, surveying, sustainability, program management, design-build, construction observation, 3D visualization and virtual infrastructure services throughout the Southeast, Northeastern and Midwestern United States.

Passero is utilizing repurposed building materials including wood, steel and siding to give the space an industrial feel.

The location marks Passero's first office in Charlotte — and 10th nationwide.

New York-based ATCO Properties & Management and Shorenstein out of San Francisco are the developers of Camp North End.

That adaptive-reuse project encompasses 75 acres and millions of square feet of warehouse space. It is being retrofit into new commercial space in phases.

So far, ATCO and Shorenstein have completed the Raceway Building, The Boileryard, The Mount, the Gama Goat building and Keswick Avenue, the project's main retail thoroughfare.

Camp North End is currently home to office tenants, including Ally Bank's TM Studio, professional-services firm Aon, healthcare company Centene Technologies, solar energy developer Pine Gate Renewables and 3D printing company Mign.

“Forward-thinking companies like Passero understand that company culture and being around like-minded firms is key for attracting and retaining top talent,” says [Tommy Mann](#), development director at Camp North End.

Passero's arrival comes just after ATCO and Shoreinstein launched phase II of its redevelopment plan, which calls for 120,000 square feet of Class A office space and approximately 15,000-to- 20,000 square feet of retail.

The phase includes two adaptive-reuse office buildings located at 201 Camp Road and 701 Keswick Avenue. Four young, up-and-coming Black architects were selected in a competition to design the exterior facades for the new retail corridor at 701 Keswick Ave. They include [Hasheem Halim](#), [Aleah Pullen](#), [Melanie Reddrick](#) and [Marcus Thomas](#).

Future phases will include renovation of the 1920s-era Ford Model T factory, the property's oldest building at the heart of the site. It recently received a local historic landmark designation.

There are also near-term plans for new construction multifamily units and a parking garage.

A Cushman & Wakefield team led by [Jessica Brown](#), [David Dorsch](#) and [Grant Keyes](#) represented Passero and building ownership in negotiations.