

**LEASE**  
**140-148 E. Main St**  
**140-148 E. MAIN ST**  
Rock Hill, SC 29730

**PRESENTED BY:**

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SC #18972





## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$17.00 - 22.00 SF/yr (NNN)
<b>ESTIMATED NNN EXPENSES:</b>	\$3.50/SF
<b>BUILDING SIZE:</b>	56,958 SF
<b>AVAILABLE SF:</b>	1,000 - 20,441 SF
<b>RENOVATED:</b>	1997
<b>MARKET:</b>	Charlotte Metro
<b>SUBMARKET:</b>	Rock Hill

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## PROPERTY HIGHLIGHTS

- Class A office/retail building located on the corner of Main St. and Hampton St. in downtown Rock Hill
- Within 3/4 mile, \$200 million of new development, including a hotel, a 150,000 square foot Indoor Sports facility, three new apartment complexes and more construction to come
- Individual suites range in size from 1120 SF to 6,858 SF, Contiguous spaces range from 1120 SF to 21,560 SF

# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 to 60 months
TOTAL SPACE:	1,000 - 20,441 SF	LEASE RATE:	\$17.00 - \$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,172 SF	NNN	\$22.00 SF/yr
Suite 300	Available	6,086 SF	NNN	\$17.00 SF/yr
Suite 440	Available	3,724 SF	NNN	\$17.00 SF/yr
Suite 430	Available	6,858 SF	NNN	\$17.00 SF/yr
3rd or 4th Floor	Available	1,000 - 20,441 SF	NNN	\$17.00 - 21.00 SF/yr

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Knowledge Park will be the dynamic center of Rock Hill's 21st century economy. Designed to be home to knowledge economy businesses and jobs, it is technologically advanced, yet rooted in the city's rich history. Supported by a diverse community of learners, it offers an appealing urban lifestyle built upon a model of economic and environmental sustainability.

Knowledge Park includes a number of key landmarks and locations in Rock Hill. The Knowledge Park stretches from Comporium Communications' headquarters and the Old Town East development project to Winthrop University. Other key landmarks within the re-development area include Rock Hill City Hall, The Cotton Factory, Main Street (downtown core), and University Center, the former Rock Hill Printing and Finishing (Bleachery) property.

<http://knowledgeparkrockhill.com>

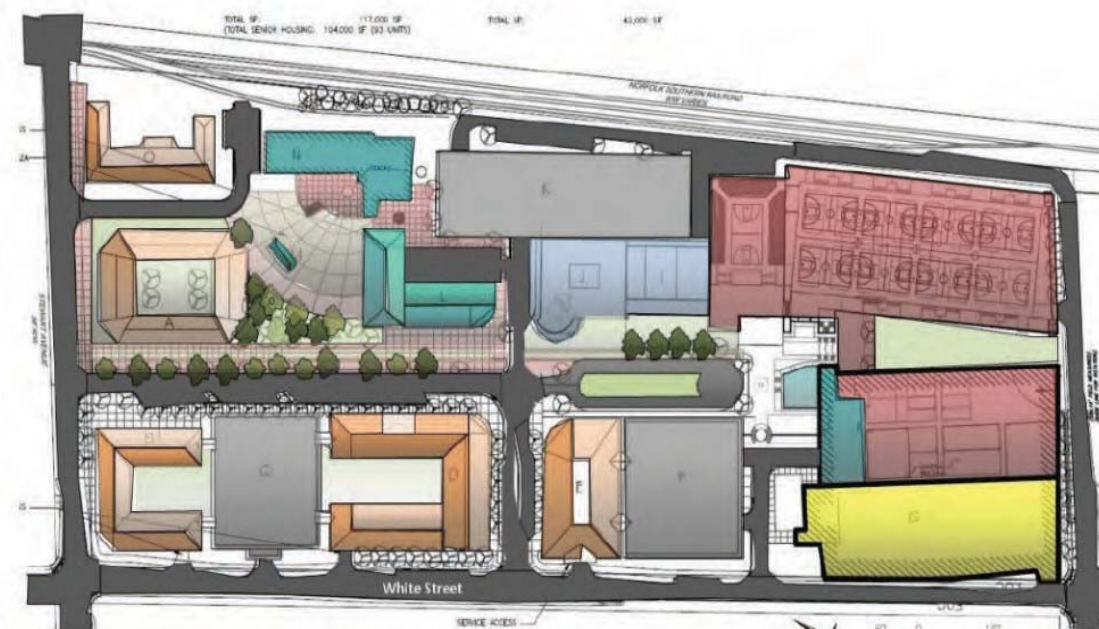


## UNIVERSITY CENTER

University Center is being developed on a 23 acre site that will thread the history of this Mill town into a modern mix of:

- ◆ Commercial office space
- ◆ An indoor Athletic Complex with competitive courts
- ◆ 120 room hotel and banquet center
- ◆ Market Pavilion with retail and food vendors
- ◆ Restaurants and an indoor stage complex
- ◆ 500 bed student housing
- ◆ Market rate apartments as well as Active Adult living
- ◆ Outdoor Festival spaces

<http://universitycenter-rh.com>



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Office
<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> Retail	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Parking Deck
<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Athletic Center	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Hotel



## ADDITIONAL PHOTOS



**MARK J. MAYFIELD, CCIM, CPM, SEC**

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