

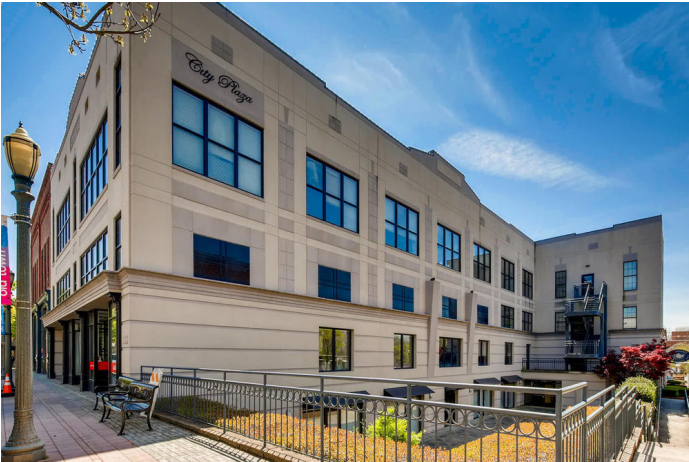


OFFICE/RETAIL SPACE FOR LEASE

140-148 E. MAIN ST
ROCK HILL, SC 29730

Mark J. Mayfield, CCIM, CPM, SEC
Managing Director
803.325.1000
mark.mayfield@svn.com

Executive Summary



OFFERING SUMMARY

Available SF:	1,000 - 20,441 SF
Lease Rate:	\$17.00 - 22.00 SF/yr (NNN)
Estimated NNN Expenses:	\$3.50/SF
Building Size:	56,958
Renovated:	1997
Market:	Charlotte Metro
Submarket:	Rock Hill

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, two new apartment complexes on Main Street; 89 units & 37 units
- Individual suites range in size from 1,000 SF to 6,858 SF, Contiguous spaces range from 1000 SF to 20,441 SF



Available Spaces

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

Available Spaces

LEASE TYPE NNN | TOTAL SPACE 1,000 - 20,441 SF | LEASE TERM 36 TO 60 MONTHS | LEASE RATE \$17.00 - \$22.00 SF/YR

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 430	Available	6,858 SF	NNN	\$17.00 SF/yr
Suite 440	Available	3,724 SF	NNN	\$17.00 SF/yr
3rd or 4th Floor	Available	1,000 - 20,441 SF	NNN	\$17.00 - \$21.00 SF/yr



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>



 Residential	 Office
 Retail	 Parking Deck
 Athletic Center	 Hotel

Additional Photos



Additional Photos



Additional Photos



Location Maps



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