



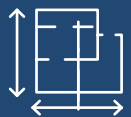
140 E Main Street - City Plaza

ROCK HILL OFFICE SPACE FOR RENT

Office space now available at City Plaza, a landmark office and retail building located at 140 E Main Street in the heart of downtown Rock Hill. Available spaces include Suite 100, Suite 300, Suite 410 (containing executive offices A-D), Suite 420, & Suite 425, offering flexible options for firms of all sizes. This highly visible Main Street location provides walkable access to restaurants, shops, and downtown amenities, along with nearby parking and a professional business environment. Ideal for office users seeking a central, recognizable address within Rock Hill's growing downtown district.

Property Highlights:

- ▶ Second Generation Office Spaces
- ▶ Key man Executive Offices available
- ▶ Highly visible downtown location with walkable amenities, restaurants, and retail
- ▶ Ideal for professional office users: legal, accounting, consulting, real estate, financial & admin services
- ▶ Surface parking and building services included; strong downtown traffic



±94-±5,177
SF



Lease Type
Triple Net
Lease (NNN)
or Full Service



Zoning
DTWN
Downtown



SUITE 100

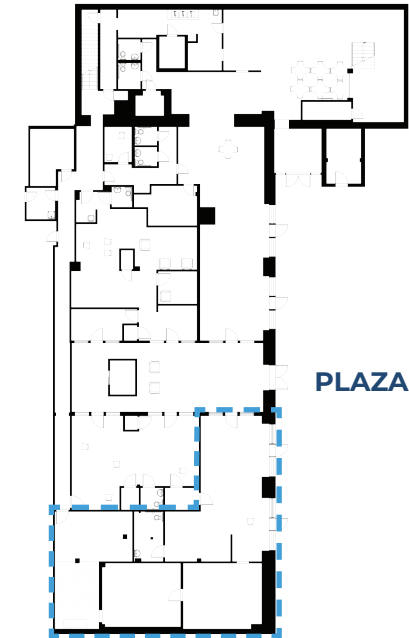
Square Footage	2,172 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

- ▶ 2nd Gen Retail Space
- ▶ Ground floor space
- ▶ Patio access
- ▶ Excellent signage opportunities



SCAN FOR
3D TOUR



PLAZA

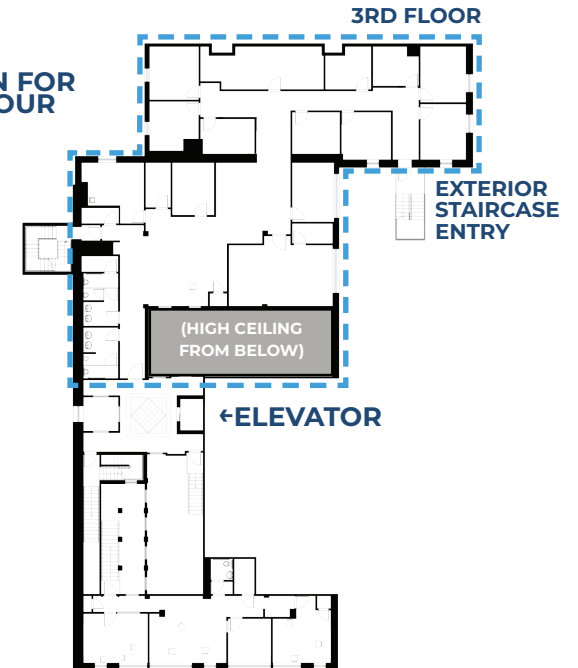


SUITE 300

Square Footage	6,086 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

- ▶ Newly renovated
- ▶ 12x Private Offices
- ▶ Private Bathrooms & Break Room
- ▶ Conference Room
- ▶ Direct Access to Elevator

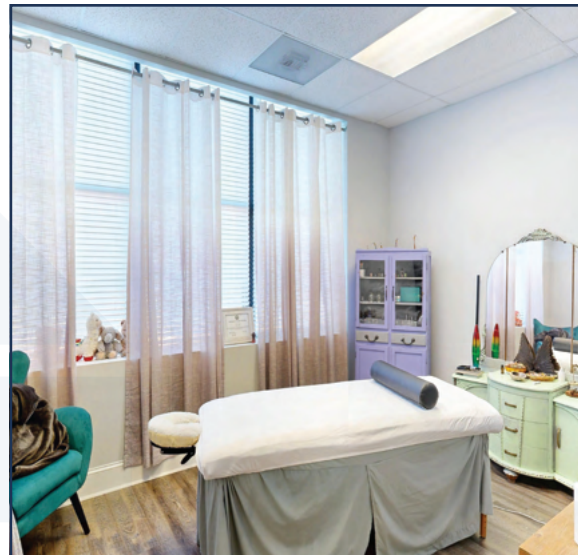
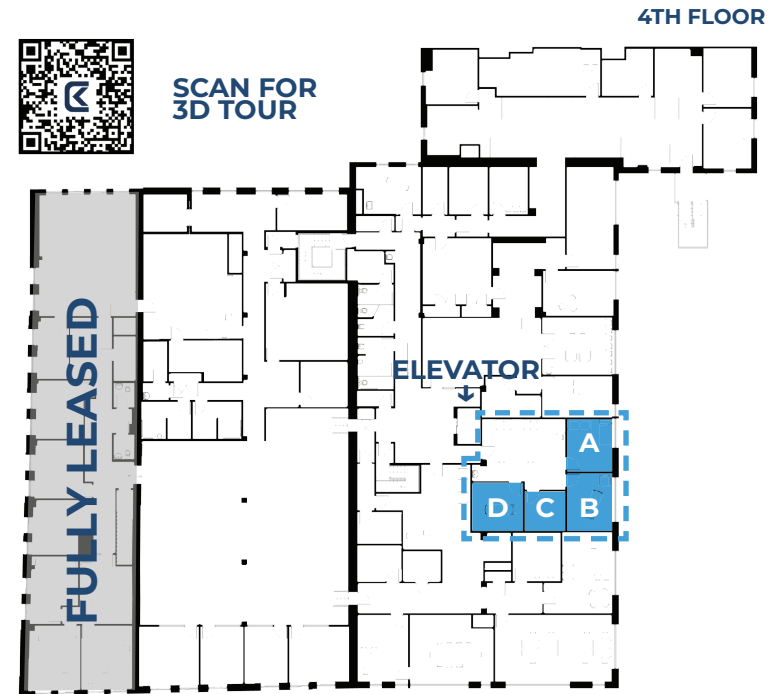

**SCAN FOR
3D TOUR**


SUITE 410 - EXECUTIVE OFFICES

SUITE	SF	WINDOW	RENT/MO
A	142 SF	Yes	\$900
B	162 SF	Yes	\$900
C	94 SF	No	\$700
D	146 SF	No	\$800

Suite Highlights:

- ▶ Reception Entry
- ▶ Direct Access to Elevator
- ▶ Full Service Lease
- ▶ Tenant Pays WiFi

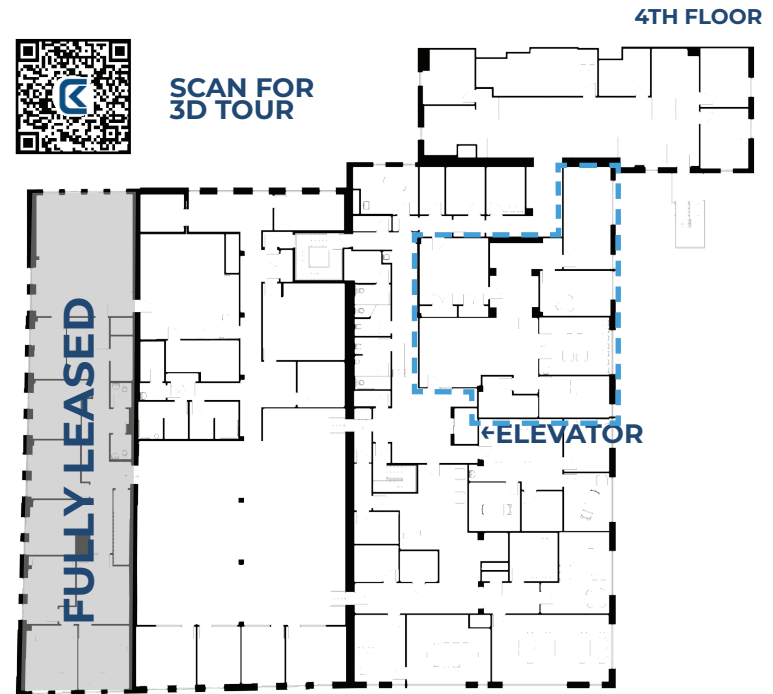

**SCAN FOR
3D TOUR**


SUITE 420

Square Footage	2,754 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

- ▶ Reception Entry
- ▶ Conference Room
- ▶ Multiple Private Offices
- ▶ Break Room
- ▶ Direct Access to Elevator


**SCAN FOR
3D TOUR**


SUITE 425

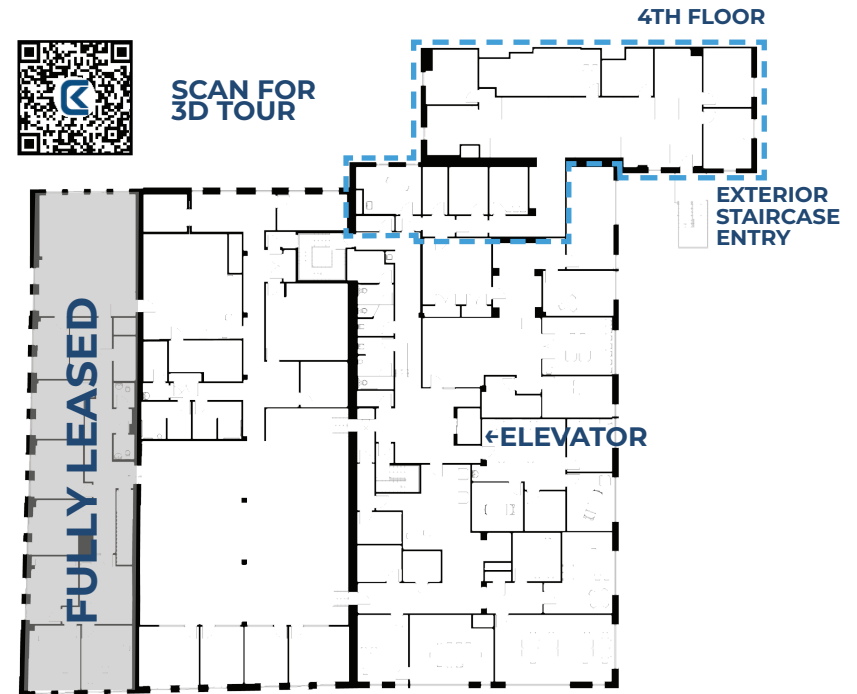
Square Footage	3,828 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

- ▶ Private Entrance from Outdoor Stairwell
- ▶ Spacious Conference Room
- ▶ Multiple Private Offices
- ▶ Bullpen-Style Main Area
- ▶ Kitchenette Break Room



SCAN FOR
3D TOUR





ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS:

70K+ Population within Rock Hill's City Limits

275K+ Population within York County

3M Population within Charlotte Metropolitan Area

#1 York County Public School ranking in SC

31 Public Parks in Rock Hill

50K+ Daily Commute from York County to Charlotte

4th Largest City in Charlotte Metropolitan Area

34.5 Median Age in Rock Hill

40% of Population has an Associates Degree or Higher



Population projected to grow 16.7% '22-'27



Planned \$325 million in investments to city of Rock Hill in '22-'27



25 miles from downtown Charlotte

PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	14,137	50,962	212,728
Households	5,270	20,472	82,031
Avg. Household Income	\$44,278	\$63,009	\$101,253
Daytime Employees	7,550	29,947	71,457

0.1mi University Place

5.8mi Riverwalk Rock Hill

0.7mi Old Town

10.4mi Baxter Village

1.2mi Winthrop University

24.3mi Southpark Mall

3.7mi Interstate 77

29.1mi CLT Airport




PROPERTY DETAILS

Address	140 E Main St. Suites 100, 300, 410 A-D, 420, 425 Rock Hill, SC 29730
Zoning	Downtown (DTWN)
Square Footage	±94–±5,177
Rent	STE 100, 300, 420, 425 – \$19/SF 410 Exec Offices - Variable
Lease Type	Suites 100, 300, 420, 425 – NNN 410 Exec Offices - Full Service
TICAM (estimated)	\$6.50/SF (100, 300, 420, 425)



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