

the thread

220 W. WHITE STREET
ROCK HILL, SC 29730



CONSTRUCTION COMPLETE

The Thread, in Rock Hill, SC, is now delivering space for tenant buildout.

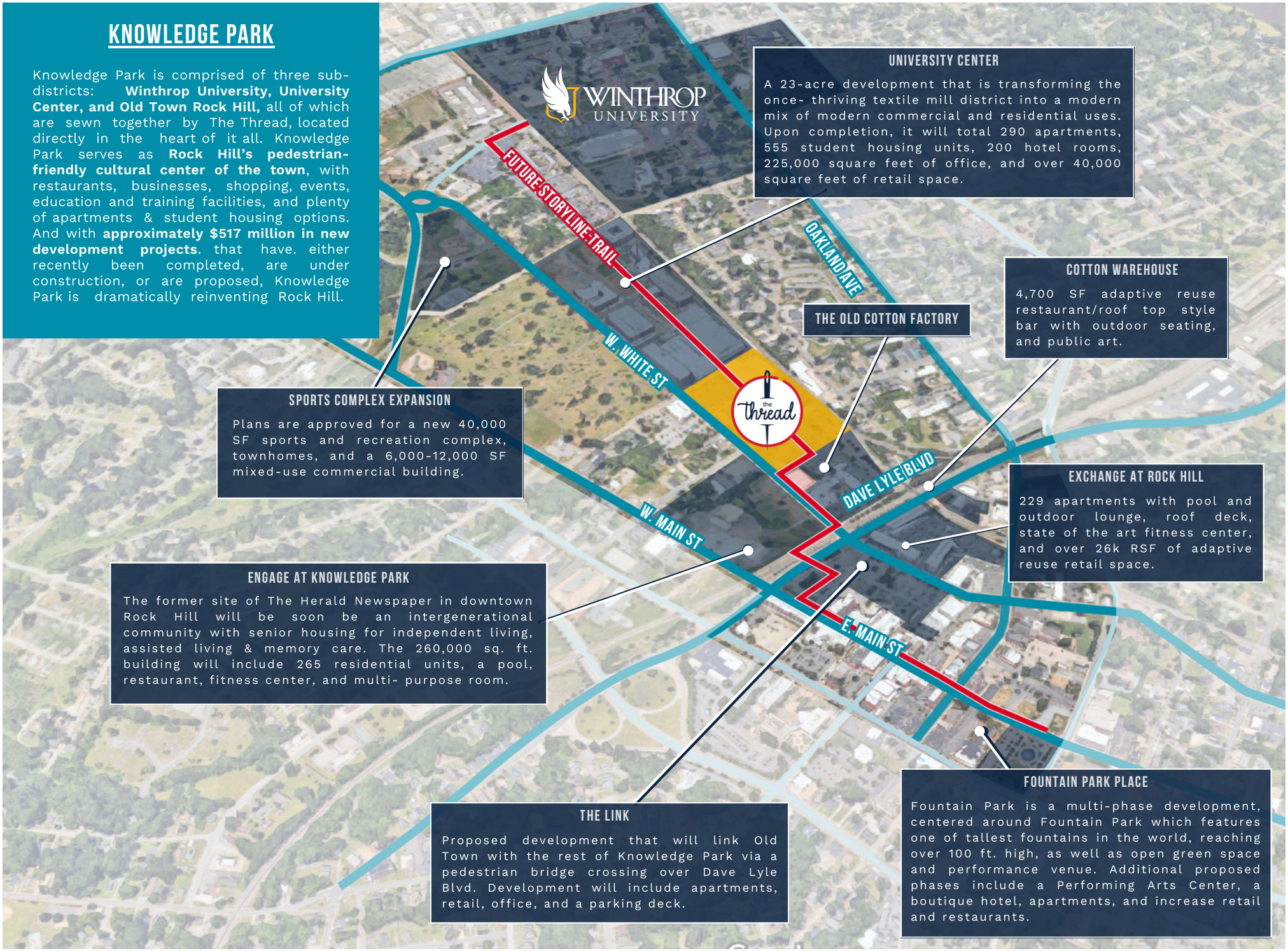
The Thread is ideally located within the heart of Rock Hill's Knowledge Park district, seamlessly weaving together historic Old Town Rock Hill, University Center, and Winthrop University.

- 3-STORY BUILDING WITH IMPRESSIVE 18' CLEAR HEIGHT CEILINGS ON ALL FLOORS
- +/- 400,000 SF MIXED-USE REDEVELOPMENT OF HISTORIC TEXTILE MILL AND WAREHOUSE SPACE
- +/- 50,000 SQUARE FEET GROUND LEVEL RETAIL
- RETAIL SUITES AVAILABLE: 1,958 - 14,748 SF
- TIMELESS DESIGN WITH A HISTORIC STORY
- CONVENIENT SURFACE PARKING
- DIRECTLY ADJACENT TO THE ROCK HILL SPORTS AND EVENT CENTER
- PEDESTRIAN FRIENDLY CULTURAL CENTER OF TOWN
- NEW "STORYLINE TRAIL" GREENWAY PROJECT TO RUN DIRECTLY THROUGH THE DEVELOPMENT
- SURROUNDED BY MULTIPLE MULTIFAMILY DEVELOPMENTS AND RESIDENTIAL NEIGHBORHOODS
- 95,000 SF OF OFFICE SPACE IS LEASED - INCLUDING: SPRINGS CREATIVE, LABELLA ASSOCIATES, WINTHROP UNIVERSITY INTERIOR DESIGN PROGRAM, AND WORK AT WHEEL COWORKING


WINTHROP UNIVERSITY
the Y
SLOW PLAY BREWING
EINSTEIN BROS BAGELS
MIDDLE JAMES BREWING CO.
THE POWER HOUSE
HEADLINE BREWING
GLENCAIRN GARDEN
CONSTITUTION BLVD
CAMBRIA
Rock Hill - University Center
DANK BURRITO
everbowl
EMPIRE PIZZA Est 2009
ROCK HILL SPORTS & EVENT CENTER
UNIVERSITY CENTER
OLD TOWN
SALTWATER SEAFOOD MARKET
ACL HQ
OAKLAND AVE
LEGAL REMEDY BREWING CO.
DAVE LYLE BLVD
W. WHITE ST
W. MAIN ST
the thread
FAMILY TRUST Federal Credit Union
FUTURE STORYLINE TRAIL
THE BLEACHERY SALON
nineteenth AT THE WAREHOUSES
KNOWLEDGE PERK COFFEE COMPANY
ROCO Roasting Company
SLEEPING GIANT
HOPPIN'
DAVE LYLE BLVD
TWO SCOOPS
CENTER FOR THE ARTS
The Mercantile
OLD TOWN
MILLSTONE PIZZA • TAPHOUSE
THE FLIPSIDE RESTAURANT
ROCK HILL
TATTOOED BREWS
ROCK TACO
E. MAIN ST
KOUNTER
ROCK HILL COFFEE
JIMMY JOHN'S
MAIN ST BATTLESHIP
Amélie's A FRENCH BAKERY & CAFÉ
ROCK HILL, SC
PLAYER 1UP Rock Hill
OLD TOWN AMPHITHEATER
TOM S. GETTY ART CENTER
E. WHITE ST
AY PAPI TACOS & TEQUILA
T.S. Brown Design
0.1 MILES
UNIVERSITY CENTER/ ROCK HILL SPORTS & EVENT CENTER
0.3 MILES
OLD TOWN
0.5 MILES
WINTHROP UNIVERSITY
2.4 MILES
PIEDMONT MEDICAL CENTER
3.7 MILES
I-77
5.1 MILES
ROCK HILL - YORK COUNTY AIRPORT
6.2 MILES
RIVERWALK ROCK HILL
10.8 MILES
BAXTER VILLAGE TOWN CENTER
26.4 MILES
UPTOWN CHARLOTTE

KNOWLEDGE PARK

Knowledge Park is comprised of three sub-districts: **Winthrop University, University Center, and Old Town Rock Hill,** all of which are sewn together by The Thread, located directly in the heart of it all. Knowledge Park serves as **Rock Hill's pedestrian-friendly cultural center of the town**, with restaurants, businesses, shopping, events, education and training facilities, and plenty of apartments & student housing options. And with **approximately $517 million in new development projects**. that have. either recently been completed, are under construction, or are proposed, Knowledge Park is dramatically reinventing Rock Hill.



UNIVERSITY CENTER

A 23-acre development that is transforming the once- thriving textile mill district into a modern mix of modern commercial and residential uses. Upon completion, it will total 290 apartments, 555 student housing units, 200 hotel rooms, 225,000 square feet of office, and over 40,000 square feet of retail space.

THE OLD COTTON FACTORY

COTTON WAREHOUSE

4,700 SF adaptive reuse restaurant/roof top style bar with outdoor seating, and public art.

SPORTS COMPLEX EXPANSION

Plans are approved for a new 40,000 SF sports and recreation complex, townhomes, and a 6,000-12,000 SF mixed-use commercial building.

EXCHANGE AT ROCK HILL

229 apartments with pool and outdoor lounge, roof deck, state of the art fitness center, and over 26k RSF of adaptive reuse retail space.

ENGAGE AT KNOWLEDGE PARK

The former site of The Herald Newspaper in downtown Rock Hill will be soon be an intergenerational community with senior housing for independent living, assisted living & memory care. The 260,000 sq. ft. building will include 265 residential units, a pool, restaurant, fitness center, and multi- purpose room.

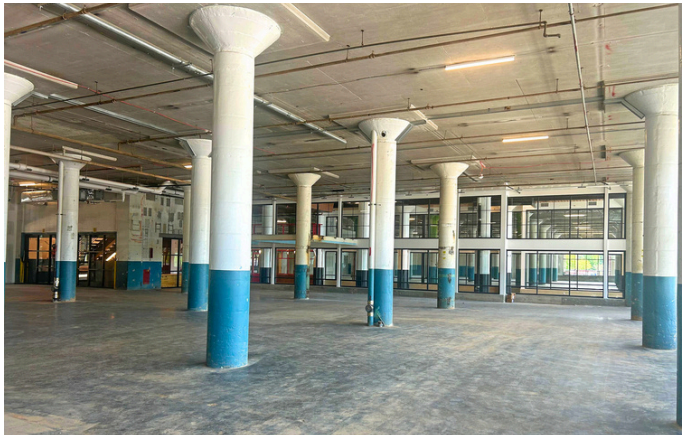
THE LINK

Proposed development that will link Old Town with the rest of Knowledge Park via a pedestrian bridge crossing over Dave Lyle Blvd. Development will include apartments, retail, office, and a parking deck.

FOUNTAIN PARK PLACE

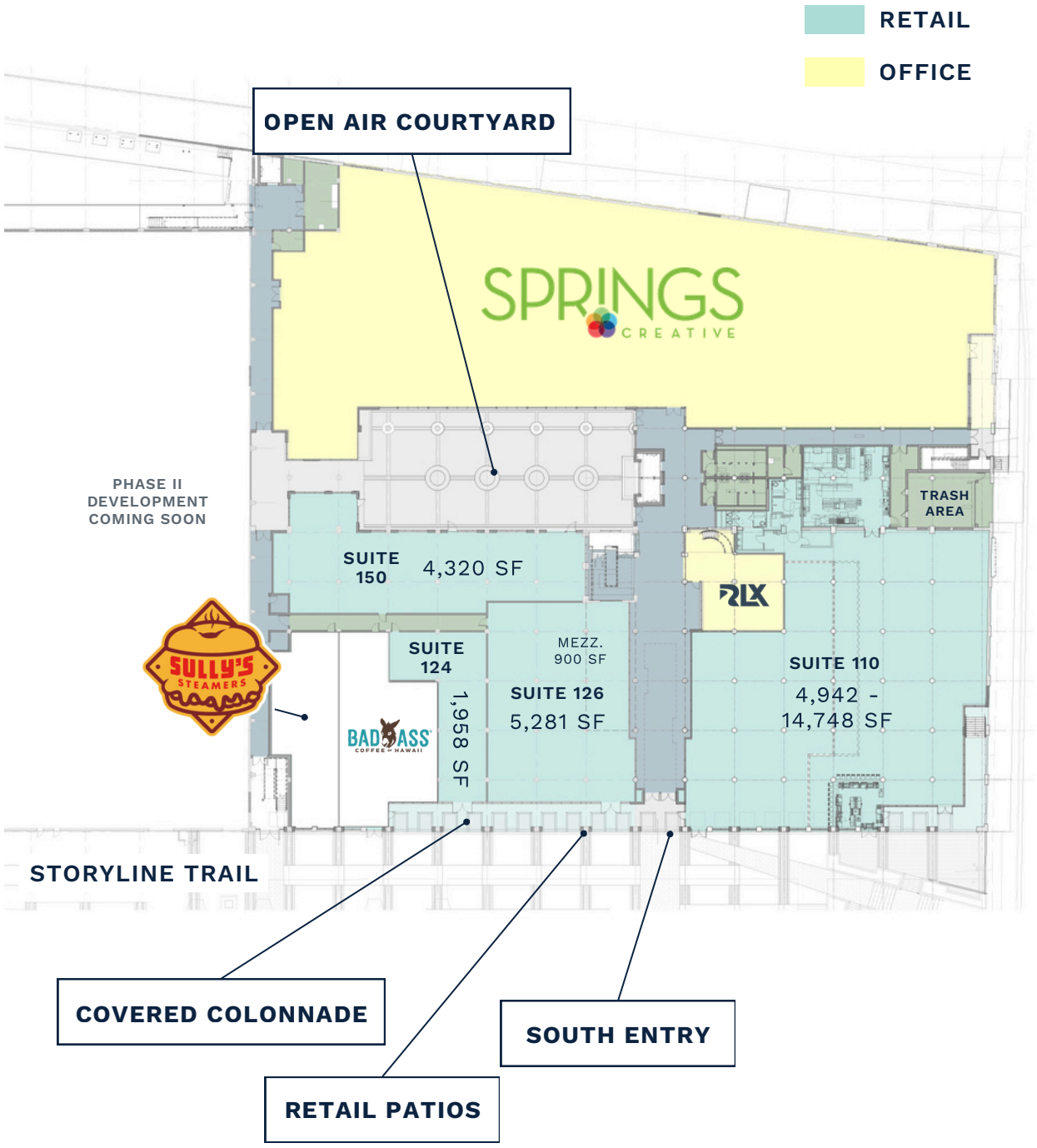
Fountain Park is a multi-phase development, centered around Fountain Park which features one of tallest fountains in the world, reaching over 100 ft. high, as well as open green space and performance venue. Additional proposed phases include a Performing Arts Center, a boutique hotel, apartments, and increase retail and restaurants.







LEVEL 01: MIXED- USE



the thread

ROCK HILL, SC

RETAIL LEASING

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