



ROCKY MOUNT MILLS

Commercial Suites Available

1151 Falls Road, Rocky Mount, NC



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TABLE OF CONTENTS

- 3 Key Property Highlights
- 4 Property Floor Plans
- 10 Area Map
- 11 Location Overview
- 13 Campus Map
- 14 Contact Info

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KEY HIGHLIGHTS

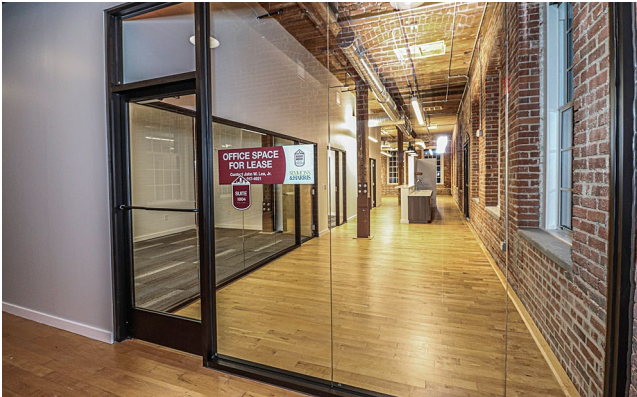
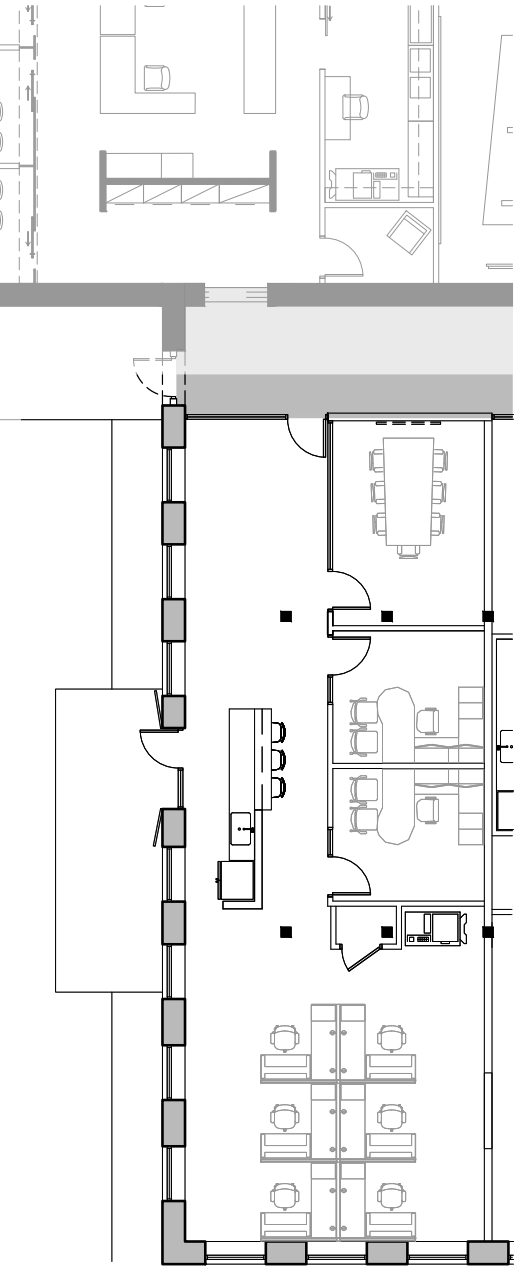
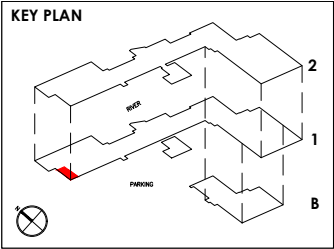
- Iconic Rocky Mount Mills landmark known for great food and live events
- Minutes from Rocky Mount Event Center
- Near Highway 64 (future 87) with 45,000 VPD
- Riverfront views
- Open work spaces
- High ceilings with steel and wood beams above contrasted with wood floors and brick throughout
- Inspiring spaces
- Convenient amenities and robust community are good for business

Lease Rate	Negotiated
Lease Type	Modified Gross
Zoning	B2
Use	Commercial Office
Class	A
Number of Suites	5 + 1 standalone
Square Feet	14,185 total, of which 7,548 square feet are contiguous
Year Renovated	2023
Parking Spaces	600



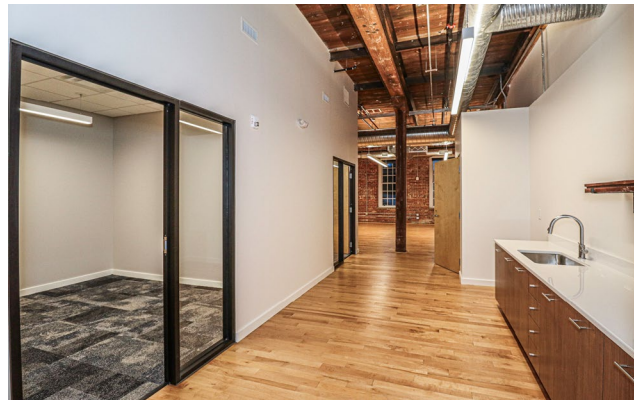
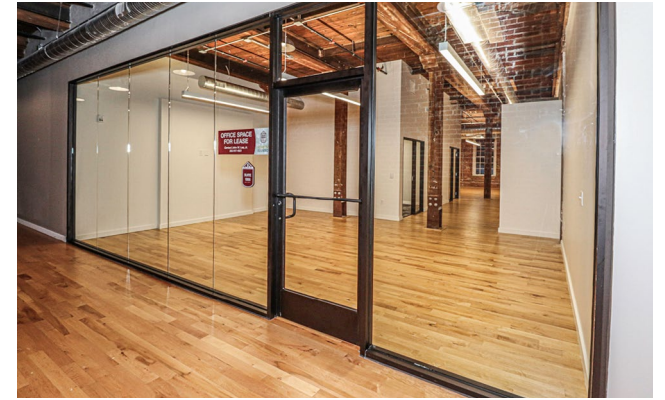
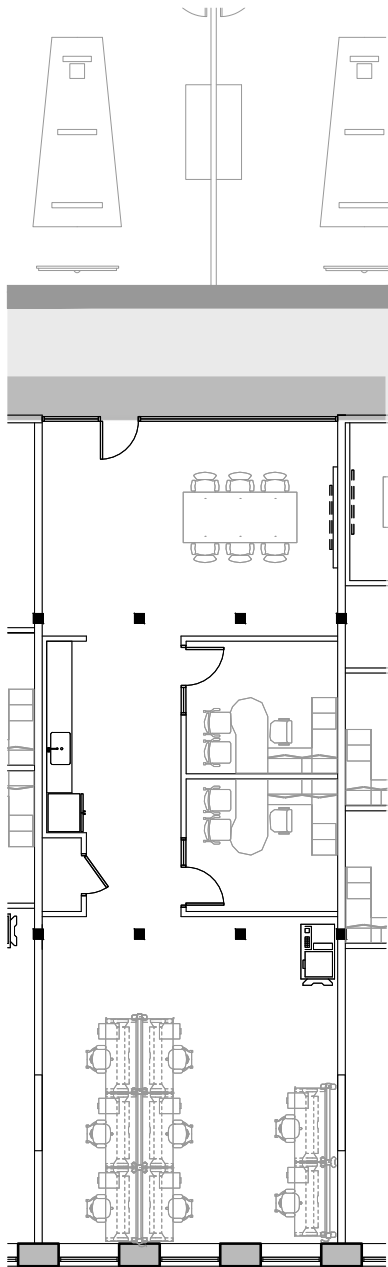
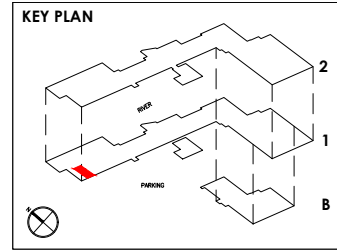
FIRST FLOOR: SUITE 1004

1,854 sqft



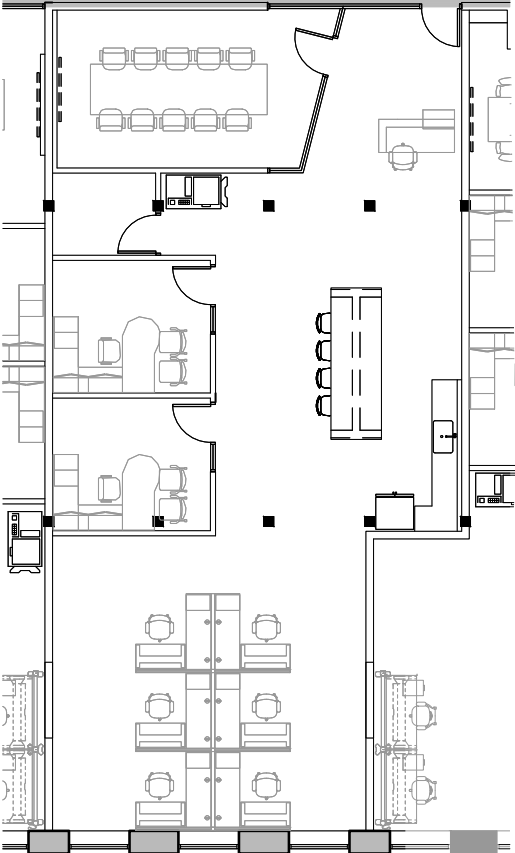
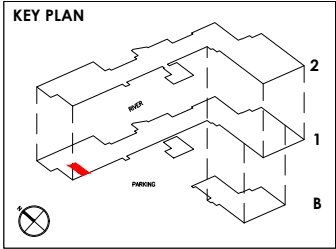
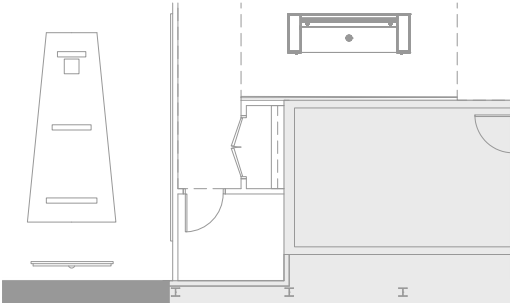
FIRST FLOOR: SUITE 1006

1,819 sqft



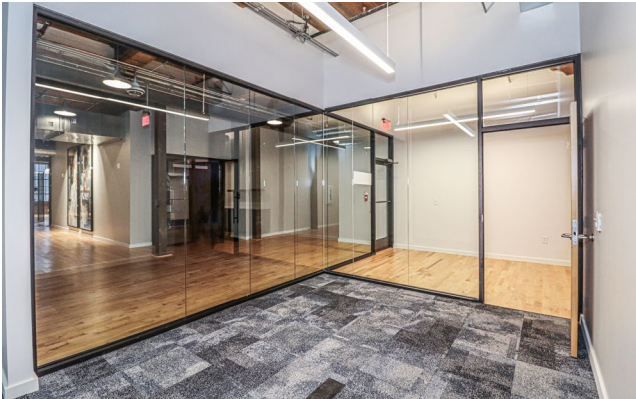
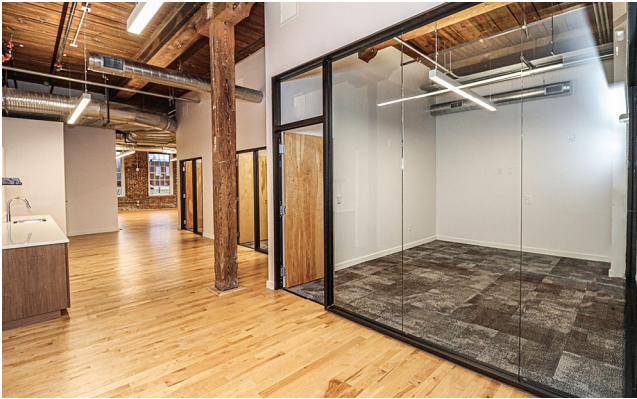
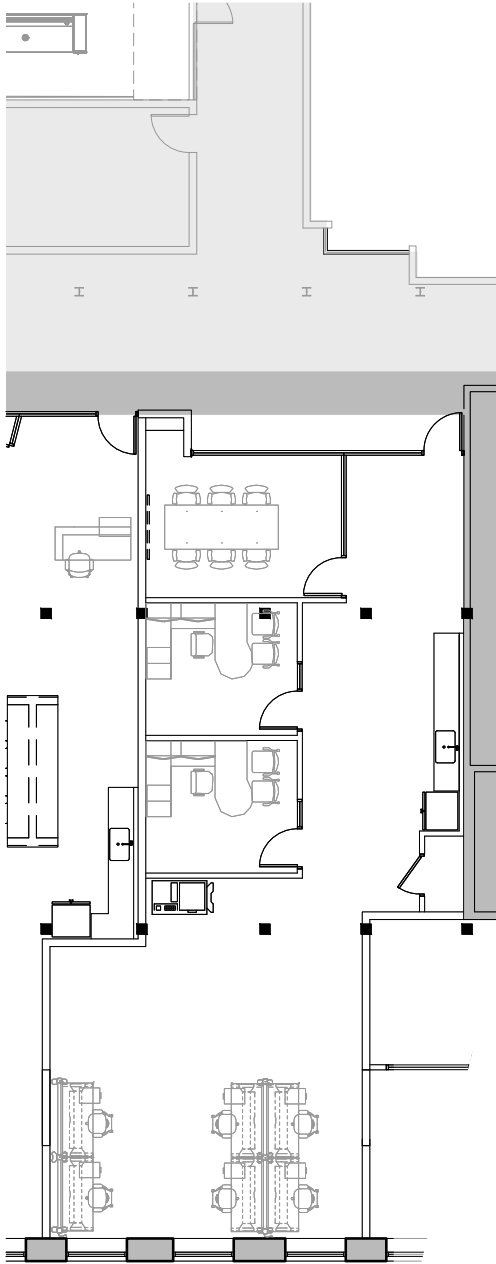
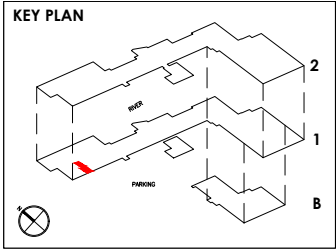
FIRST FLOOR: SUITE 1008

2,285 sqft



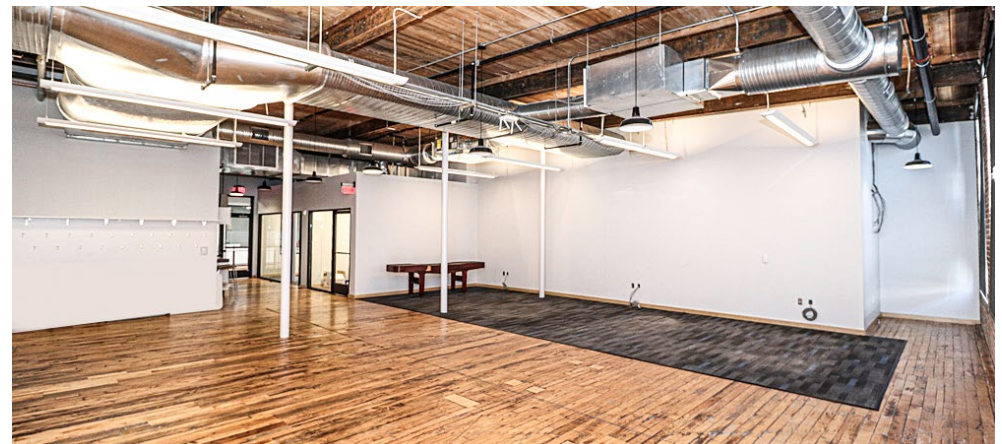
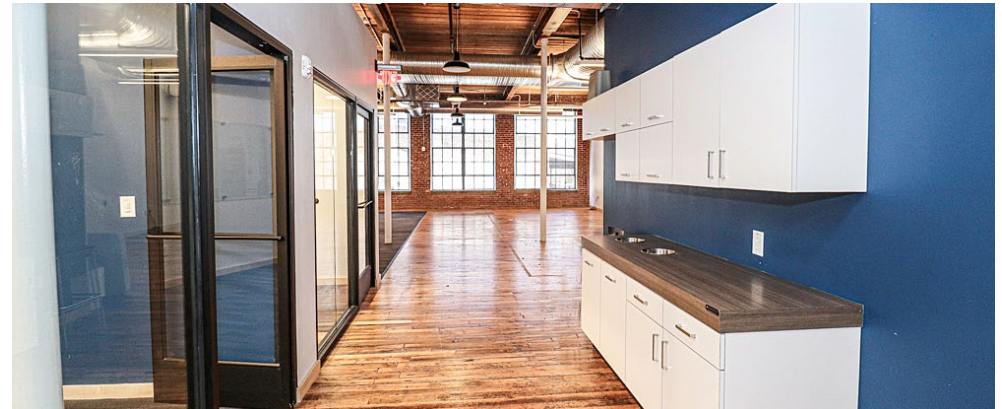
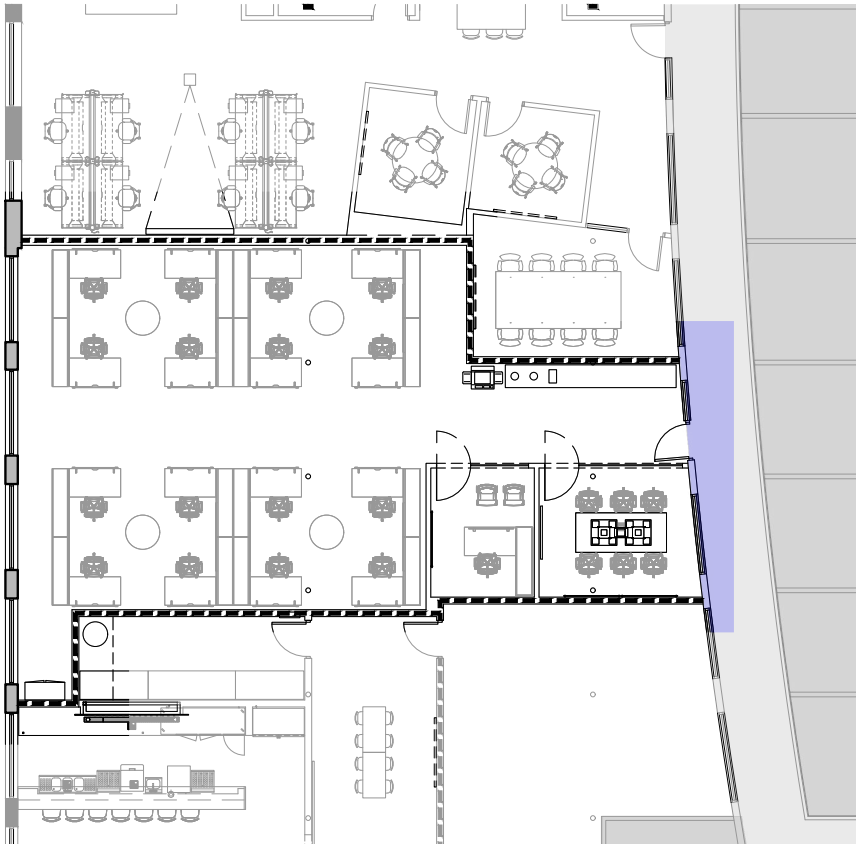
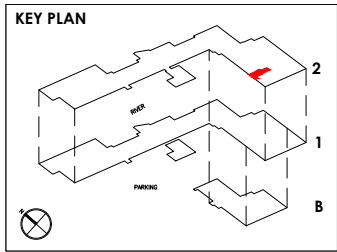
FIRST FLOOR: SUITE 1012

1,590 sqft

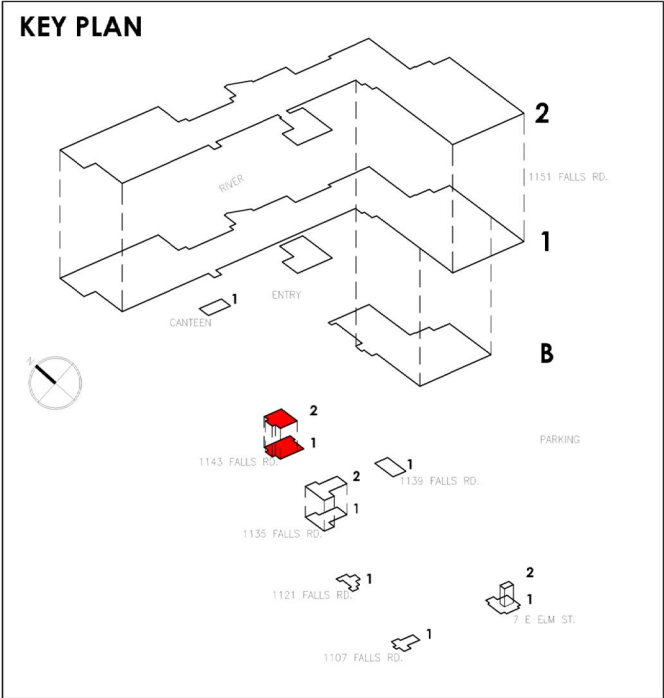
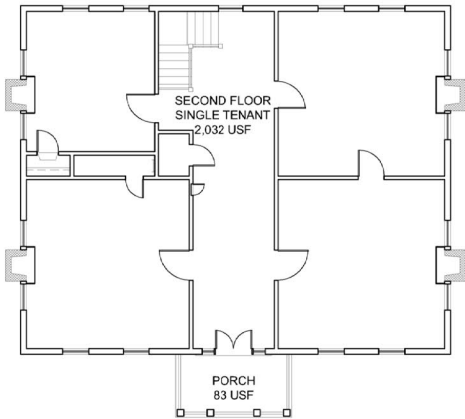
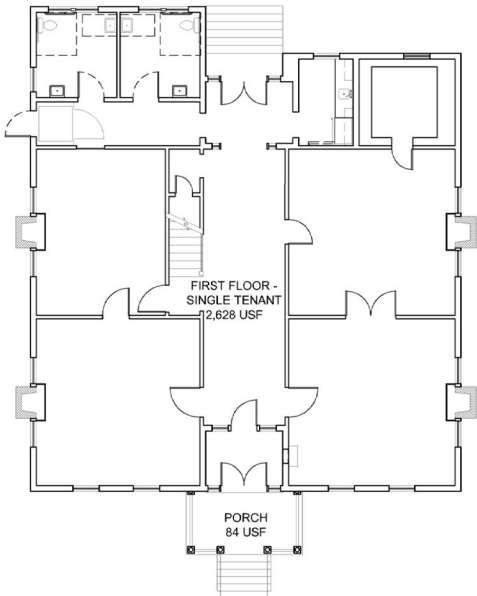


SECOND FLOOR: SUITE 2027

1,977 sqft

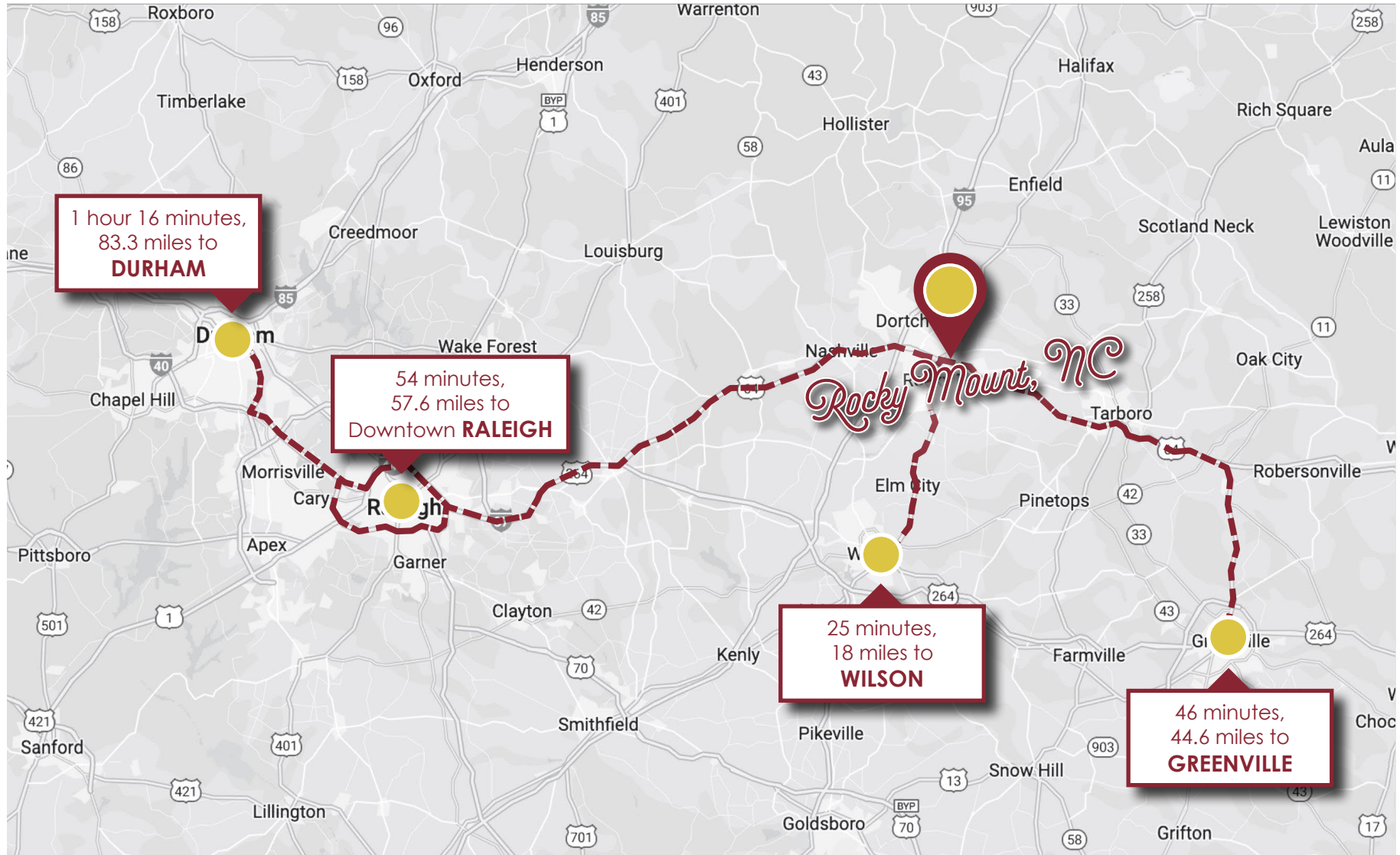


1143 FALLS RIVER FLOOR PLAN



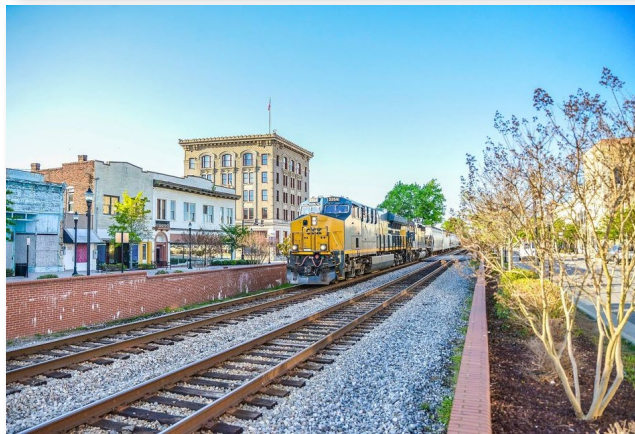
4,660 sqft
Photos of office will be added

AREA MAP



LOCATION OVERVIEW

Rocky Mount, NC



54,341
Population

\$46,396
Median
Household
Income

20th
Most populous
City in North
Carolina (2020)

45 MILES
East of Raleigh,
the State Capital

Rocky Mount is a city in Edgecombe and Nash counties in the Atlantic coastal plain region of the U.S. state of North Carolina and just 45 miles east of the state capital, Raleigh.

The city's population was 54,341 as of the 2020 census, making it the 20th-most populous city in North Carolina.

Rocky Mount is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids Combined Statistical Area in northeast North Carolina with a total population of 288,747 as of 2020.

It is the principal city of the Rocky Mount metropolitan area, often called the "Twin Counties", which had an estimated population of 143,870 in 2020. While historically strong in rail transportation, textiles and agriculture, the economy of Rocky Mount has diversified into biomedical pharmaceuticals and manufacturing in recent decades.

Over the past 20 years, North Carolina has transitioned from a traditional economy based on tobacco, furniture and textiles to a global economy that is driven by knowledge-based enterprises, including

advanced manufacturing, software and information technology, bio-pharmaceuticals and financial services. However, established industries, including textiles and agriculture, continue to thrive in the area. Agriculture contributes greatly to the area's economy, especially tobacco. Rocky Mount's location less than an hour away from Raleigh and the Research Triangle has attracted new companies looking to balance a skilled labor force with significantly lower costs of living and doing business. The city is home to many performing art venues. The Imperial Centre for the Arts and Sciences hosts the Maria V. Howard Arts Center, a Children's Museum and Science Center, and a community theater.

Located 1 mile from UNC Health-backed Nash General Hospital – the 70-acre, 280-bed hospital campus is one of the largest employers in the city and has a 50-year operating history in Rocky Mount.

The Rocky Mount Mills development is home to an expanding array of businesses, restaurants, breweries, and residential spaces, making it a focal point for innovation, culture, and community engagement.

>> Learn more at www.rockymountmills.com.

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ROCKY MOUNT = MILLS =

A LEGACY

For 200 years, the site of the Rocky Mount Mills in Rocky Mount, N.C., has been a defining feature of the community's natural and built environment. There the long history of the state's coastal plain has been enacted: as a riverine resource for Native Americans and early European

settlers, as a site of industrial slave labor, as a nexus of plantation cotton production, as one of the largest textile operations in the state, as a racially segregated mill community, as the center of a way of life for thousands of white families over many generations, as the site of an important civil rights

victory, and since 1996 as a shuttered reminder of the collapse of the state's most important industry for more than a century. The mill was listed in the National Register of Historic Places in 1980; the mill village in 1999.

In 2007, the 150-acre site was acquired by Capitol Broadcasting Company (CBC) with an ambitious plan to do for Rocky Mount what its American Tobacco Campus project had done for downtown Durham: to transform a once iconic industrial site into a center for economic development and innovation. It was also imagined as a place where people would live and play, and where the community would gather. On the occasion of its bicentennial in 2018, the mill site officially reopened as apartments; rehabilitated mill houses; commercial, retail, and leisure space.



CAMPUS MAP





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