

UNIVERSITY CENTER knowledge park

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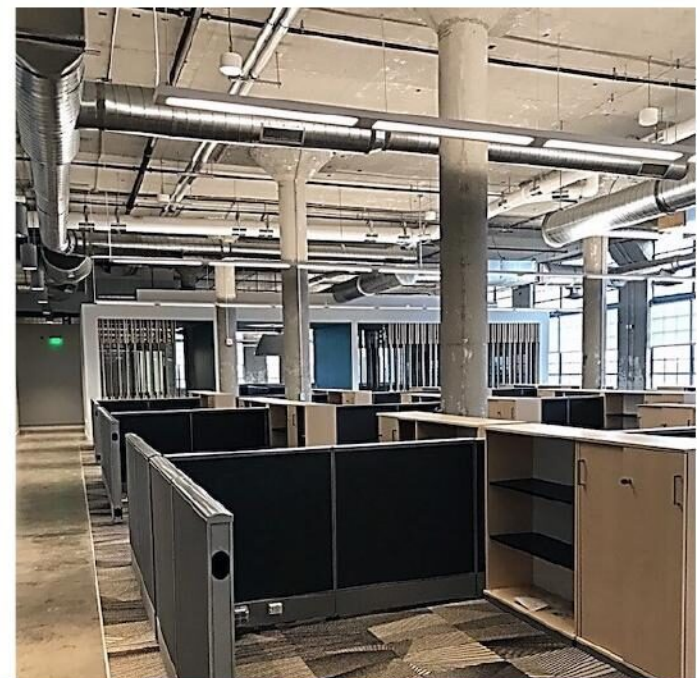
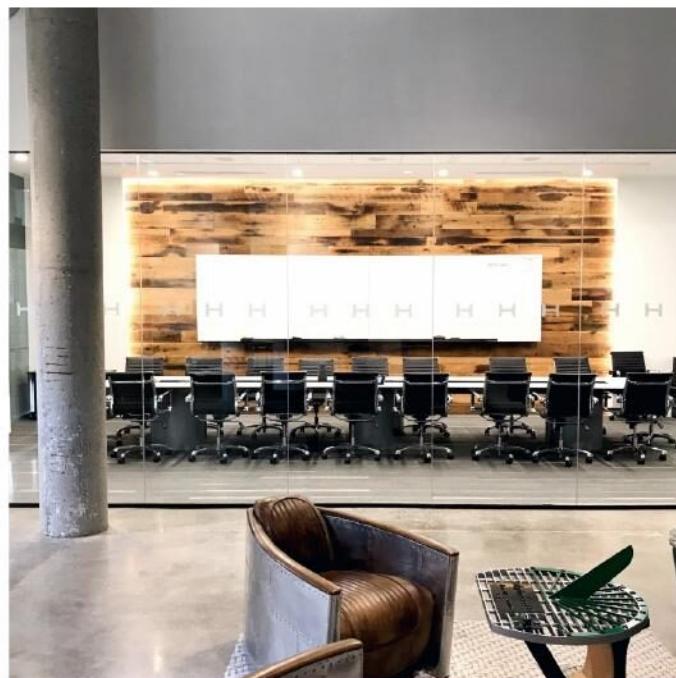
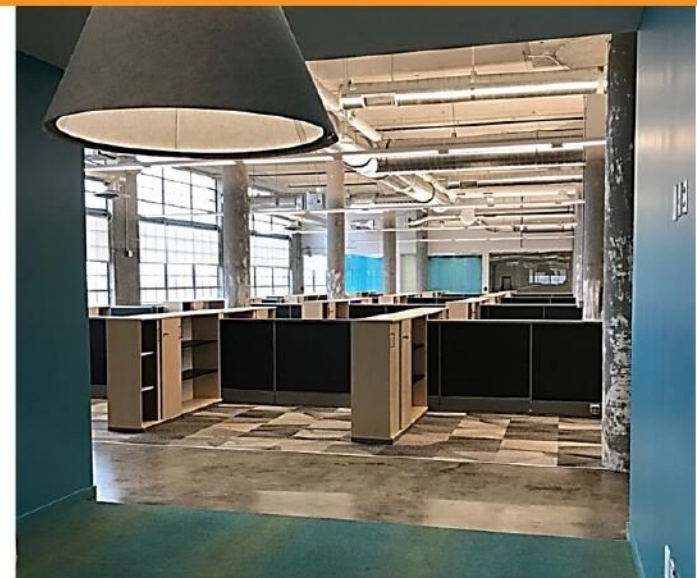




The Lowenstein/1939 Building is located in University Center at Knowledge Park in Rock Hill, South Carolina. University Center at Knowledge Park is located in Rock Hill, South Carolina. University Center is a ± 1.3 million square foot revival of the historic ± 23 -acre Rock Hill Printing & Finishing Company ("The Bleachery") site into a $\pm \$200$ million mixed-use development, which will include office, retail, and restaurant space as well as the Rock Hill Sports & Event Center, hotels, market rate apartments, and student housing at completion.

The Lowenstein & 1939 Building was built in stages in 1939 and 1954 and is one of the last remaining structures from the historic Rock Hill Printing & Finishing Company, which operated from 1939 to 1998. After renovations, The Lowenstein & 1939 Building now consists of $\pm 225,000$ SF of Class "A" office, retail, restaurant, and event space. Current tenants include the American Cornhole League, Atlas Copco, City of Rock Hill, Edward Jones, Keck & Wood, Nucor Skyline, Nucor Towers & Structures, Old Town Kitchen & Cocktails, Piedmont Medical Center, The Tuttle Company, and Winthrop University.

For Lowenstein/1939 Building leasing opportunities, please contact Skip Tuttle at 803-366-6564 or Skip@tuttleco.com.



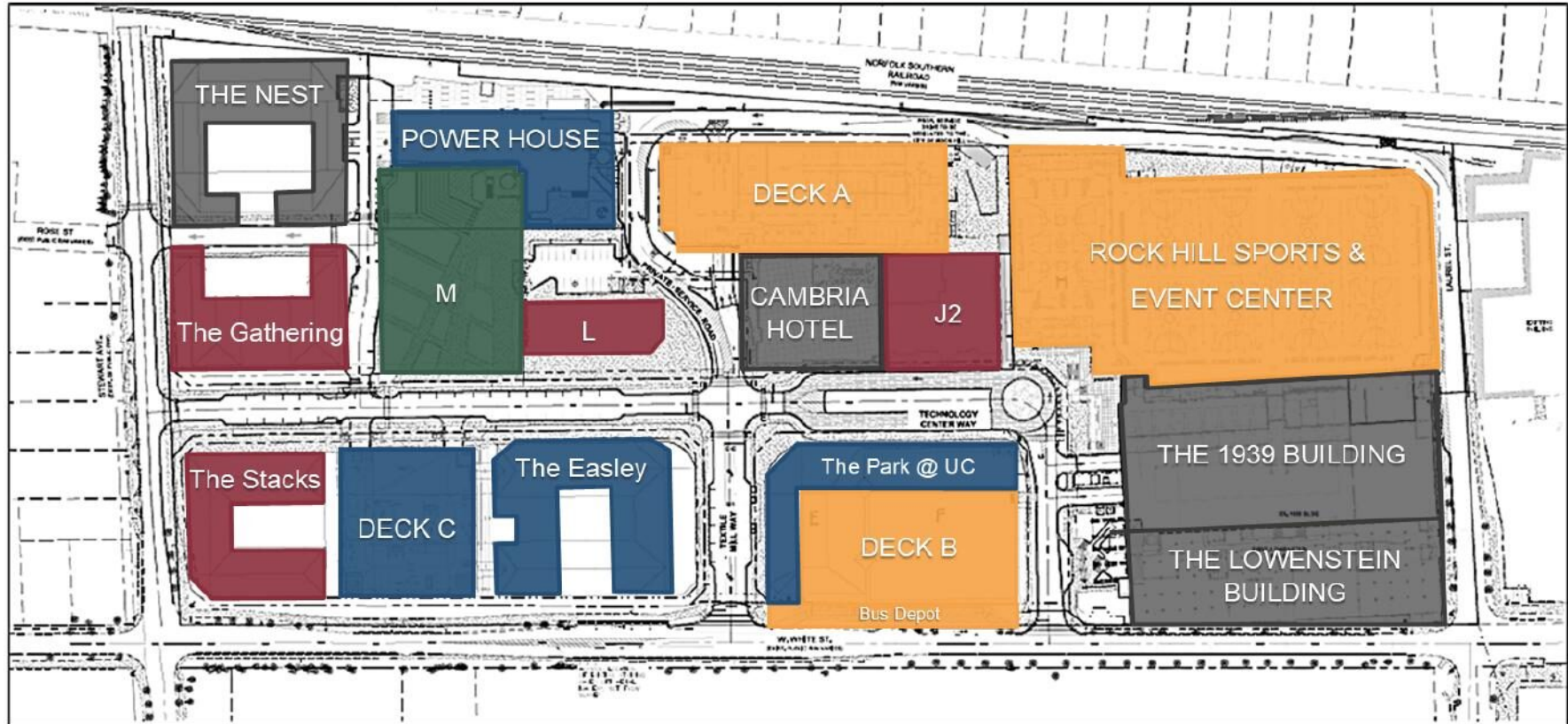




University Center is a part of Knowledge Park is a walkable, multi-faceted district of Rock Hill that will build a modern economy, and reinvent the original heart of Rock Hill.



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2018

The Lowenstein Building & The 1939 Building
±225,000 SF Office & Restaurant Space
270 Parking Spaces

2021

Cambria Hotel
110 Room Hotel

The Nest Student Housing
305 Beds

2023

The Park at University Center
±19,000 SF Retail Space

The Easley
150 Apartments

The Power House/Brewery
±55,000 SF Restaurant & Office Space/Apartments

Open Lawn

2024 - 2027

The Gathering
250 Beds

J2 Hotel
90 Room Hotel

L Market Retail Pavilion
±15,000 SF Retail Space

The Stacks
105 Apartments

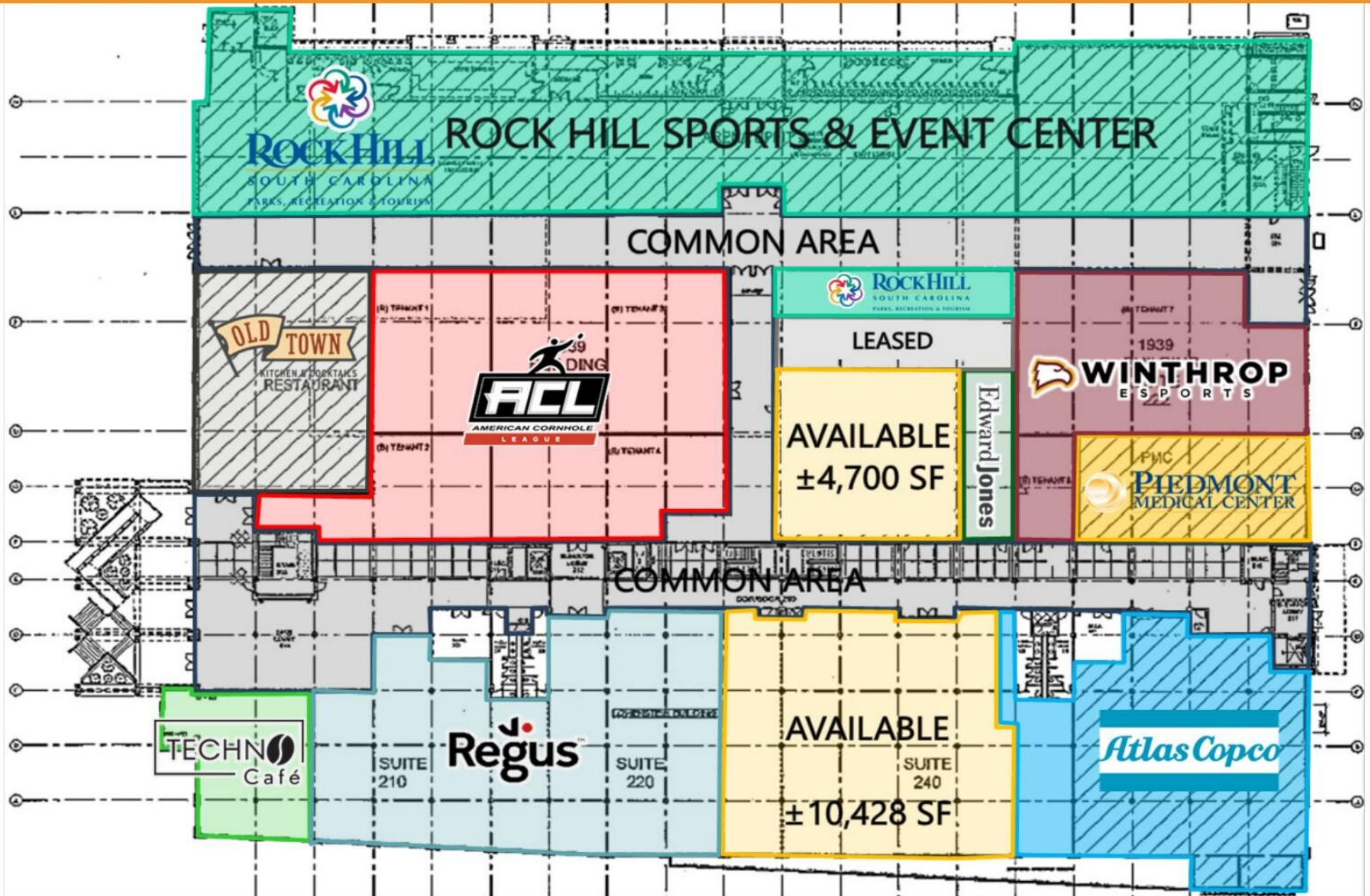
Deck C
465 Car Parking Deck

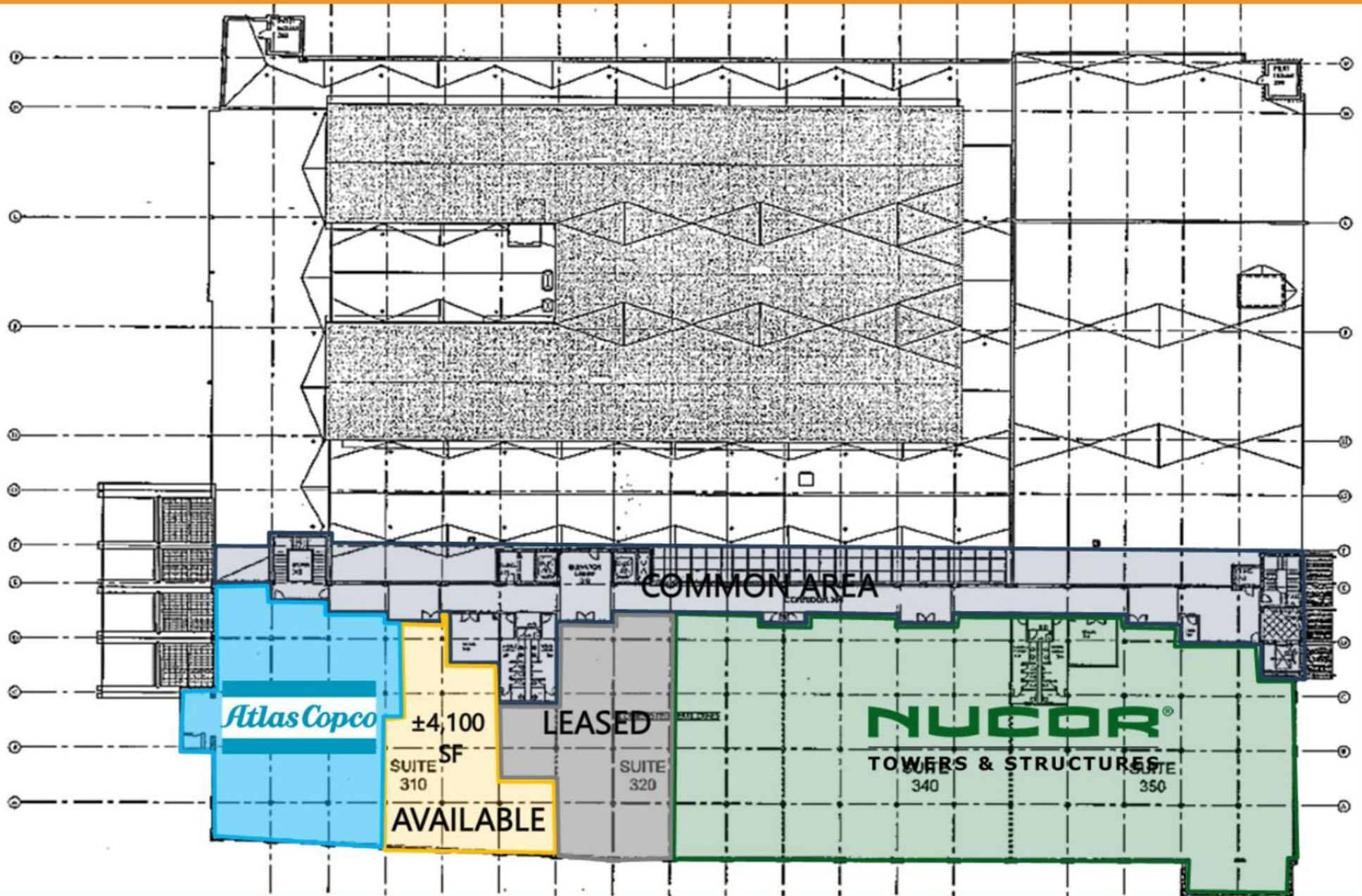
City Owned Facilities

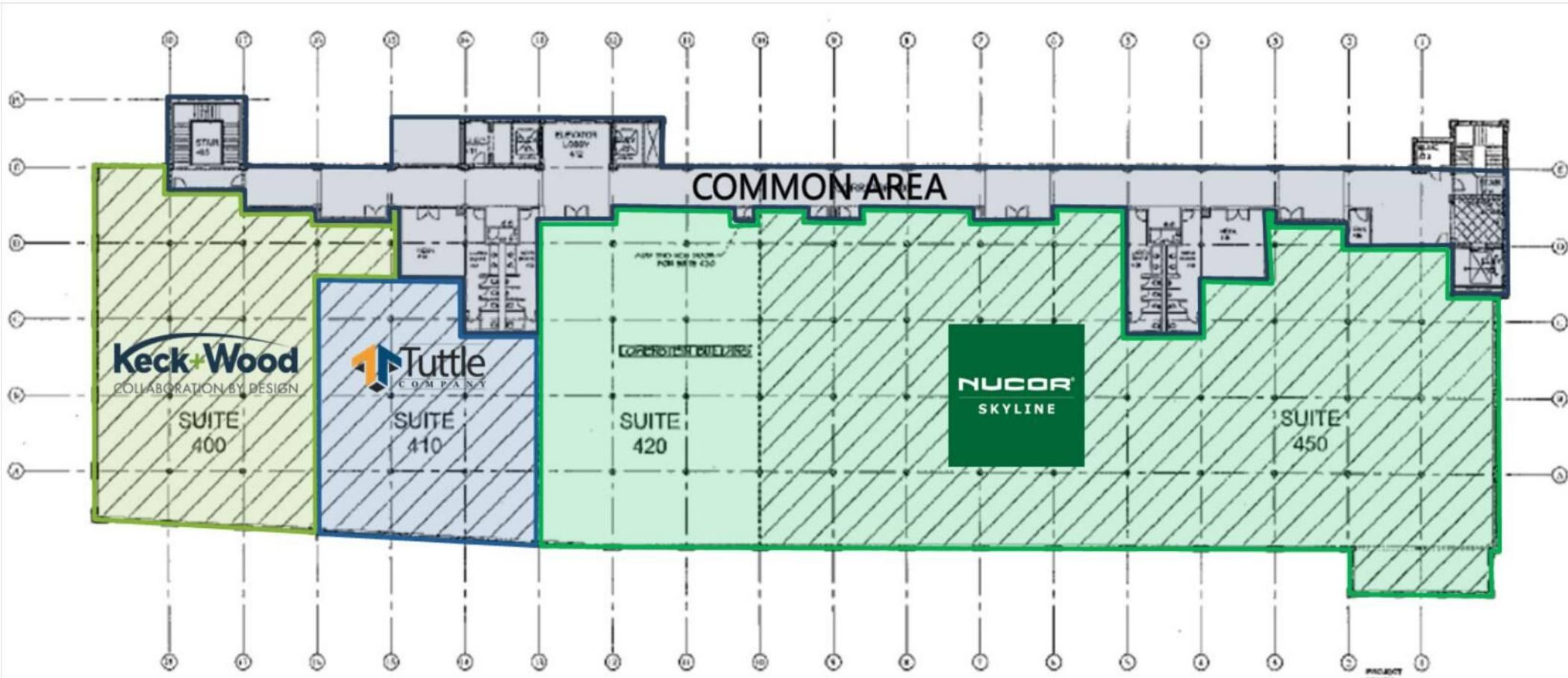
Rock Hill Sports & Event Center
±170,000 SF Courts

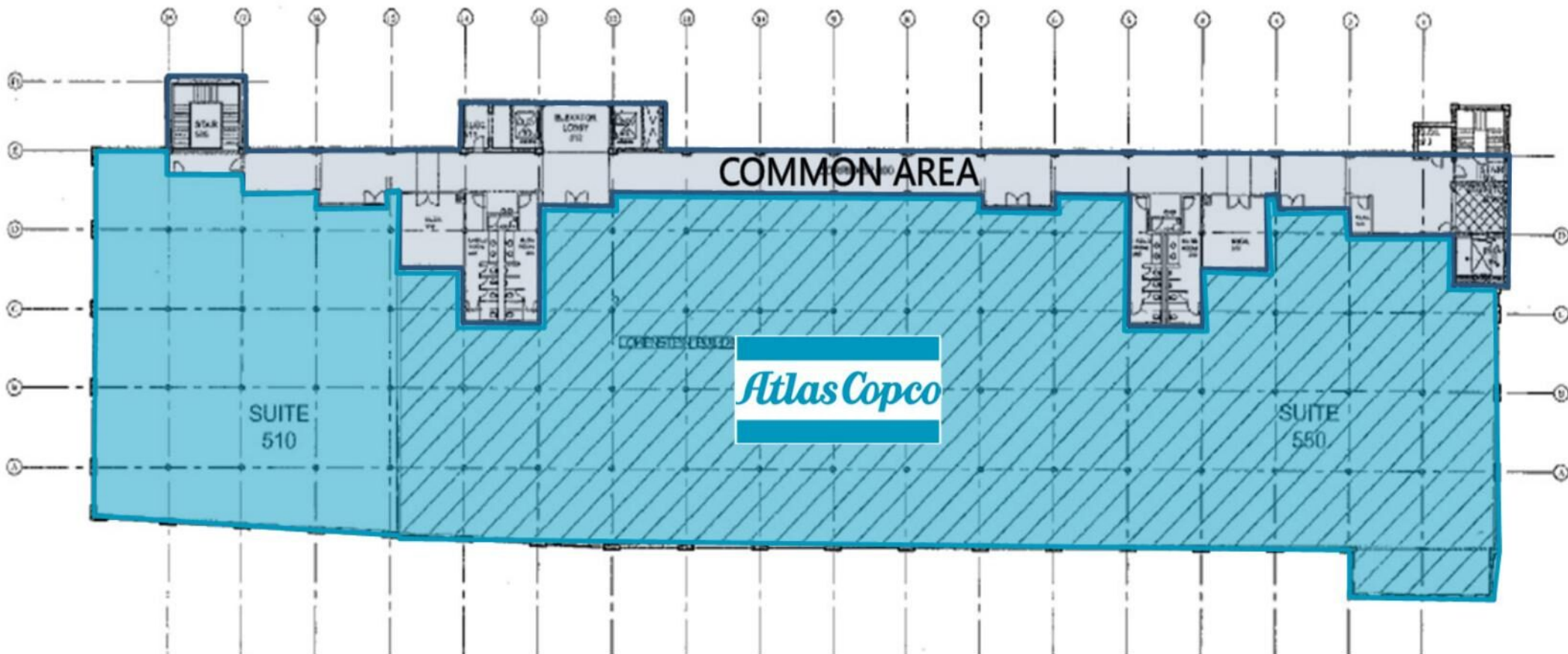
Deck A
719 Car Parking Deck

Deck B & Bus Depot
663 Car Parking Deck









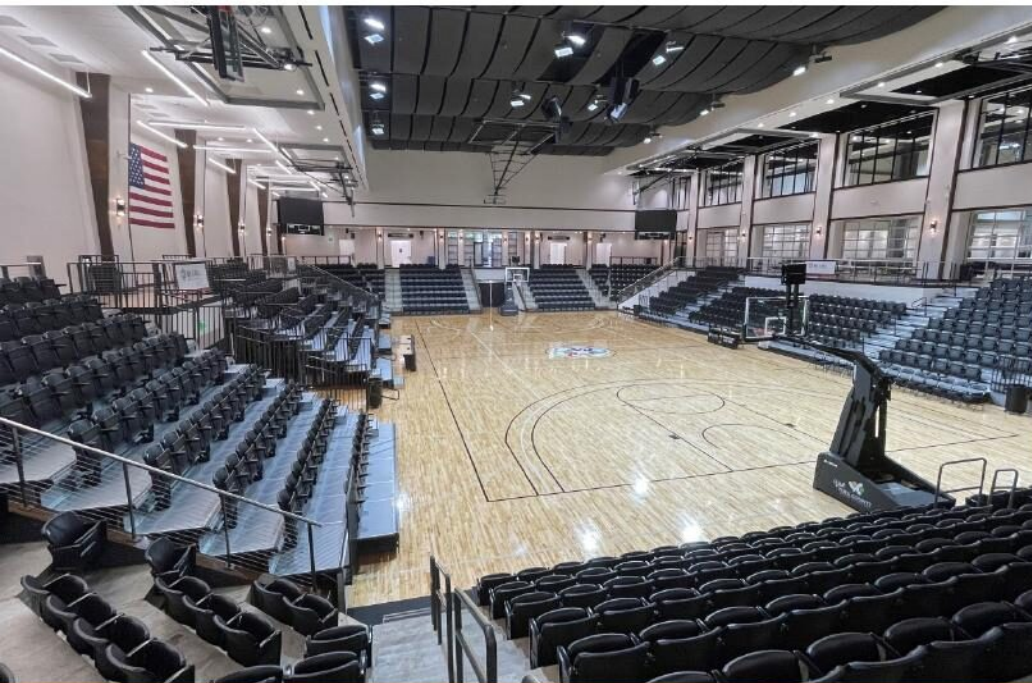
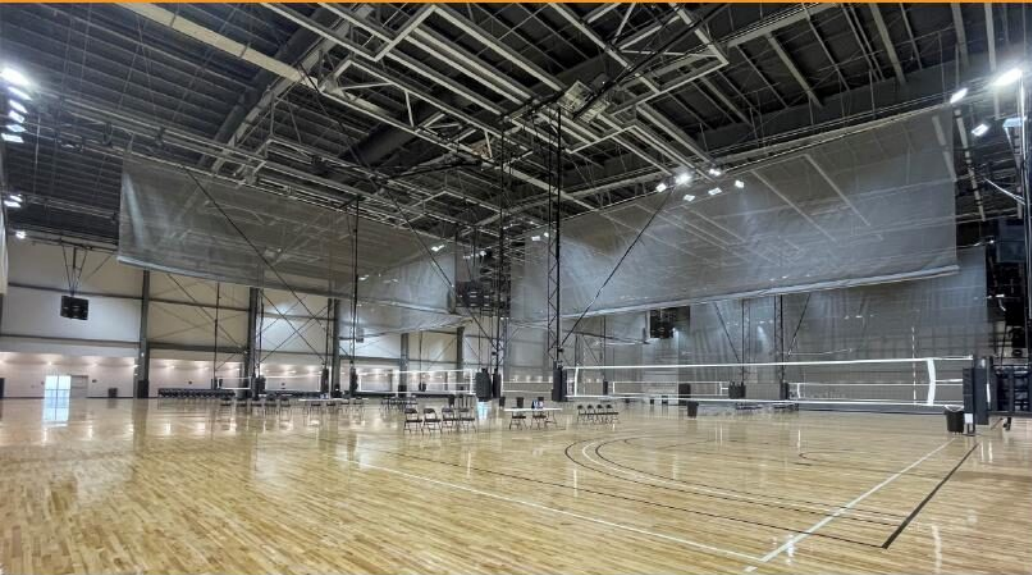


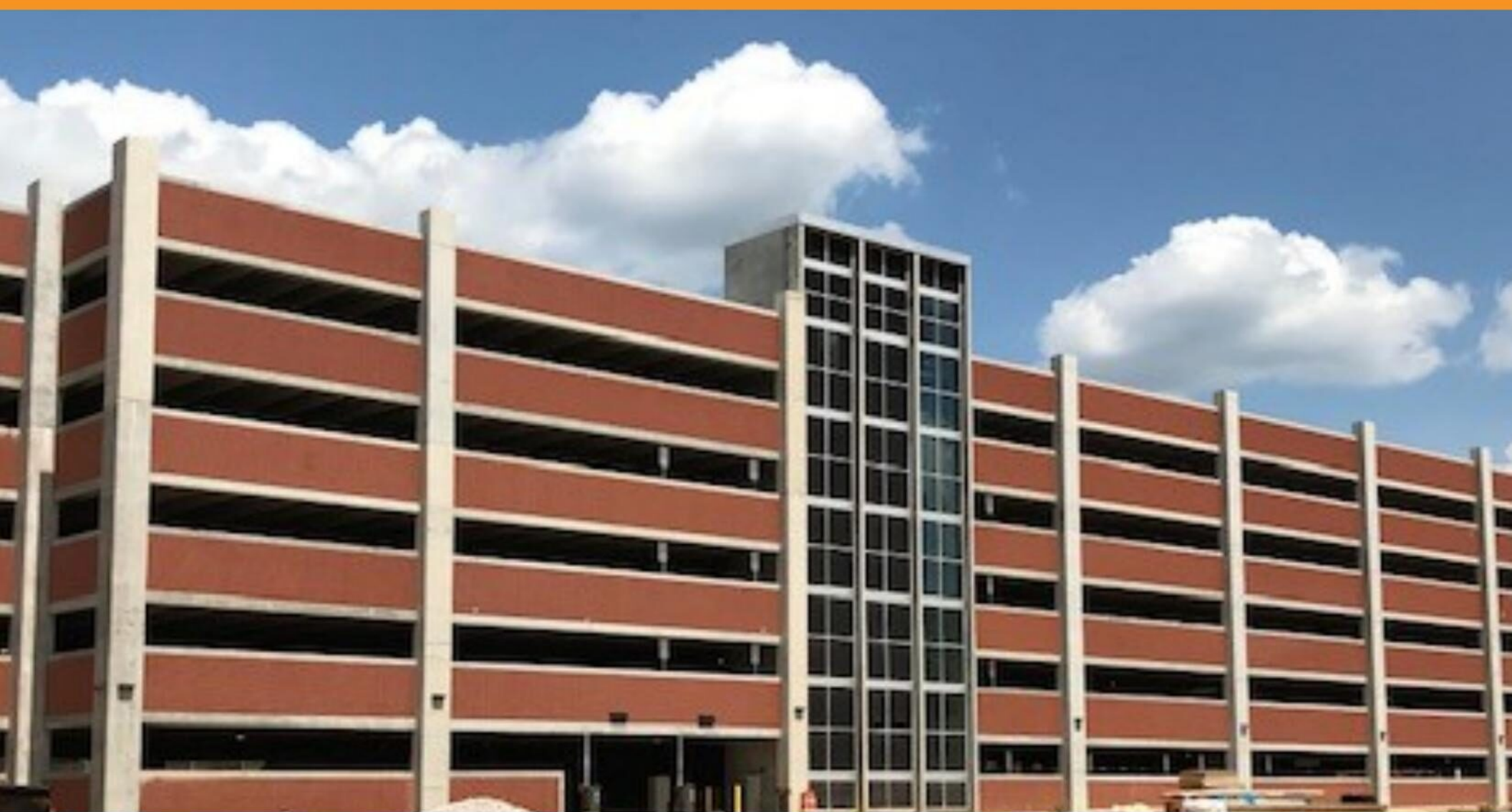


The Rock Hill Sports & Event Center opened in 2019. The center hosts city athletic programs, sports tournaments, conferences, conventions, concerts, and other special events.

The ±170,000 SF Rock Hill Sports & Event Center features a ±12,500 SF Championship Court with ±1,200 stadium seats, a ±72,000 SF Main Court with 700 permanent seats, 9 basketball courts, 16 volleyball courts, and a walking track, as well as state-of-the-art equipment, concession stands, locker rooms, and a parent/team room

For information on booking an event, please contact Brian Jones at 803-329-5624 or Brian.Jones@cityofrockhill.com.





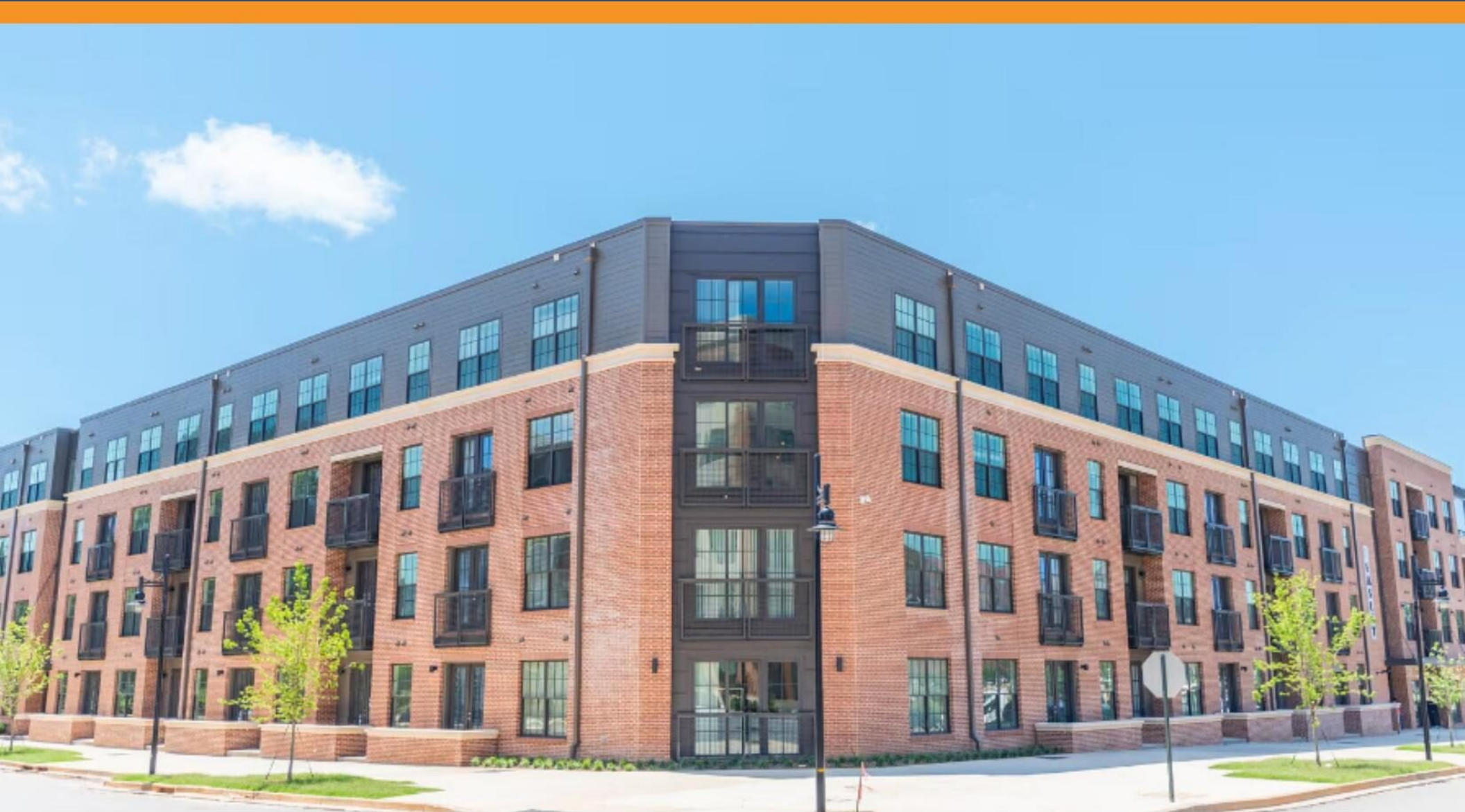
Parking Deck A opened in 2019 and provides University Center with 719 parking spaces.



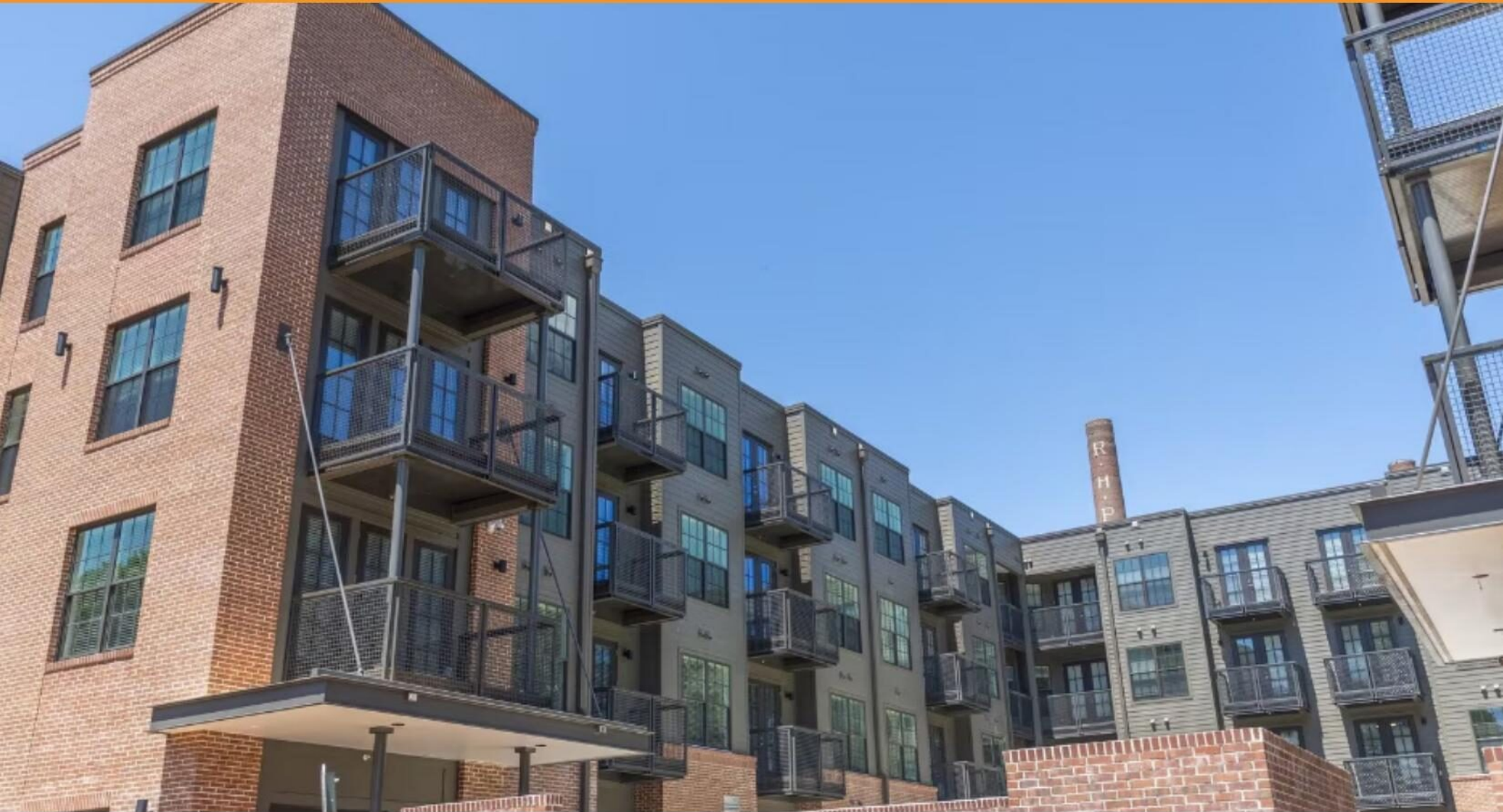
The Cambria Hotel opened in 2021 and provides University Center with ± 110 hotel rooms.



City of Rock Hill Parking Deck B opened in Spring of 2023 and provides University Center with 663 covered parking spaces.



The Easley at University Center opened in Summer of 2023 and provides University Center with ±145 Market Rate Apartments



The Easley at University Center opened in Summer of 2023 and provides University Center with ±145 Market Rate Apartments



The Nest Student Housing opened in 2021 and provides University Center with ±300 student housing beds.



The Power House opened in Summer of 2023 and provides University Center with ±55,000 square feet of Retail, Restaurant and Apartments.



The Power House opened in Summer of 2023 and provides University Center with ±55,000 square feet of Retail, Restaurant and Apartments.



Parking Deck C opened in 2024 and provides University Center with ± 465 private covered parking spaces to serve the Residents of University Center.

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