



**220 W. WHITE STREET
ROCK HILL, SC 29730**



The Thread Video

CONSTRUCTION COMPLETE ▾

The Thread, in Rock Hill, SC, is now ready to deliver 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: 1,959 - 16,771 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



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.

COTTON WAREHOUSE

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

THE OLD COTTON FACTORY



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

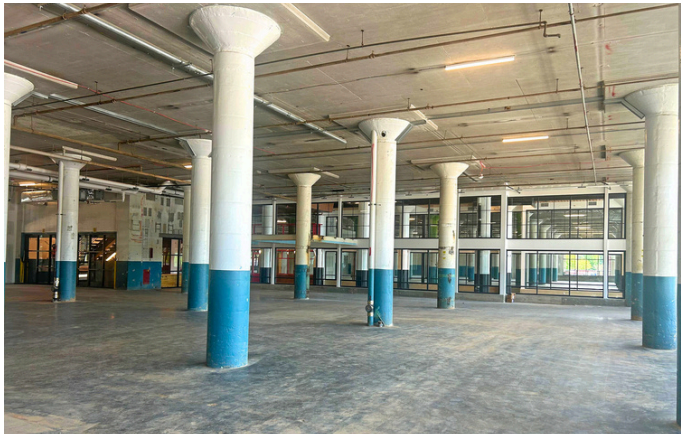
The former site of The Herald Newspaper in downtown Rock Hill will be soon be an intergenerational community with senior housing for independent living, assisted living & memory care. The 260,000 sq. ft. building will include 265 residential units, a pool, restaurant, fitness center, and multi- purpose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

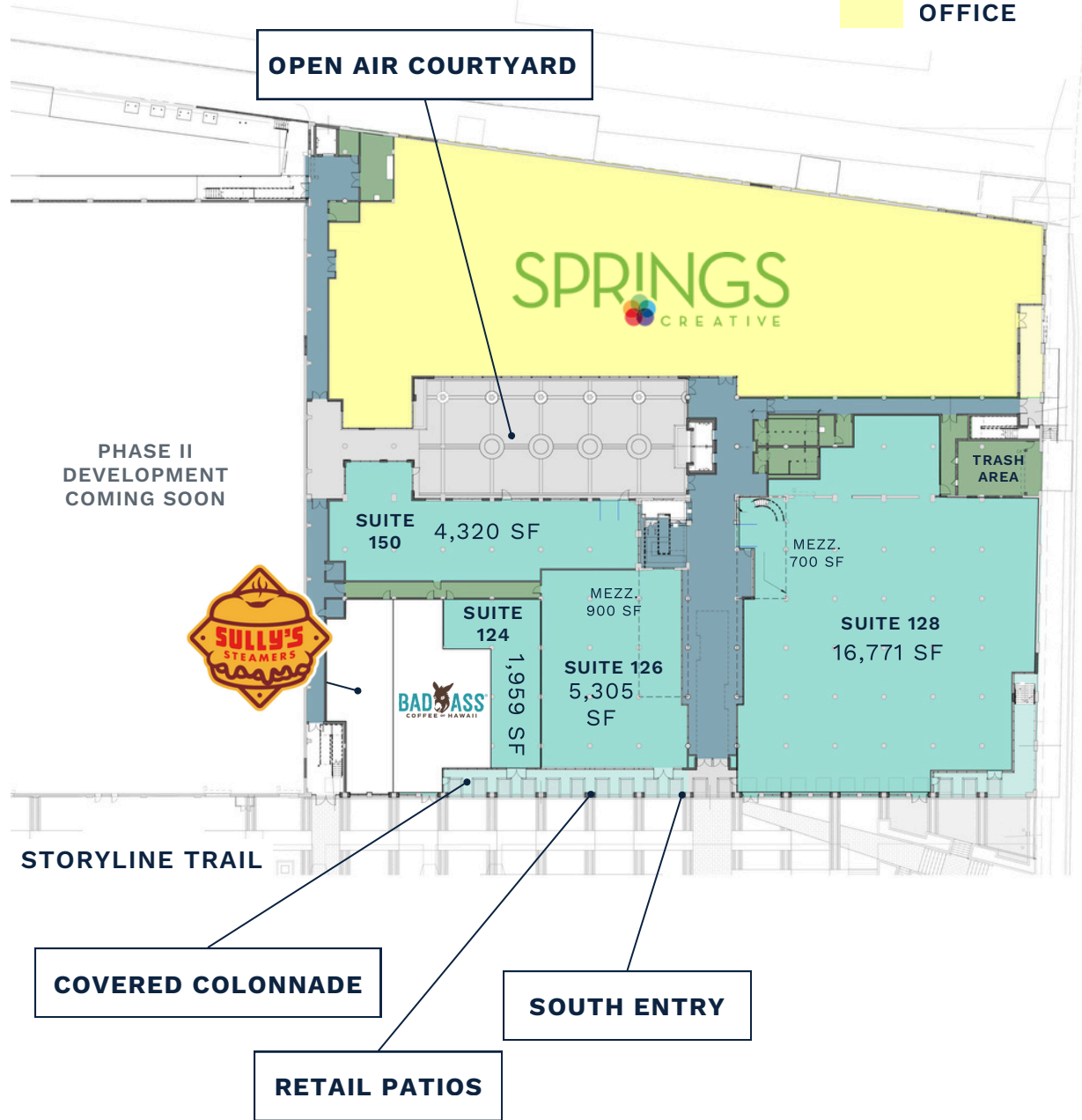
Fountain Park is a multi-phase development, centered around Fountain Park which features one of tallest fountains in the world, reaching over 100 ft. high, as well as open green space and performance venue. Additional proposed phases include a Performing Arts Center, a boutique hotel, apartments, and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



THE THREAD | ROCK HILL, SC

LEVEL 01: MIXED- USE

RETAIL
OFFICE



the Thread

ROCK HILL, SC

RETAIL LEASING



Cliff Benson
Cliff@ThriftCRES.com
(704) 989-5476

