



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 410, Suite 420, Suite 425, and 10 executive office suites on the third floor, 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



±109-±5,177
SF

Lease Type
Triple Net
Lease (NNN)
or Full Service

Zoning
DTWN
Downtown



SUITE 100

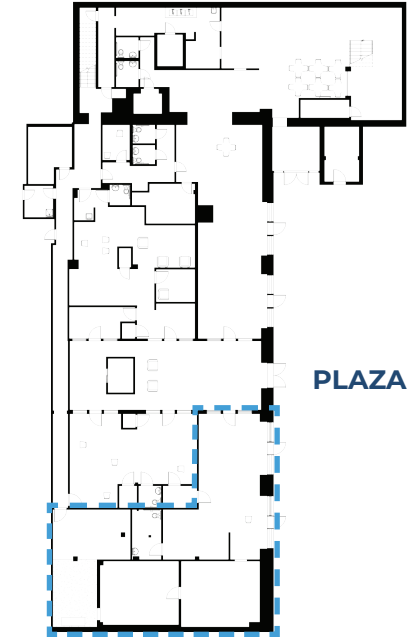
Square Footage	2,118 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

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



SCAN FOR 3D TOUR



SUITE 300 - EXECUTIVE OFFICES

SUITE	SF	WINDOW?	RENT/MO
1	134 SF	No	\$800
2	145 SF	Yes	\$875
3	163 SF	Yes	\$950
4	301 SF	No	\$950
5	109 SF	No	\$650
6	166 SF	Yes	\$950
7	171 SF	Yes	\$950
8	141 SF	Yes	\$850
9	120 SF	No	\$725
10	120 SF	No	\$725



Suite Highlights:

- ▶ Private Entrance via Outdoor Stairwell
- ▶ Shared Conference Room
- ▶ Shared Break Room & Bathrooms
- ▶ Direct Access to Elevator



SUITE 410

Square Footage	1,120 SF
Rent	\$19/SF (\$2,380/mo +utilities)
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

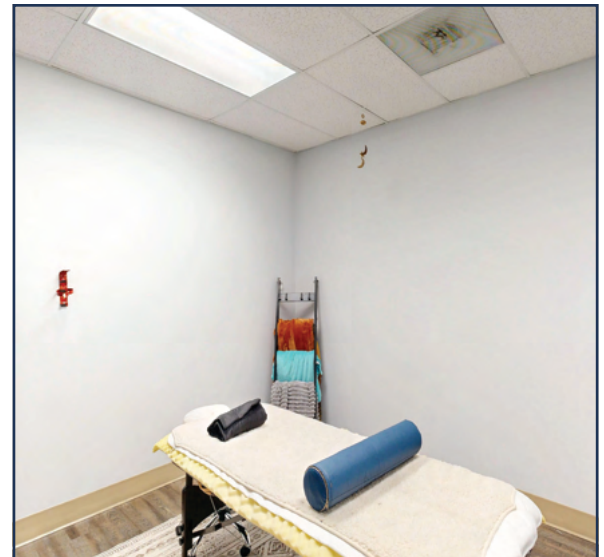
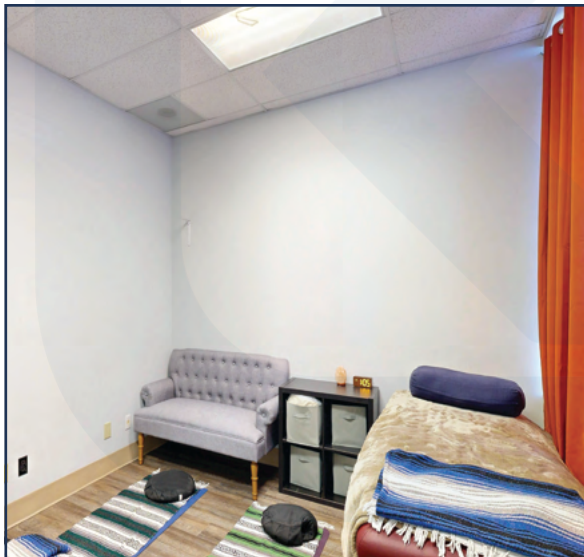
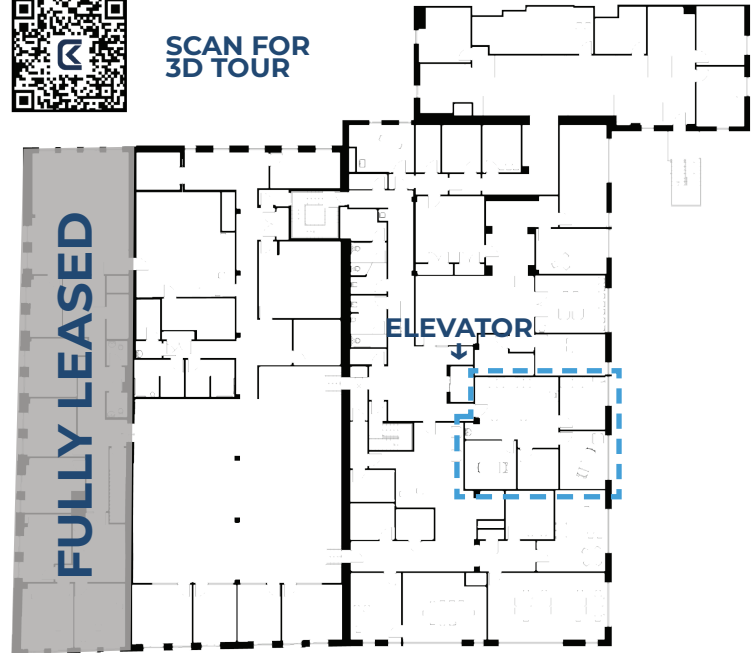
Suite Highlights:

- ▶ Reception Entry
- ▶ 4x Private Offices
- ▶ Direct Access to Elevator



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4TH FLOOR



SUITE 420

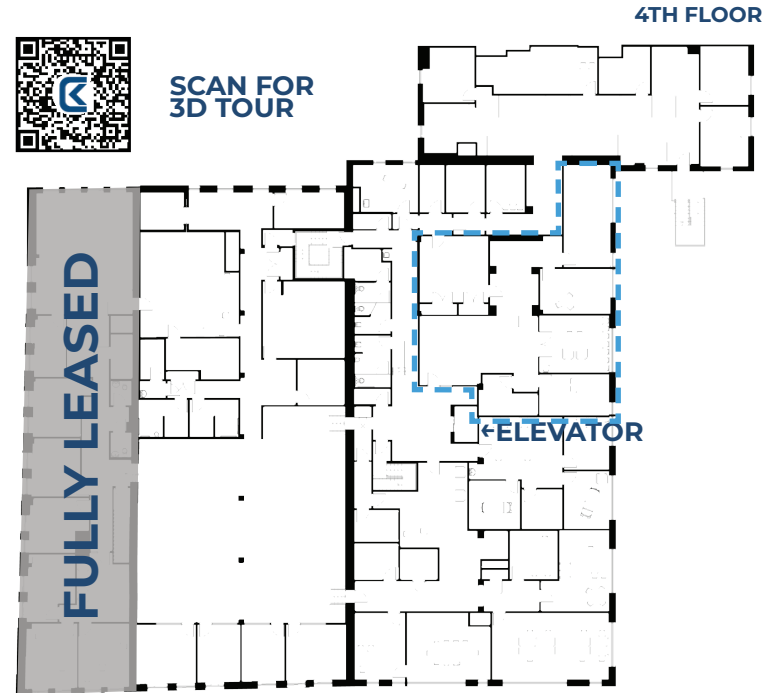
Square Footage	2,233 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

Suite Highlights:

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



**SCAN FOR
3D TOUR**



SUITE 425

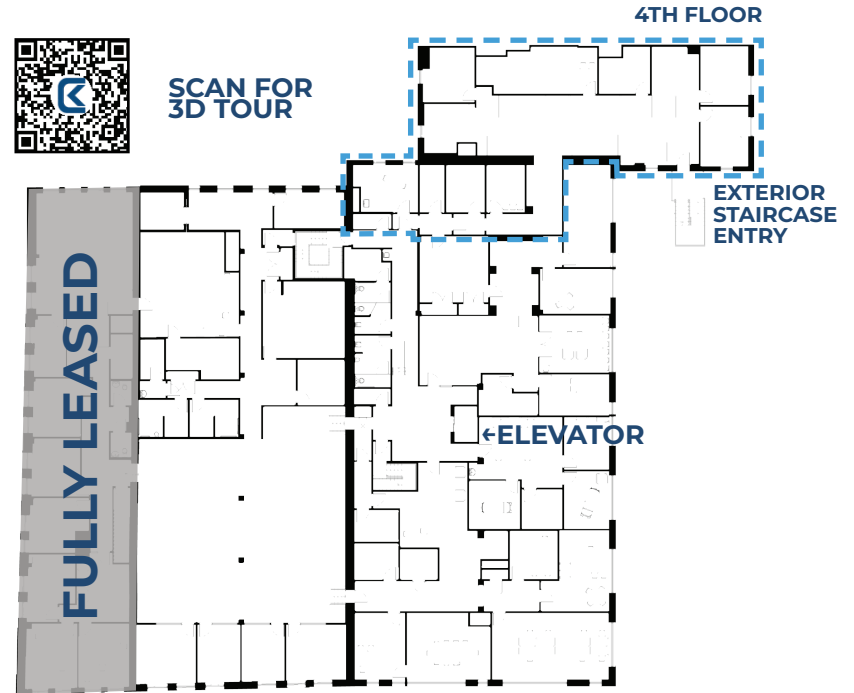
Square Footage	3,270 SF
Rent	\$19/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$6.50/SF

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
- 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
- 0.7mi** Old Town
- 1.2mi** Winthrop University
- 3.7mi** Interstate 77
- 5.8mi** Riverwalk Rock Hill
- 10.4mi** Baxter Village
- 24.3mi** Southpark Mall
- 29.1mi** CLT Airport





PROPERTY DETAILS

Address	140 E Main St. Suites 100, 410, 420, 425 Executive Offices 301-310 Rock Hill, SC 29730
Zoning	Downtown (DTWN)
Square Footage	±109-±5,177
Rent	STE 100, 410, 420, 425 - \$19/SF STE 300 Exec Offices - Variable
Lease Type	Suites 100, 410, 420, 425 - NNN STE 300 Exec Offices - Full Service <i>(Tenant Pays WiFi)</i>
TICAM (estimated)	\$6.50/SF (100, 410, 420, 425)



**Kuester
Commercial**
803.578.7788

**127 Ben Casey Dr
STE 101
Fort Mill, SC 29708**



ROGER METZ
704.604.2964
roger@kuestercre.com



ALEXIS MILLER
803.207.0191
alexis@kuestercre.com