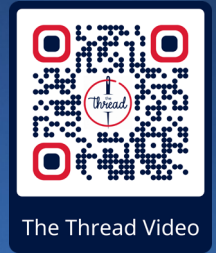




the Thread



BLUE RIDGE
BREWERY

220

Ms. Nora's

OZU SUSHI

FIN & TAIL SEAFOOD EATER

LARGEST AVAILABLE CREATIVE OFFICE OPPORTUNITY IN THE CAROLINAS

With +/- 400,000 square feet of Class-A creative office space, The Thread is ideal for companies in search of a HQ location with a historic, one-of-kind design and feel.



IDEAL FOR THE POST-PANDEMIC OFFICE ENVIRONMENT

The Thread offers market leading + 135,000 square foot floorplates, which uniquely allows for tenant's to not only gain efficiencies by spreading multiple business units across one floor plate, but also socially distance and safely thrive at the same time.

PRIME UP-AND-COMING LOCATION

Rock Hill is one of the region's fastest growing cities, with direct access to top-level talent and will serve as the new home to the Carolina Panthers HQ and practice facility. 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.



PROVEN DEVELOPER + OWNER

With over 30 successful years of experience and extensive industry relationships, The Keith Corporation, in collaboration with Springsteen Properties, strives to exceed client's expectations and ensure projects are completed on time, on budget.



PROPERTY FEATURES



LARGEST AVAILABLE ADAPTIVE REUSE PROJECT IN THE CAROLINAS



TIMELESS DESIGN WITH A HISTORIC STORY



+/- 400,000 SQUARE FEET



UP TO +135,000 SQUARE FOOT FLOOR PLATES



+/- 50,000 SQUARE FEET OF GROUND LEVEL RETAIL OPPORTUNITIES



3-STORY BUILDING WITH IMPRESSIVE 18 FOOT CLEAR HEIGHT CEILINGS ON ALL FLOORS



4.0 PER 1,000 PARKING RATIO



IDEAL LOCATION IN THE HEART OF KNOWLEDGE PARK, WITHIN WALKING DISTANCE OF:
HISTORIC OLD TOWN ROCK HILL
WINTHROP UNIVERSITY
UNIVERSITY CENTER





EXCELLENT REGIONAL ACCESS (I-77 GRANTS ACCESS TO I-85, I-485, AND I-277)



SIGNAGE OPPORTUNITIES



ABUNDANT OPEN, COLLABORATIVE COMMON AREAS



NUMEROUS WALKABLE AMENITIES



SURROUNDED BY MULTIPLE MULTIFAMILY DEVELOPMENTS AND RESIDENTIAL NEIGHBORHOODS



NEW "STORYLINE TRAIL" GREENWAY PROJECT WILL RUN DIRECTLY THROUGH THE DEVELOPMENT



DIRECTLY ADJACENT TO THE ROCK HILL SPORTS AND EVENT CENTER



'FREIGHT YARD AT THE THREAD' – AN ONSITE FOOD TRUCK COURT AND MUSIC/ EVENTS VENUE



PROJECT VISION & SCOPE

Once complete, The Thread will represent an over \$100,000,000 investment that preserves the original historic design elements of the building, while blending in modern, tenant-focused enhancements that will work in unison to create one of the most unique creative office and mixed-use opportunities in the Southeast.









FREIGHT YARD AT THE THREAD

Preserving the building's history and original architectural elements is a paramount theme throughout the redevelopment of The Thread. To help promote more public interaction with the surrounding community, the building's old northwest loading dock, located directly off the new Storyline Trail and adjacent to the Rock Hill Sports and Event Center, has been appropriately branded as "Freight Yard at The Thread" and repurposed to serve as a dedicated outdoor events/music venue and food truck court.



FREIGHT
YARD
AT THE THREAD

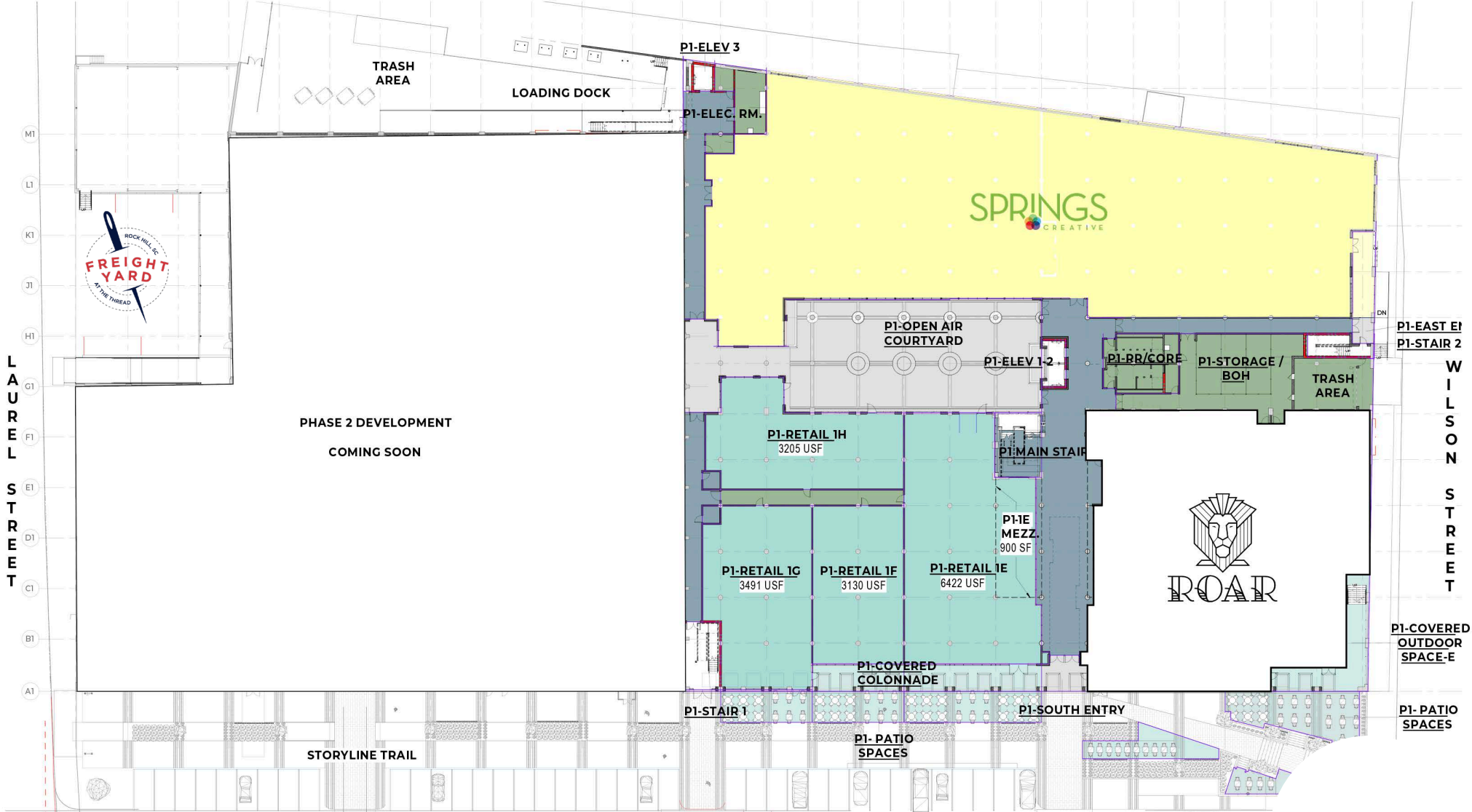
BLUE RIDGE BREWERY

CATERING: CALL 704-123-4567

FREIGHTYARD



LEVEL 01 MIXED USE



LEASE PLAN LEGEND

- Floor Service Area
- Unenclosed Circulation
- Building Service Area
- Vertical Penetration (Lowest Level)
- Office Space
- Retail Space



ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS

SC #1

National rank for Business Incentive Programs

SC #2

National rank for Overall Cost of Doing Business

4 MILES

to the Carolina Panthers HQ and Practice Facility

70K +

Population within Rock Hill's City Limits

250K +

Population within York County

2M +

Population within the Charlotte Region

50K +

Daily commuters from York County to Charlotte

34.2 YRS

Median Age

32.8%

of the population with an Associates Degree or higher

29 MILES

to CLT Airport, 6th busiest airport nationwide

#1

York County Public School ranking within SC

31

Number of parks in Rock Hill



1 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.

3 FORMER COTTON WAREHOUSE BUILDING

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

5 THE 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.

7 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.

2 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.

4 OAKLAND AUTO

+/-16,000 SF adaptive reuse that will include retail, dining and boutique office.

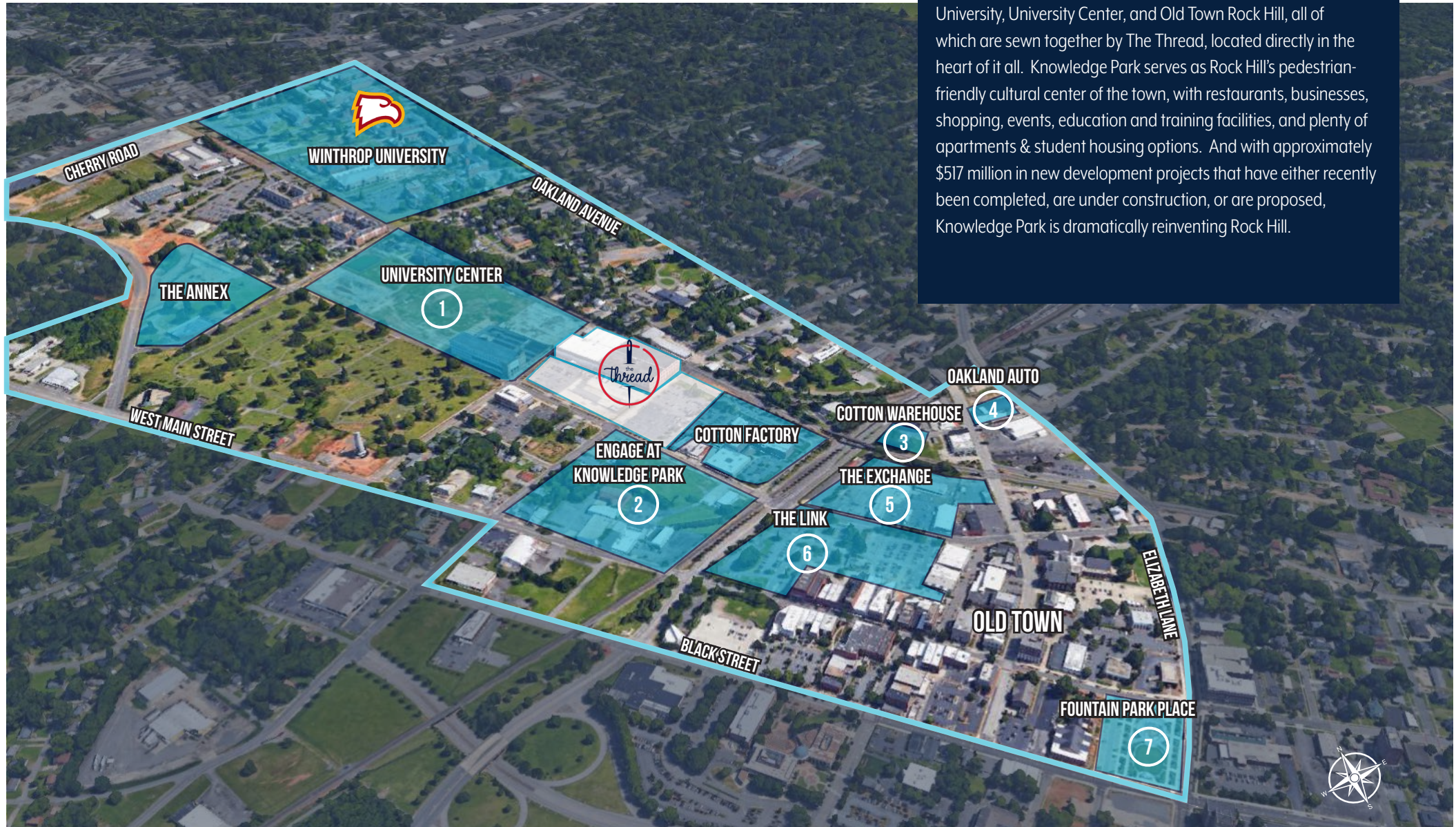
6 THE LINK

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.

PROJECT	AMOUNT	CUMULATIVE
THE THREAD	\$100M	(in millions)
UNIVERSITY CENTER	\$230M	\$330M
CAMBRIA HOTEL	\$16M	\$346M
POWER PLANT	\$12M	\$358M
THE EXCHANGE	\$43M	\$401M
THE LINK	\$50M	\$451M
ENGAGE AT KP	\$62M	\$513M
OAKLAND AUTO	\$4M	\$517 MILLION

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.



ROCK HILL AMENITIES MAP



1	Starbucks
2	Einstein Bros. Bagels
3	Slow Play Brewing
4	Charlotte Avenue YMCA
5	Headline Designs
6	College Cycles Bicycle Shop
7	Cambria Hotel
8	Rock Hill Sports & Event Center
9	Old Town Kitchen + Cocktails
10	Select Bank & Trust
11	Family Trust Federal Credit Union
12	Old Town Farmer's Market at Legal Remedy Brewing
13	Legal Remedy Brewing
14	Faded Crown Gift Shop
15	Legal Remedy Brewing Pizza
16	The Common Market

EXCEPTIONAL ACCESSIBILITY

17	Dust Off Brewing Co.
18	The Mercantile
19	Knowledge Park
20	The Bleachery Salon
21	Salt Water Seafood Market
22	United States Post Office
23	The Roasting Company
24	The Flipside Restaurant
25	Millstone Pizza and Taphouse
26	Rock Hill Brewing Company
27	Wells Fargo Bank
28	Center for the Arts
29	Tattooed Brews
30	Main Street Children's Museum
31	Kounter
32	Play I UP Bar

33	Nailed It DIY Studio
34	Jimmy John's
35	Main Street Bottle Shop
36	Amelie's French Bakery & Café
37	Synergy Yoga & Wellness
38	York County Public Library
39	Old Town Amphitheater
40	Sweet Tea Café
41	Tom S. Gettys Art Center
42	Bank of America
43	Friends Books on Main
44	TS Brown Flower Market
45	Overhead Station Gift Shop
46	South State Bank
47	First Citizens Bank
48	TD Bank

 SERVICES + RETAIL

 RESTAURANTS

 BANKS

 ENTERTAINMENT

0.3 MILES
Old Town

0.5 MILES
Winthrop University

2.4 MILES
Piedmont Medical Center

3.7 MILES
I-77

4.0 MILES
Carolina Panthers New Rock Hill HQ

5.1 MILES
Rock Hill - York County Airport

6.2 MILES
Riverwalk Rock Hill

10.8 MILES
Baxter Village Town Center

23.7 MILES
Ballantyne

23.8 MILES
SouthPark

26.4 MILES
Uptown Charlotte

29.0 MILES
CLT Airport



THE THREAD

ROCK HILL, SC

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