



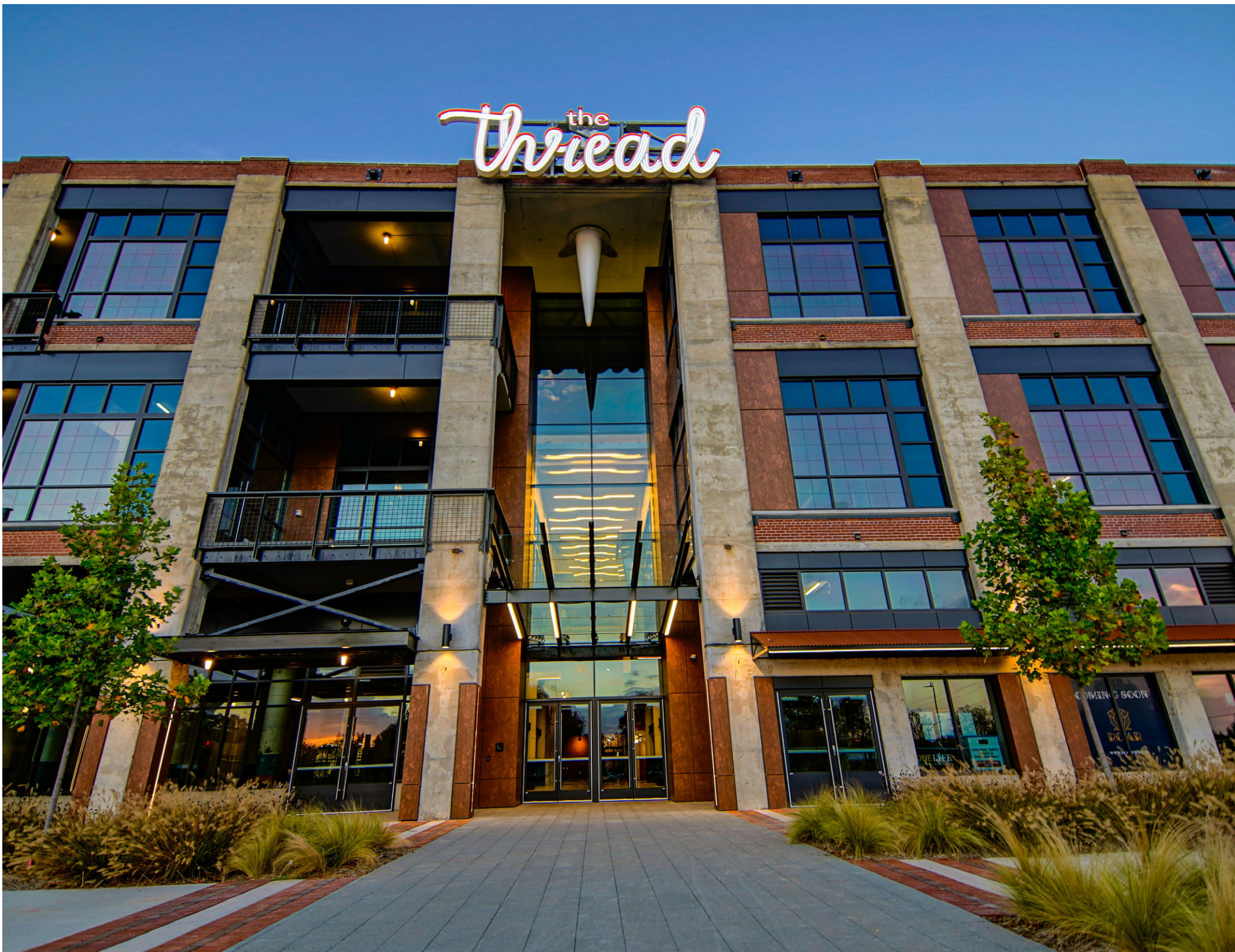
**220 WEST WHITE STREET
ROCK HILL, SC 29730**



WEAVING TOGETHER ROCK HILL'S PAST, PRESENT, & FUTURE



Website



LARGEST AVAILABLE CREATIVE OFFICE OPPORTUNITY IN THE CAROLINAS

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



UNPARALLELED DESIGN + TENANT EXPERIENCE

The Thread offers market leading + 130,000 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 encourages increased collaboration 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. 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 35 successful years of experience and extensive industry relationships, The Keith Corporation, in collaboration with Springsteen Properties, and Capitol Broadcasting Company 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 +130,000 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



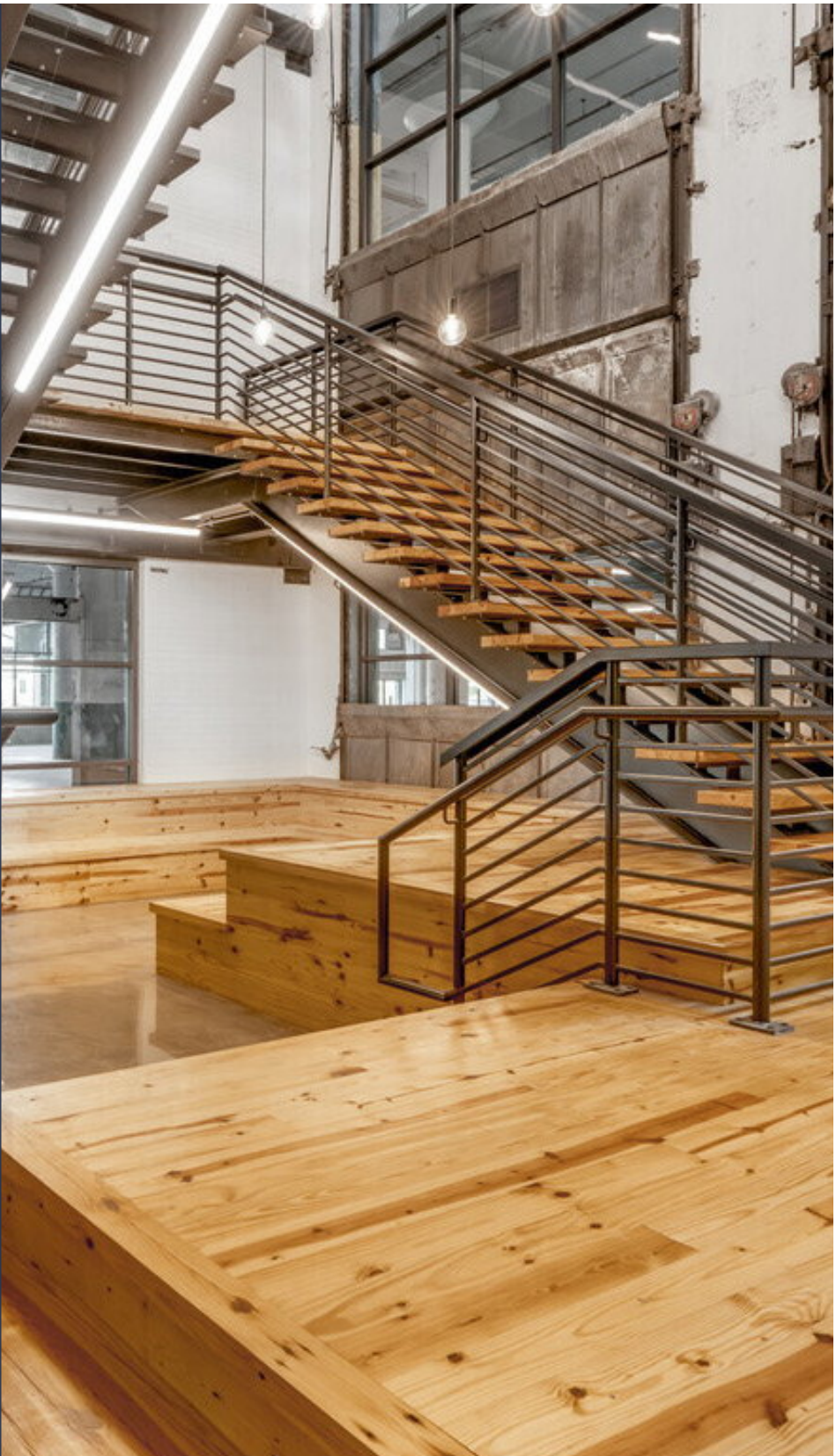
NEW "STORYLINE TRAIL" GREENWAY PROJECT RUNS DIRECTLY THROUGH THE DEVELOPMENT



DIRECTLY ADJACENT TO THE 170,000 SF ROCK HILL SPORTS AND EVENT CENTER



'FREIGHT YARD AT THE THREAD' – AN ONSITE MUSIC AND EVENTS VENUE



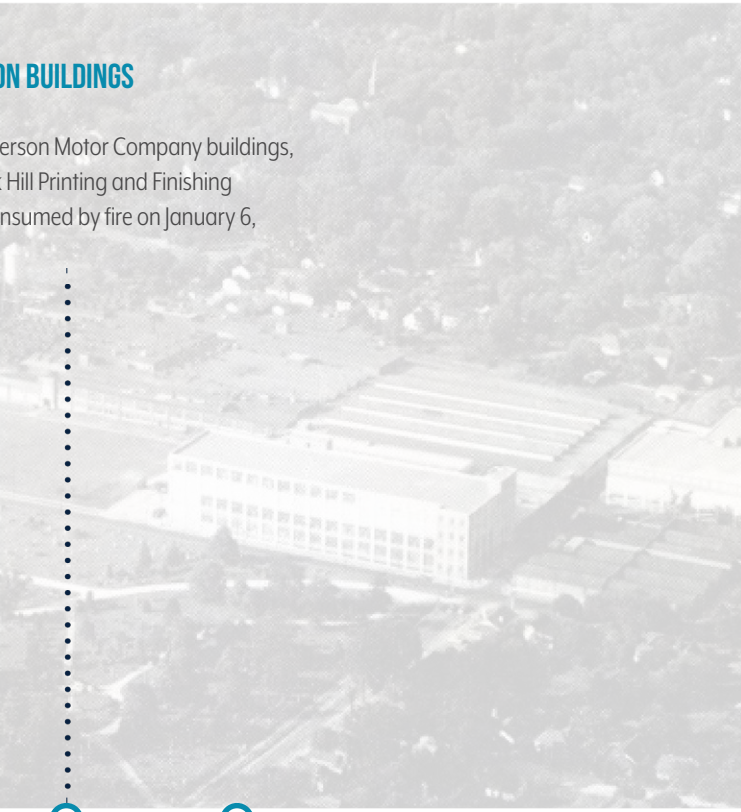
HISTORY IN THE MAKING...

1916 | ANDERSON MOTOR COMPANY

The Rock Hill Buggy Company soon became Anderson Motor Company and began building automobiles in 1916. Its first cars were the Anderson Six, a 6-passenger touring car, and the Road-ster, a 3-passenger convertible. By 1923 there were 8 brightly-colored luxury cars with innovations such as the first floor dimmer switch. At its peak in 1923 the factory made 35 cars a day. It built the last Anderson in 1924 and closed in 1926. Fewer than a dozen Anderson automobiles still survive.

1940 | ANDERSON BUILDINGS

The remaining Anderson Motor Company buildings, re-used by the Rock Hill Printing and Finishing Company, were consumed by fire on January 6, 1940.

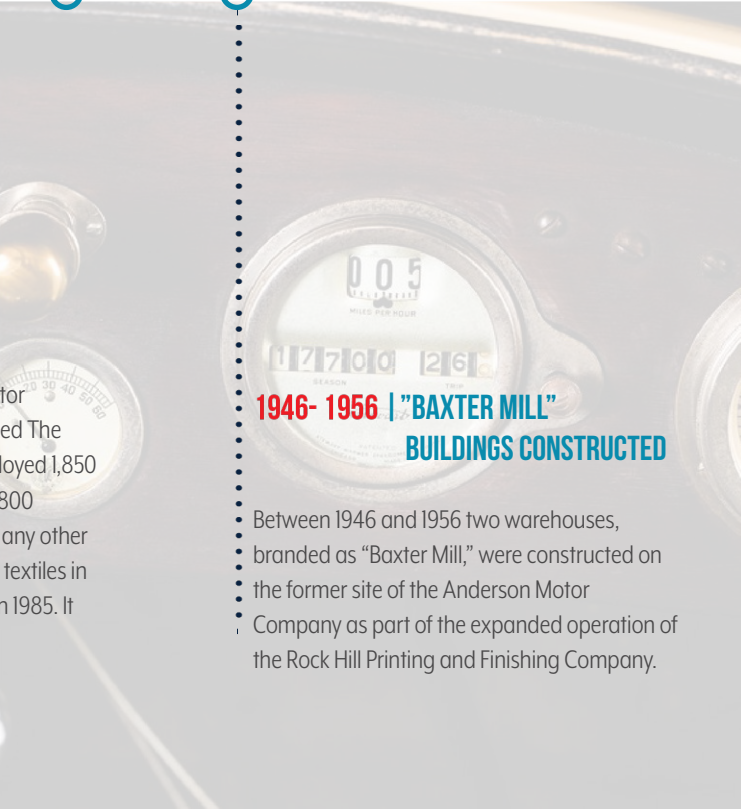


1929 - 1985 | ROCK HILL PRINTING AND FINISHING COMPANY "THE BLEACHERY"

In 1929, M. Lowenstein & Sons Company of New York bought the Anderson Motor Company and converted it into a cloth bleachery. The new operation was called The Rock Hill Printing and Finishing Company. Within ten years, the Bleachery employed 1,850 workers (at its height of business in the 1960's, the Bleachery employed over 4,800 people). During World War II, the Bleachery printed more American Flags than any other plant in the world. After the 1960's, the plant steadily declined with the trend of textiles in America, until it became a subsidiary of the Fort Mill based Springs Industries in 1985. It was one of thirty-four textile mills in Rock Hill at this time.

1892 | ROCK HILL BUGGY COMPANY

In 1886 A.D. Holler, who had long owned a wagon and buggy shop in Rock Hill, founded Holler and Anderson Buggy Company with his son-in-law John Gary Anderson. Anderson built a factory here in 1892, with separate blacksmith, woodwork, trim, and paint shops. Renamed "Rock Hill Buggy Company," it was known for quality materials and craftsmanship. By 1900 it was an industry leader and sold 6,000 buggies a year.



1946- 1956 | "BAXTER MILL" BUILDINGS CONSTRUCTED

Between 1946 and 1956 two warehouses, branded as "Baxter Mill," were constructed on the former site of the Anderson Motor Company as part of the expanded operation of the Rock Hill Printing and Finishing Company.

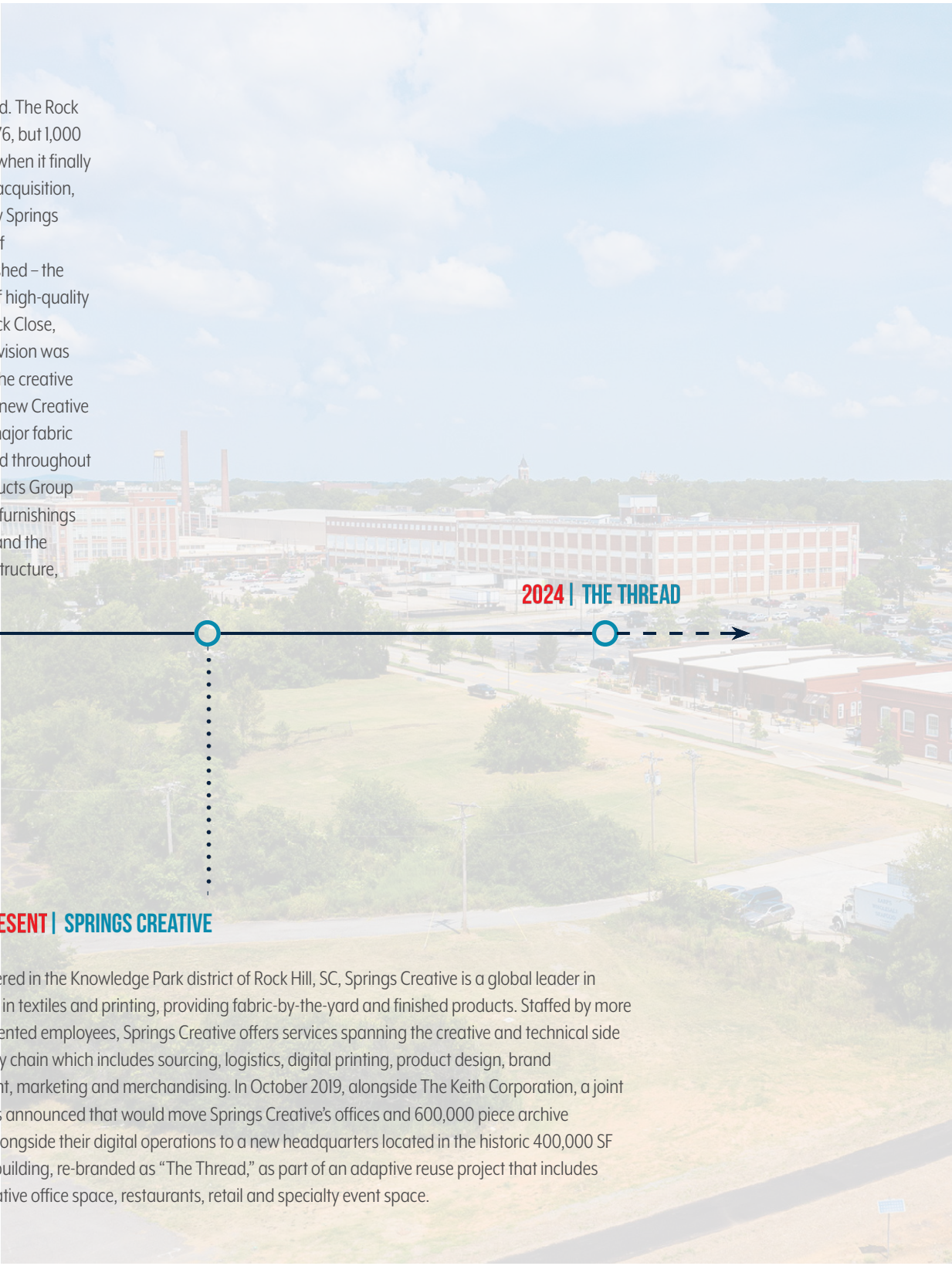
1986 - 2007 | SPRINGS INDUSTRIES

As the textile industry struggled, the Bleachery workforce dwindled. The Rock Hill Printing and Finishing Company employed 2,800 people in 1976, but 1,000 by the time it was sold to Springs Industries in 1985, and only 770 when it finally closed in 1998, the only mill still operating in Rock Hill. Prior to the acquisition, Springs Industries (formerly the 120 year old Springs Mills and now Springs Global) bought the Finished Goods Division of Indian Head Mills of Massachusetts. From that acquisition, a new division was established – the Retail and Specialty Fabrics Division – to oversee the production of high-quality apparel and finished fabrics. In 2001, under the leadership of Derick Close, whose family founded Springs, the Retail and Specialty Fabrics Division was renamed the Creative Products Group to more accurately reflect the creative talents and innovative product offerings of the business unit. The new Creative Products Group continued to develop a profitable client base of major fabric retailers and specialty manufacturers across the United States and throughout the world. While business continued to prosper, the Creative Products Group served market segments that were different from the main home furnishings business of Springs Global. Recognizing the potential for growth and the division's proven ability to operate independent of the corporate structure, Derick Close purchased the division in March 2007.



2008 - PRESENT | SPRINGS CREATIVE

Headquartered in the Knowledge Park district of Rock Hill, SC, Springs Creative is a global leader in innovations in textiles and printing, providing fabric-by-the-yard and finished products. Staffed by more than 150 talented employees, Springs Creative offers services spanning the creative and technical side of the supply chain which includes sourcing, logistics, digital printing, product design, brand development, marketing and merchandising. In October 2019, alongside The Keith Corporation, a joint venture was announced that would move Springs Creative's offices and 600,000 piece archive collection alongside their digital operations to a new headquarters located in the historic 400,000 SF Baxter Mill building, re-branded as "The Thread," as part of an adaptive reuse project that includes Class-A creative office space, restaurants, retail and specialty event space.



2024 | THE THREAD

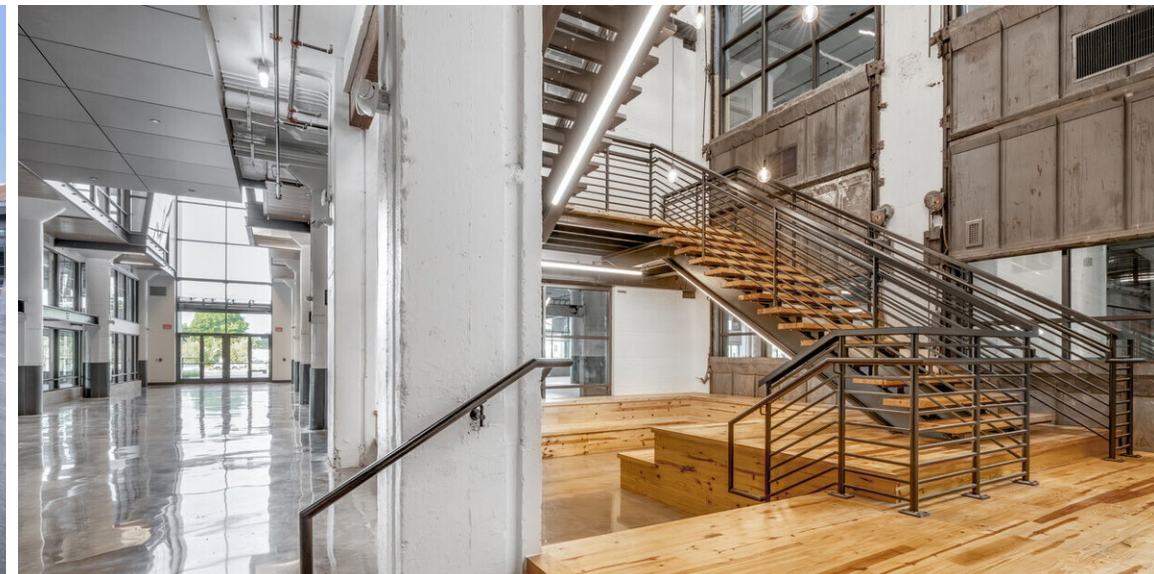
PROJECT VISION & SCOPE

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 work in unison to create one of the most unique creative office and mixed-use opportunities in the Southeast.

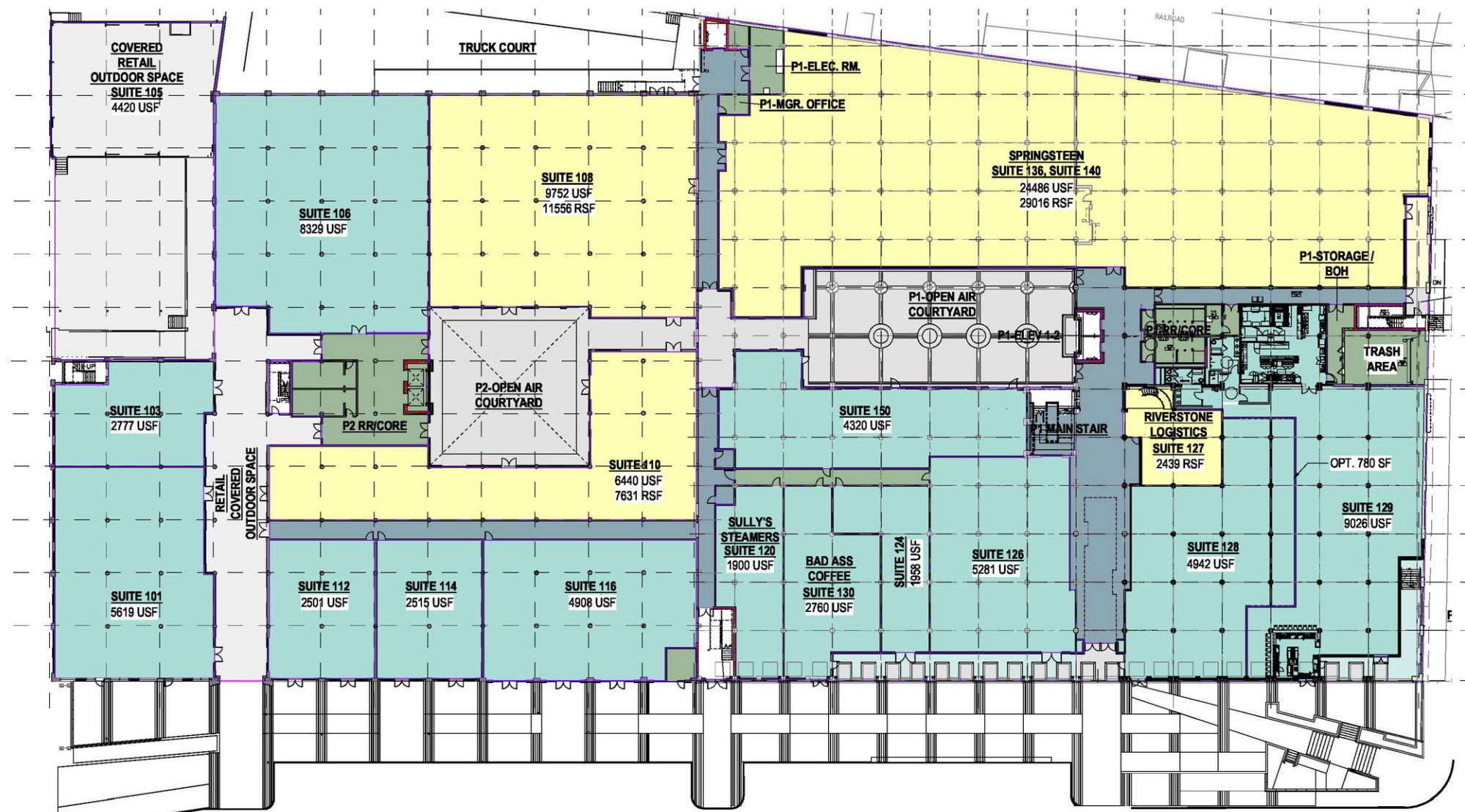


FREIGHT YARD AT THE THREAD

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 and music venue.



LEVEL 01 MIXED USE



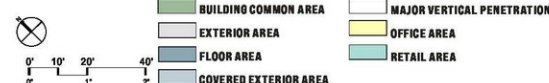
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

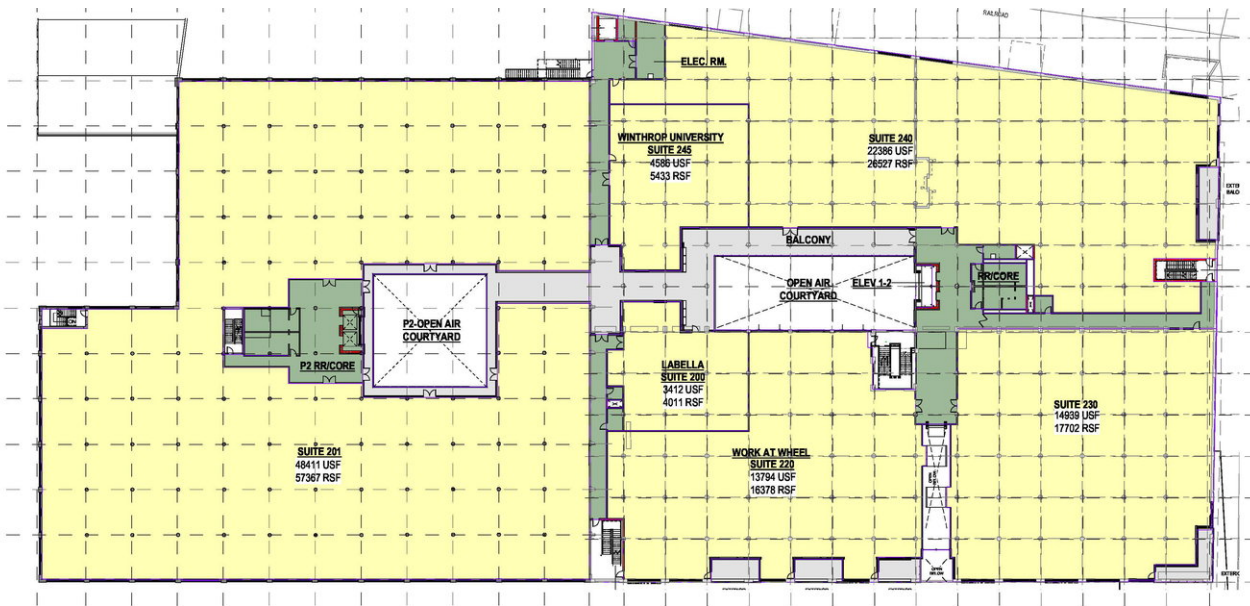


THE KEITH CORPORATION
SPRINGS
CREATIVE

LEVEL 01
THE THREAD
Rock Hill, South Carolina

AREA TYPE LEGEND

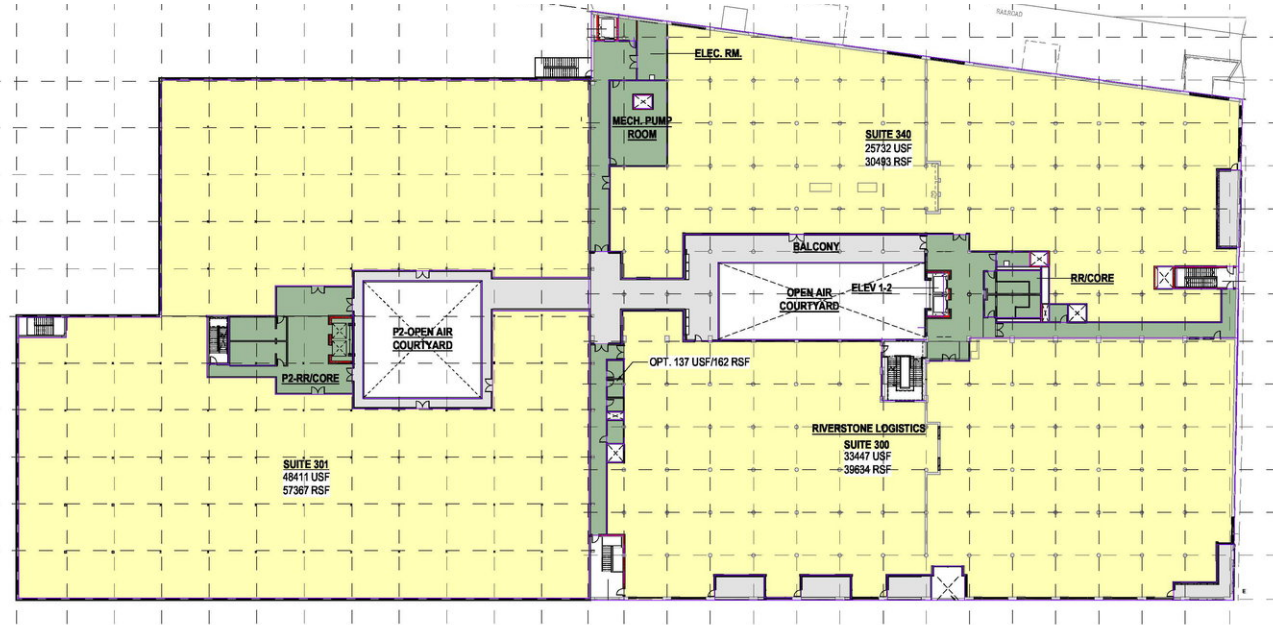




LEVEL 02
THE THREAD
Rock Hill, South Carolina



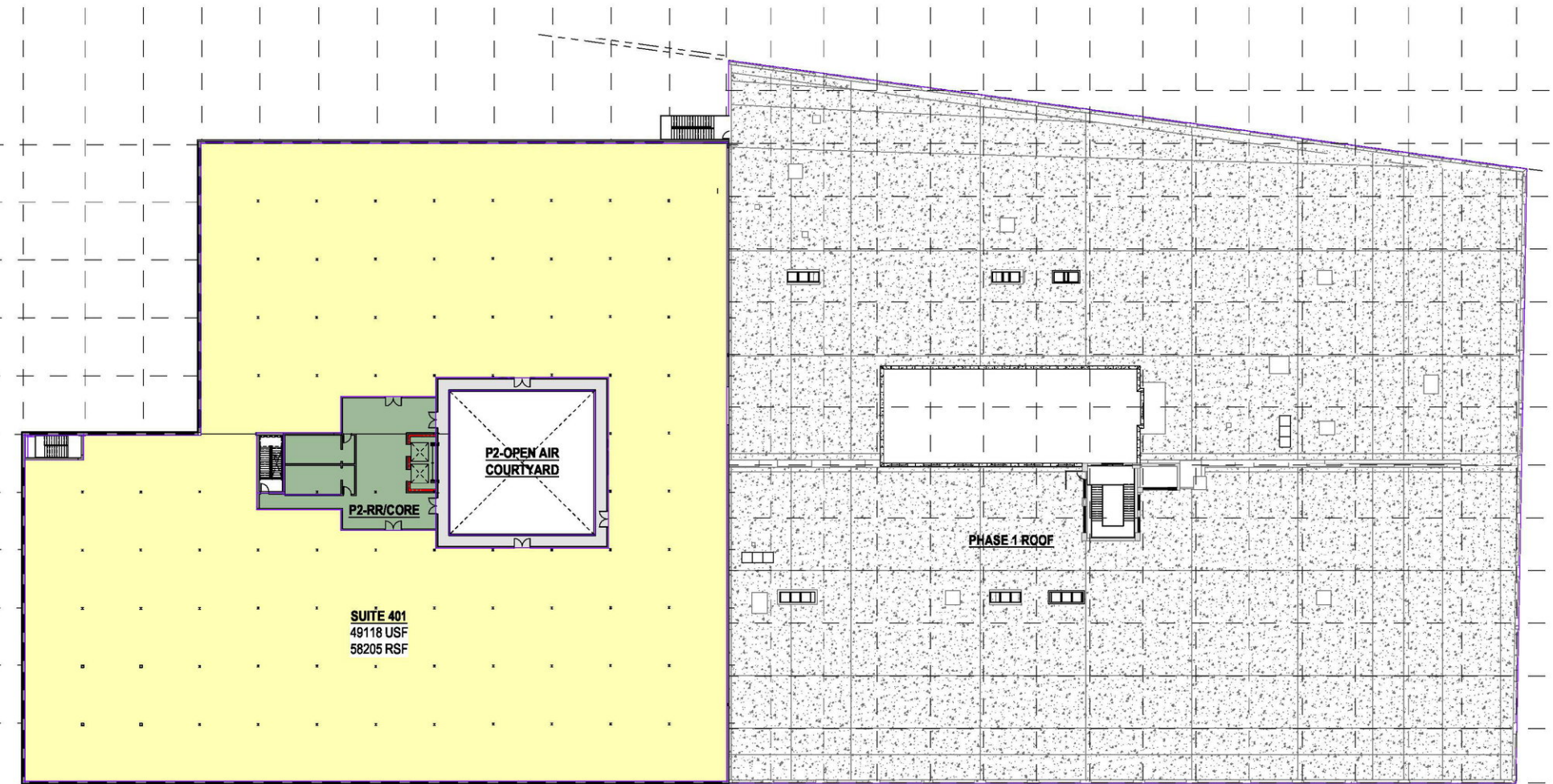
LEVEL 02
OFFICE



LEVEL 03
THE THREAD
Rock Hill, South Carolina



LEVEL 03
OFFICE



LEVEL 04
THE THREAD
Rock Hill, South Carolina



LEVEL 04
OFFICE

ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS

SC #1

National Rank
for Overall
Cost of Doing
Business
(2025)

SC #1

National Rank
for Business
Incentives
Program
(2025)

2.9M

Population within
the Charlotte
Region

307K+

Population within
York County

50K

Daily commuters
from York County
to Charlotte

#1

York County
Public School
ranking within SC

78K+

Population within
Rock Hill's City Limits

37.6 YRS

Median Age

35%

of the population
with an
Associates
Degree or higher

29 MILES

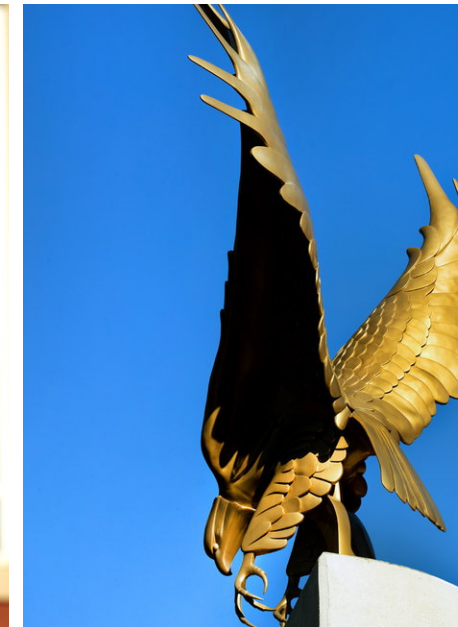
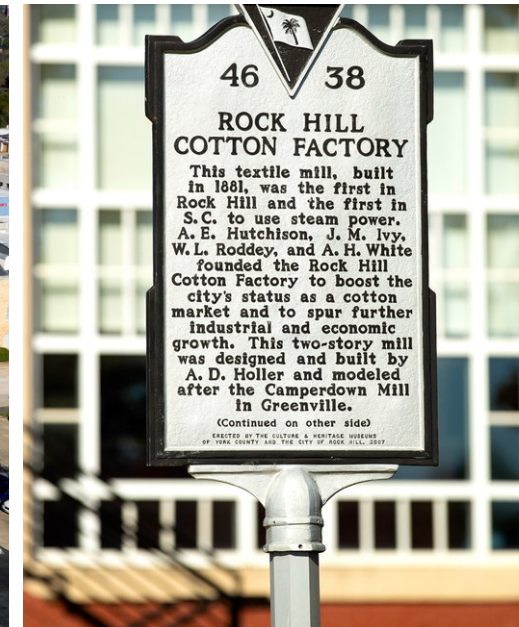
to CLT Airport,
6th Busiest
Airport in the
World

31

Number of Parks in
Rock Hill

750K+

Annual visitors to
the Rock Hill
Sports & Event
Center



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 to include the 170,000 SF Rock Hill Sports and Event Center, +/-300 apartments, 555 student housing units, two hotels, 19,000 SF of retail and 225,000 SF of office space, MyRide bus depot, three parking decks with a combined 1,720 spaces, as well as open lawn space.

3 FORMER COTTON WAREHOUSE BUILDING

This 4,700 SF space was redeveloped into Hoppin', a brewery and taproom offering a wide selection of craft beers in a casual, social atmosphere. The venue features self-serve beer taps and regularly hosts events, making it a popular spot for both locals and visitors.

5 THE EXCHANGE AT ROCK HILL

229 apartments with pool and outdoor lounge, roof deck, state of the art fitness center, and over 26,000 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 MIXED-USE DEVELOPMENT

Approved mixed-use development that will include 300 apartments, a +/-700 space parking deck, a 10,200 SF retail building, as well as an additional 0.4-acre development parcel for more commercial space along White Street.

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 367 space parking deck.

PROJECT	INVESTMENT
THE THREAD	\$100M
UNIVERSITY CENTER	\$258M
CAMBRIA HOTEL	\$16M
POWER PLANT	\$12M
THE EXCHANGE	\$43M
THE LINK	\$50M
MIXED-USE DEVELOPMENT	\$40M
OAKLAND AUTO	\$4M

TOTAL
KNOWLEDGE PARK
INVESTMENT

\$523 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 \$523 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 SPORTS + EVENT CENTER

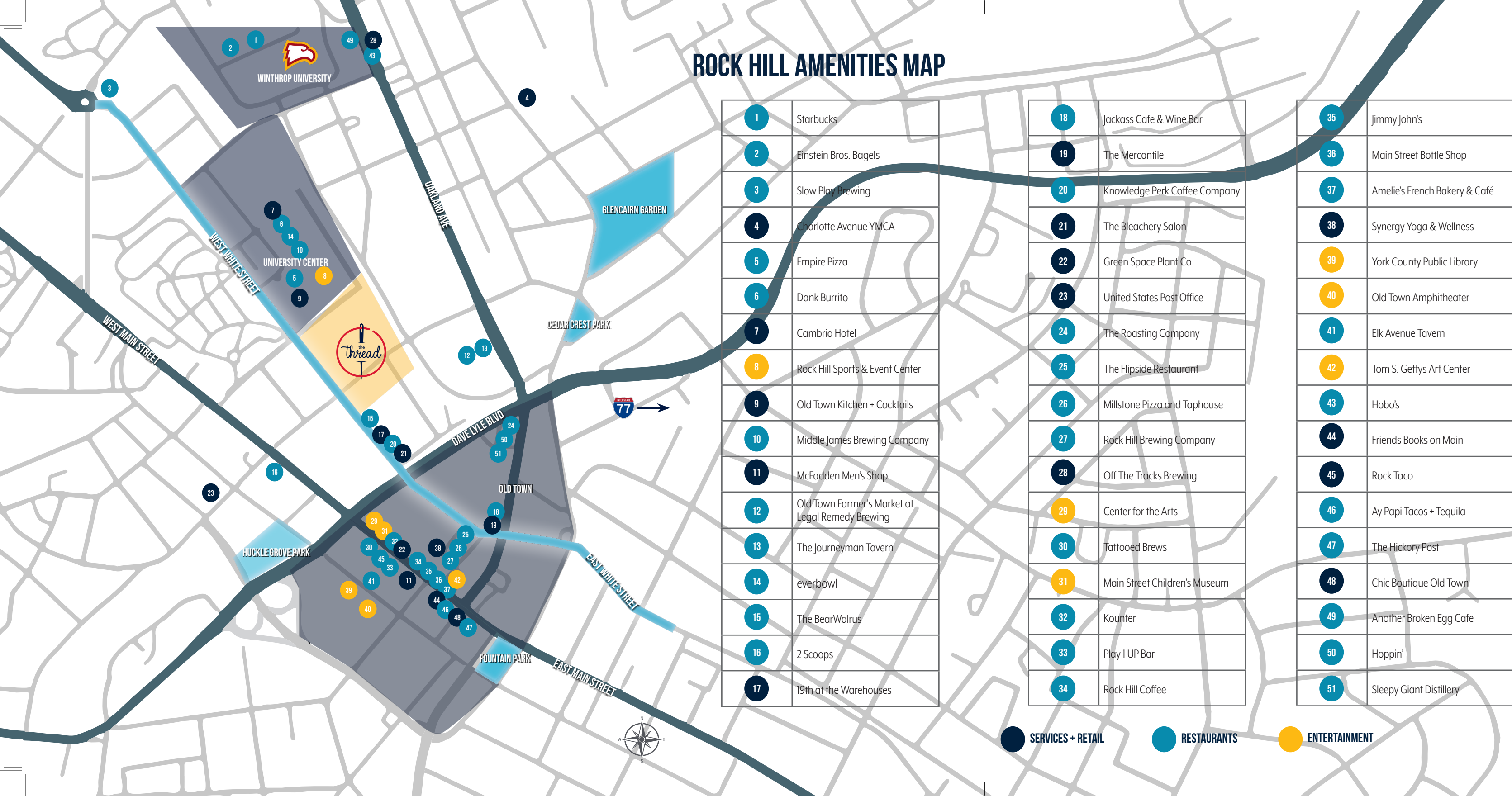
Located directly next to The Thread, the Rock Hill Sports & Event Center is the sports hub of the Knowledge Park corridor of Rock Hill. The 170,000 sq. ft. facility is part of multiple mixed-use developments connecting Winthrop University to Old Town Rock Hill, restaurants, outdoor venues, office space, apartments and more. The Center hosts athletic programs, sports tournaments, conferences/conventions, concerts and other special events.

By offering healthy living activities as well as cultural and tourism opportunities, the Sports and Event Center adds to the quality of life in Rock Hill and surrounding areas.

Ammenities include:

- Championship Court: 12,500 sq. ft. with 1,200 Stadium Seats
- 1 Center Court or 2 Side Courts (Basketball & Volleyball)
- Main Court: 72,000 sq. ft. with 700 Courtside Permanent Seats that surround 8 Basketball Courts / 16 Volleyball Courts
- Walking Track: 1/4 mi. surrounds the Main Court
- Multi-Purpose Room: 8,000 sq. ft. event space
- Multiple Concession Stands
- Locker Rooms
- State-of-the-Art Courts and Equipment







THE THREAD

ROCK HILL, SC

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