



## \$16/SF./Mo. | NNN

### Revitalizing a Rock Hill Landmark

AMC Flex Space will bring new life to the AMC Cinema 7. As the former theaters transform into secure, air-conditioned offices and warehouses, the beloved cinema's exterior will remain uncompromised, honoring its history.

We have 7 individual flex space options and one main showroom option. Units range from 1,500 - 3,500 sq ft.

See layout on following page.

### About:

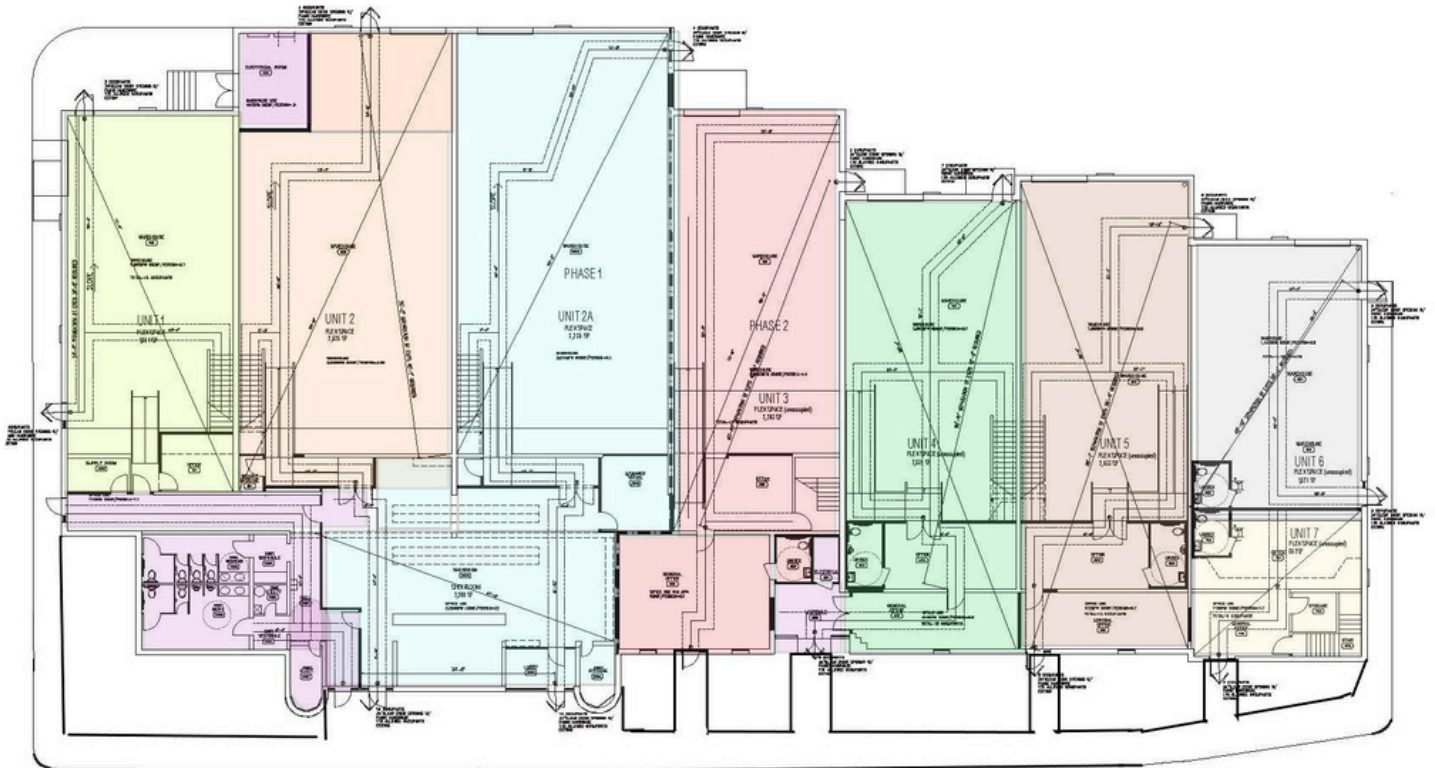
- ✓ \$16/Sqft. per month | Triple Net
- ✓ TICAM: \$1.85
- ✓ Tenant responsible for utilities (not included in TICAM)
- ✓ CMU divided walls
- ✓ Shared or dedicated bathrooms
- ✓ Climate-controlled warehouse space
- ✓ Air-conditioned office space
- ✓ Located in the heart of Rock Hill

### Contact:

☎ 704-619-7070

✉ [mike@carolinarealtyadvisors.com](mailto:mike@carolinarealtyadvisors.com)

Leasing Units Color Coded with Sq. Ftage



- Common Area Not For Lease
- Unit 1 2500 sq. ft. Shared Bathrooms
- Unit 2 2025 sq. ft. with 500 sq. ft. Shared Bathrooms
- IUnit 2A 3240 sq. ft. with 500 sq ft loft and 2200 sq. ft office/showroom Shared Bathrooms
- Unit 3 2200 sq. ft with 400 sq. ft. loft and 630 sq. ft. office Private Bathroom
- Unit 4 2540 with 360 sq. ft. loft and 850 sq. ft. office Private Bathroom
- Unit 5 2630 sq. ft. with 330 sq. ft. loft and 670 sq. ft office. Private Bathroom
- Unit 6 1530 sq. ft. Private Bathroom
- IUnit 7 1640 sq. ft. with 370 sq. ft. loft Private Bathroom