



THE PARK

at

UNIVERSITY CENTER

PRESENTED BY:



OVERVIEW



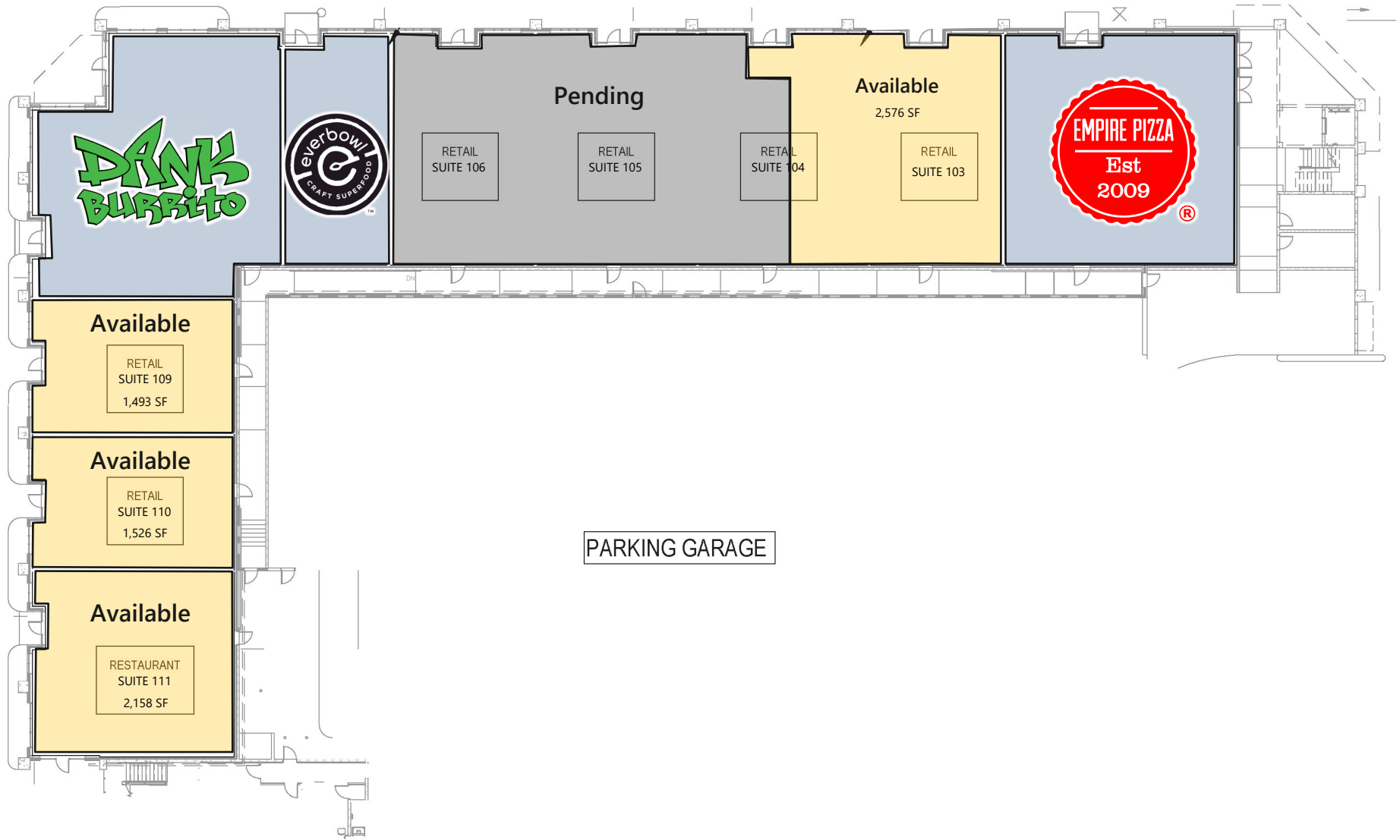
The Park at University Center is located in University Center at Knowledge Park in Rock Hill, South Carolina. University Center is a ± 1.3 million square foot revival of the old ± 23 acre Rock Hill Printing & Finishing Company (“The Bleachery”) site into a $\pm \$250$ million mixed-use development, which will include offices, hotels, restaurants, retail, and the Rock Hill Sports & Event Center as well as market rent apartments and student housing.

The Park at University Center provides ± 470 covered parking spaces and $\pm 19,000$ square foot of retail space. **Suites start at 1,400 SF and can be sized according to needs.** NNN rental rates are \$27/SF.

For The Park at University Center leasing opportunities, please contact **Wes Tuttle** at **803-992-6017** or **Wes@tuttleco.com**.

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THE PARK AT UNIVERSITY CENTER FLOOR PLAN



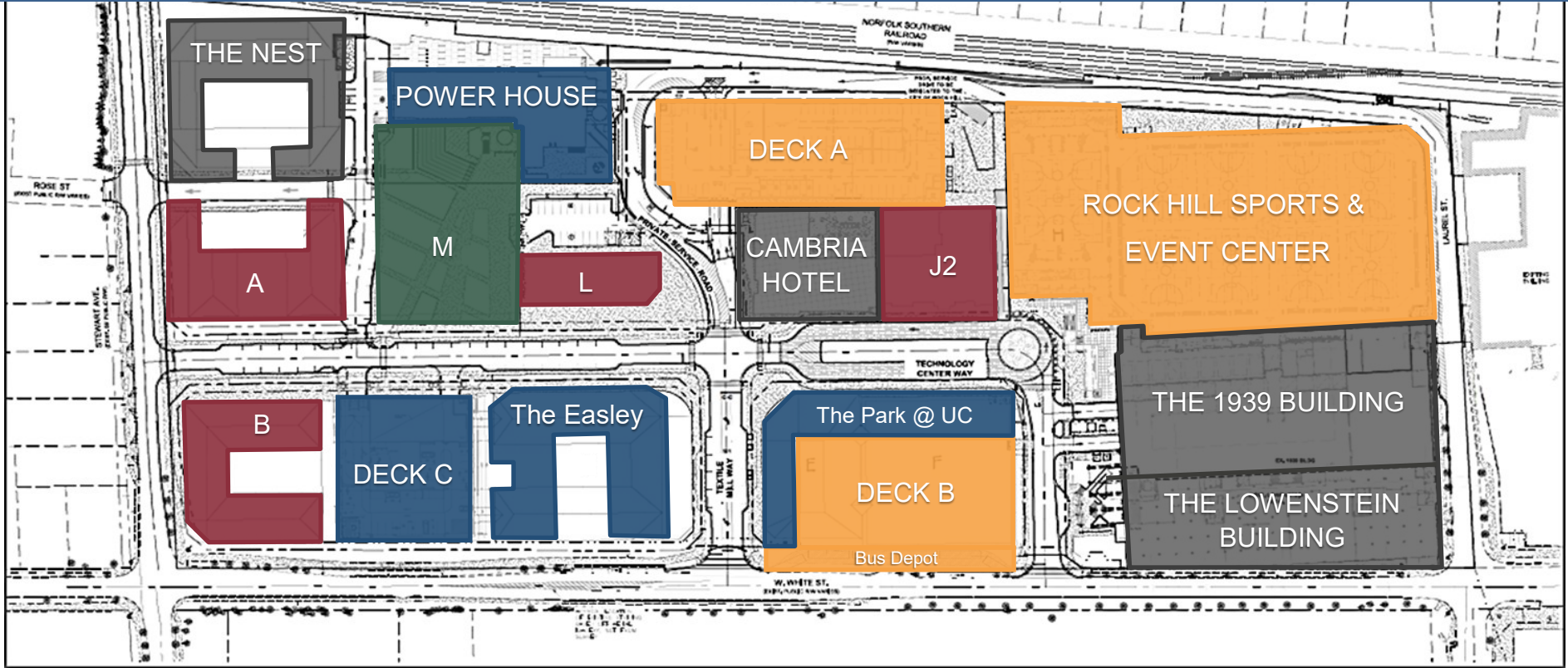
UNIVERSITY CENTER AERIAL VIEW



University Center is a part of Knowledge Park is a walkable, multi-faceted district of Rock Hill that will build a modern economy, and reinvent the original heart of Rock Hill.

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UNIVERSITY CENTER MASTER PLAN



| 2018 | 2021 | 2023 | 2024 - 2027 | City Owned Facilities |
|---|---|---|---|---|
| <p>The Lowenstein Building & The 1939 Building ±225,000 SF Office & Restaurant Space</p> | <p>Cambria Hotel 110 Room Hotel</p> | <p>The Park at University Center</p> | <p>A Student Housing 250 Beds</p> | <p>Rock Hill Sports & Event Center</p> |
| | <p>The Nest Student Housing 305 Beds</p> | <p>The Easley 150 Apartments</p> | <p>J2 Hotel</p> | <p>Deck A 719 Car Parking Deck</p> |
| | | <p>The Power House/Brewery ±55,000 SF Restaurant &</p> | <p>L Market Retail Pavilion</p> | <p>Deck B & Bus Depot</p> |
| | | <p>Open Lawn</p> | <p>B Apartment Building</p> | |
| | | | <p>C Deck C 465 Car Parking Deck</p> | |

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