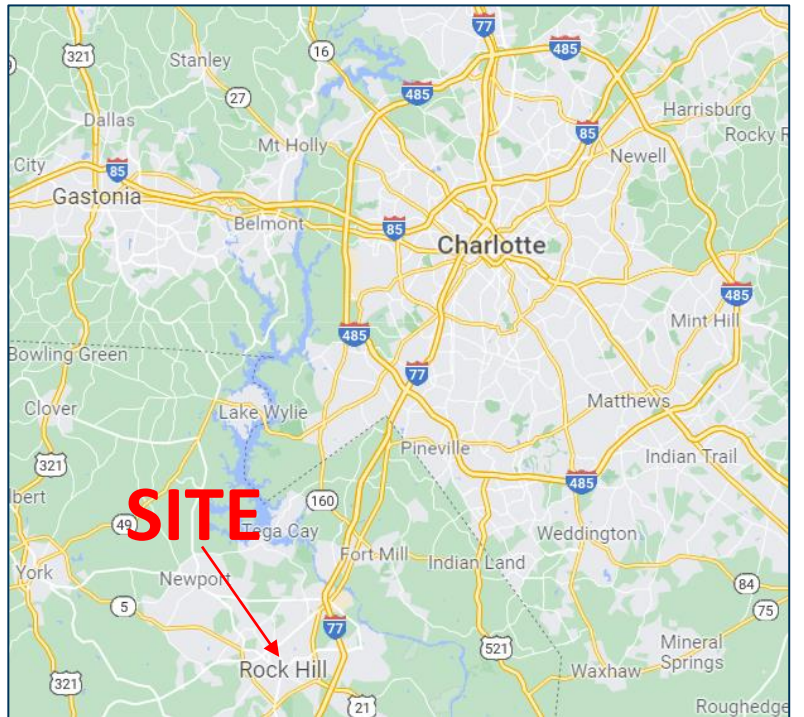


145 E. White Street – Rock Hill, SC +/- 14,000 SF For Lease



Property Overview

- Co-Anchor opportunity within The Exchange Development
- Surrounded by 229 Brand New Class A Apartments
- Adjacent to [The Mercantile](#)
- +/- 14,000 SF For Lease (demisable)
- \$25/SF NNN
- Adaptive Reuse of 1930's building
- Barrel Roof Construction
- Freshly repainted exterior
- On grade roll up door
- Pylon signage
- Shared Patio



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The Exchange Apartments



Demographics	1 Mile	3 Mile	5 Mile
Population:	12,392	52,678	97,250
Average Household Income:	\$43,598	\$60,783	\$72,012
Median Household Income:	\$32,067	\$44,872	\$52,904
Households:	5,026	21,283	38,848
Daytime Employees:	7,726	29,424	47,522



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145 E. White Street – Rock Hill, SC Building For Lease



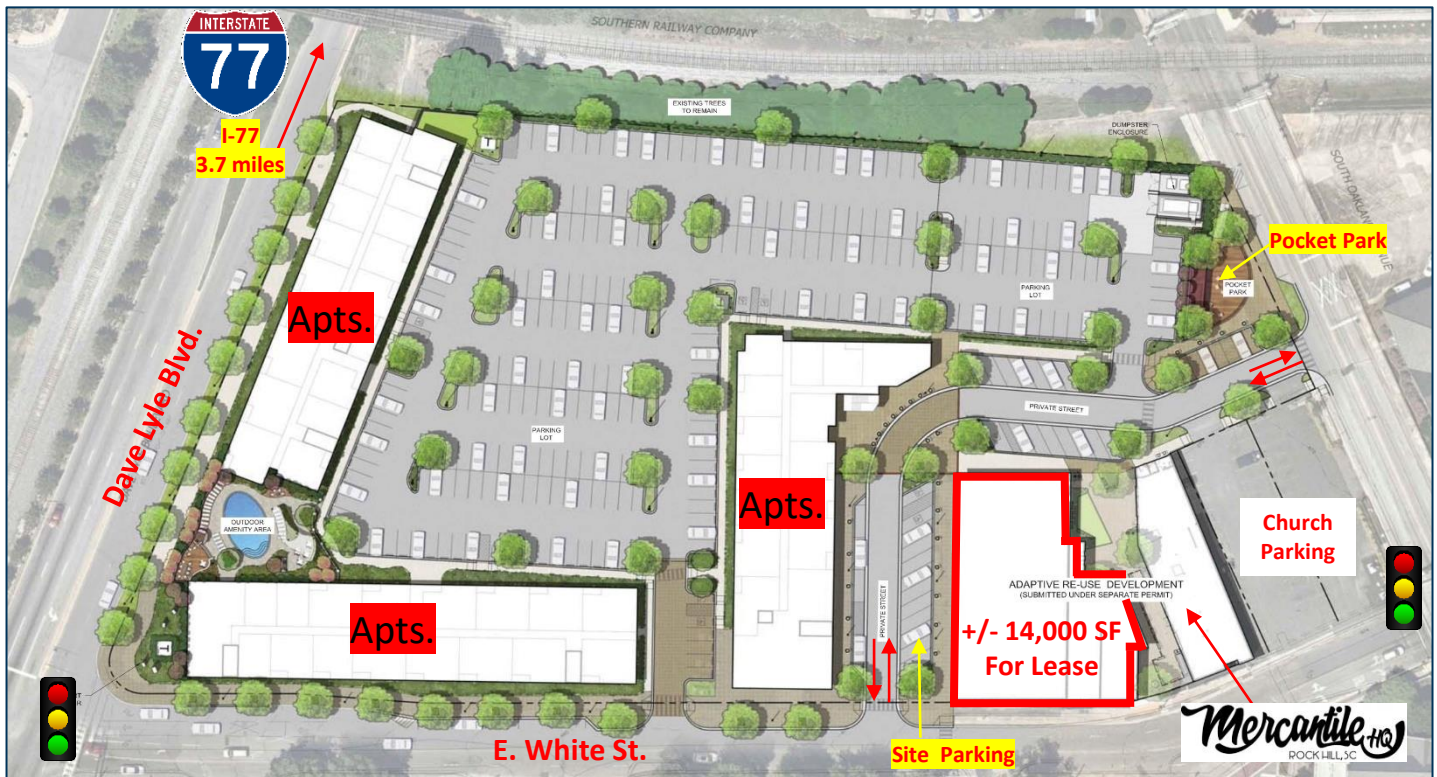
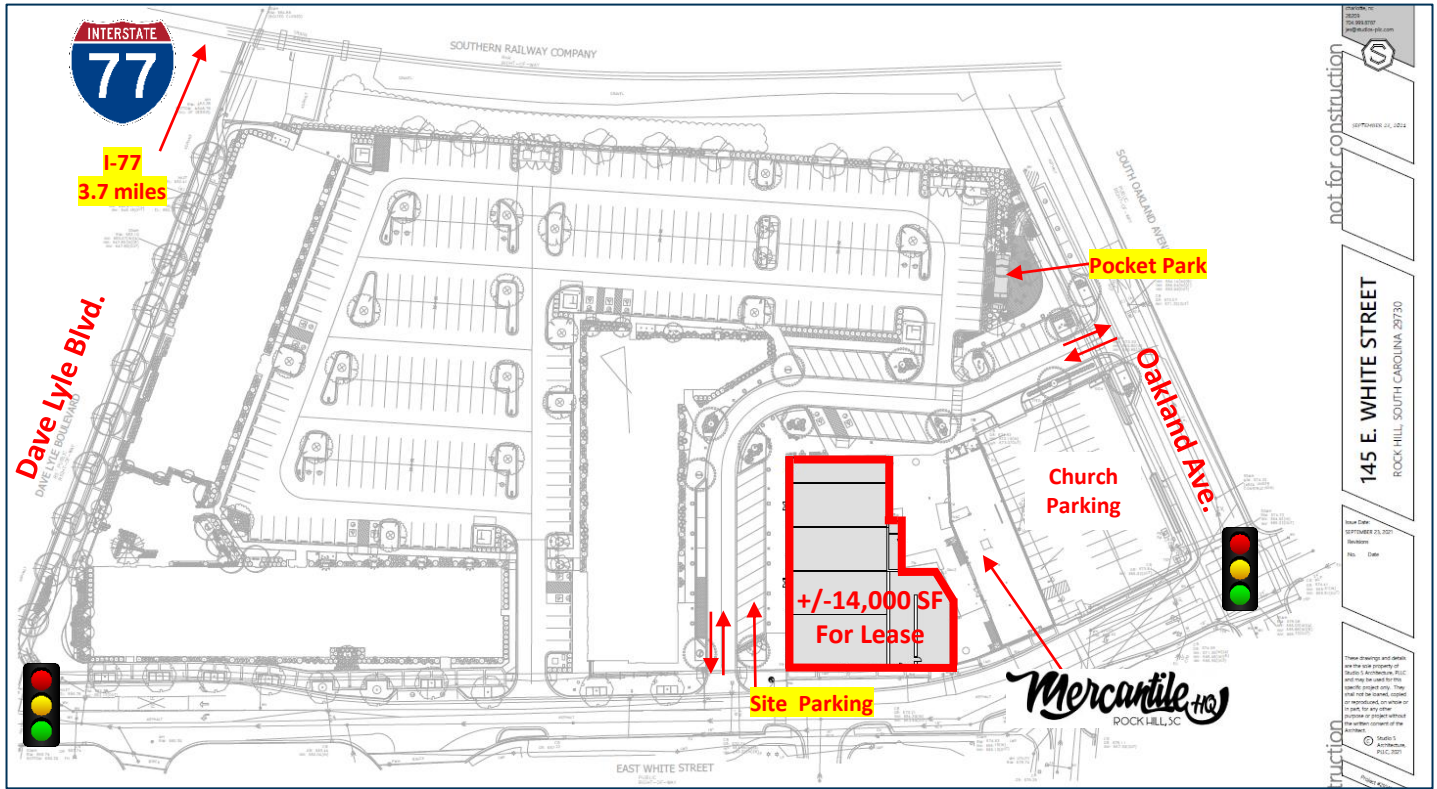
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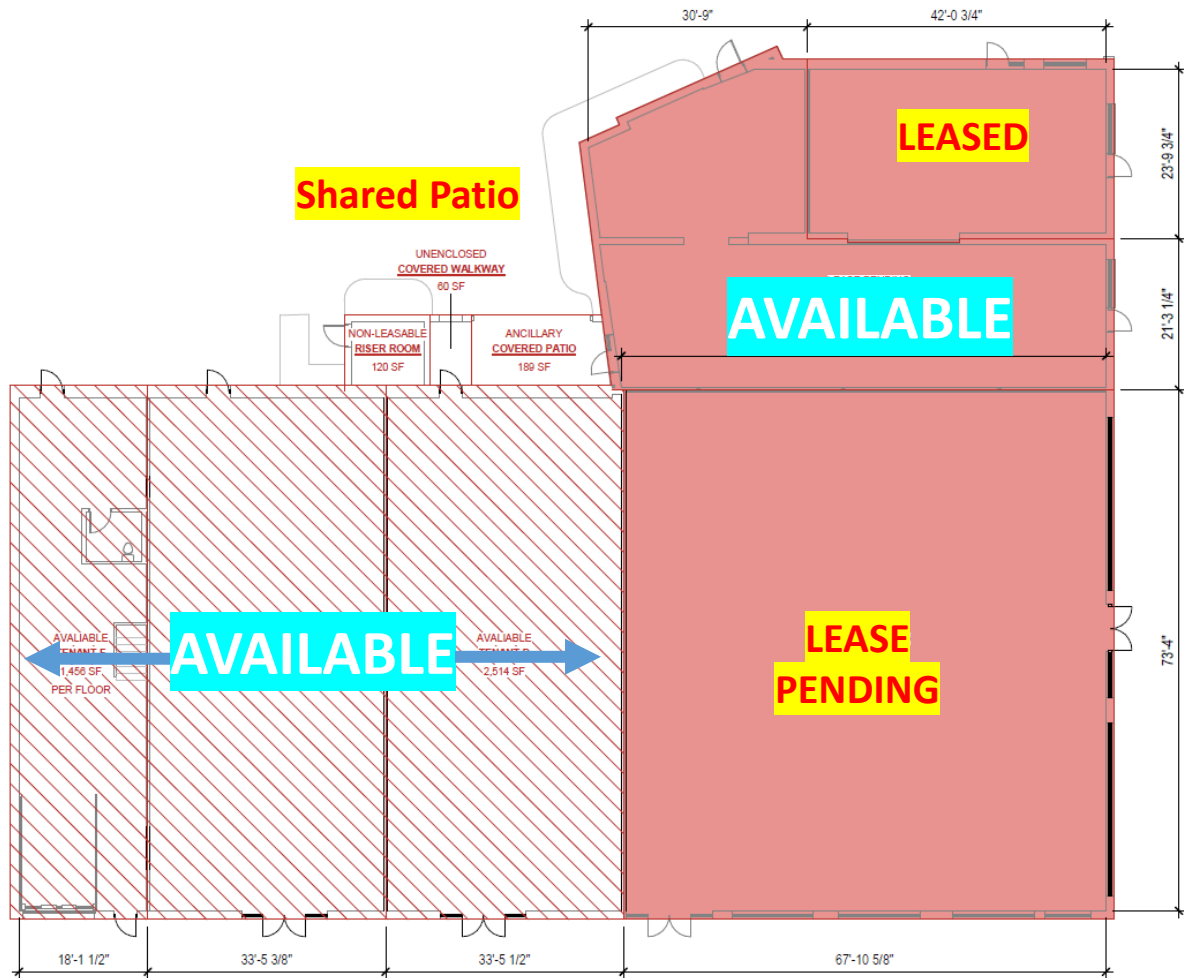
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145 E. White Street - Conceptual Demising Plan

Opportunity For Up to 14,000 SF



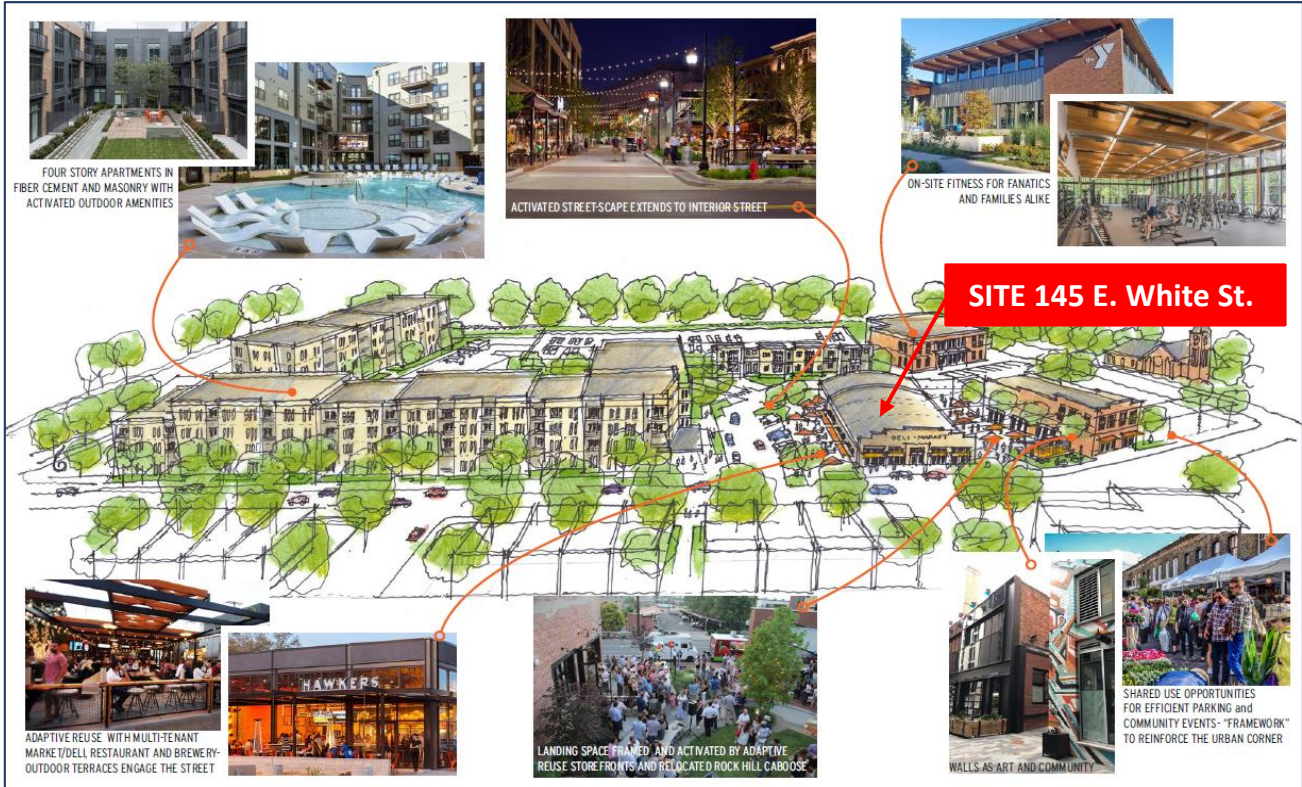
E. White Street

Dave Lyle Blvd.



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The Exchange At Old Town Depot



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The Exchange At Old Town Depot

Why This Project & Why Rock Hill?

- Rock Hill is experiencing an explosive level of growth
- Rock Hill is a phenomenal place to live, work and play
- City leaders have done an admirable job encouraging the right kind of growth

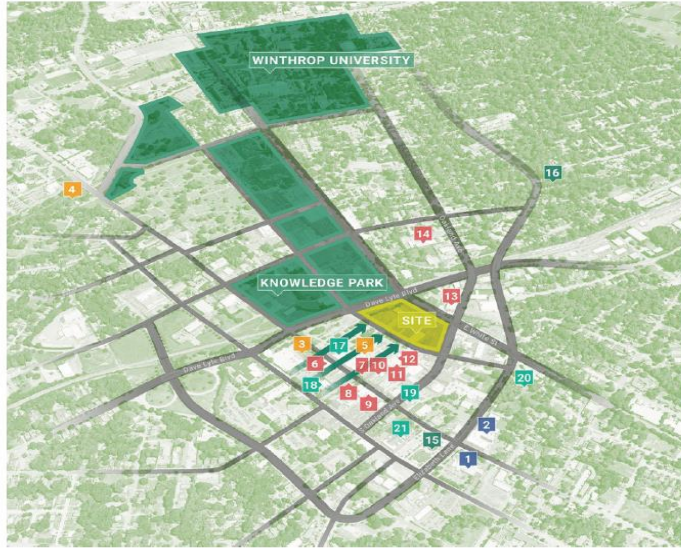
Our team feels as though the time is Now to further catalyze growth in this currently under-developed block of Old Town. We are honored for the opportunity to lead this great project.

Knowledge Park and Old Town has become an attractive environment for businesses and residents alike. The Exchange at Old Town Depot ("The Exchange") seeks to further Rock Hill's goals and ambitions by providing another critical piece to the expansive puzzle that is transforming Old Town and the region.

Charlotte-based Catalyst Capital Partners will serve as a master developer for The Exchange development project. The Team brings a tremendous track record of local business success and community relationships with significant regional experience in large, multi-phase, urban infill, mixed-use projects. The Development Team is excited about the opportunity to partner with the City of Rock Hill, the community, and other stakeholders to deliver a vibrant, mixed-use destination that Old Town can enjoy and be proud of for generations to come. The development will include a market with a deli, restaurants, entertainment that will likely include a brewery, a YMCA or similar fitness facility, unique public art and open space, improved pedestrian connectivity, co-working office space, and mixed-income affordable residential options.

"Knowledge Park will be a success if it features retail and restaurant offerings, arts and culture, a diversity of housing types, memorable public spaces and other amenities that make it a place where talented people choose to live, work and play."

- Knowledge Park Action Plan



OFFICE	RETAIL, FOOD + BEVERAGE	PARKS + OPEN SPACE
1. COMPIORIUM HEADQUARTERS OFFICE SITE	6. MCHALE'S IRISH PUB	15. FOUNTAIN PARK
2. FOUNTAIN PARK PLACE	7. JIMMY JOHN'S	16. GLENCAIRN GARDENS
RESIDENTIAL	8. NEWSTAND RECORDS & BOOKS	INSTITUTIONAL
3. THE ANDERSON	9. THY'S PLACE ON MAIN	17. YORK COUNTY DOWNTOWN CENTER FOR THE ARTS
4. COTTON MILL VILLAGE	10. AMELIE'S	18. TELEPHONE MUSEUM
5. 139 APARTMENTS	11. MILLSTONE PIZZA	19. ROCK HILL POTTERY CENTER
	12. FLIPSIDE	20. WHITE HISTORIC HOUSE
	13. THE ROASTING COMPANY	21. FIRST PRESBYTERIAN CHURCH
	14. LEGAL REMEDY BREWING	



A	Lowenstein Building 150k SF Office (600 Employees)
B	The Thread 400k SF Office (1,600 Employees)
C	Williams & Fudge 40k SF Office (169 Employees)
D	Engage at Knowledge Park 250 55+ Multi-Family Units
E	The Link 250 Multi-Family Units
F	The Exchange 229 Multi-Family Units
G	Cotton Warehouse Restaurant/Rooftop Bar
H	Oakland Auto Creative Office & Boutique Retail



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Future Pending Development/Rock Hill Sports & Event Center



For more information on future pending developments in the area, visit <https://www.knowledgeparkrocks.com/about>.

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 a mixed-use site connecting Winthrop University to Old Town Rock Hill, restaurants, outdoor venues, office space, apartments and more. The Center will host city 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.

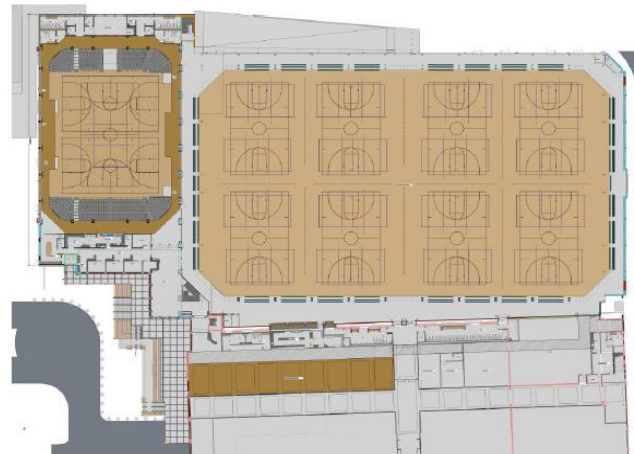
Championship Court: 12,500 sq. ft. with 1,200 Stadium Seats; 1 Center Court or 2 Side Courts (Basketball & Volleyball)

Main Court: 72,000 sq. ft. with 700 Courtside Permanent Seats; 8 Basketball Courts and 16 Volleyball Courts

Walking Track: Surrounds the Main Court; Available for use during non-event hours.

Multi-Purpose Room (Team Room): 8,000 sq. ft. event space which can be rented for events by calling the office.

Multiple Concession Stands, Locker Rooms, State-of-the-Art Courts & Equipment



Attracting an estimated 2,500 visitors/weekend for youth sports games



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