

# UNIVERSITY CENTER knowledge park

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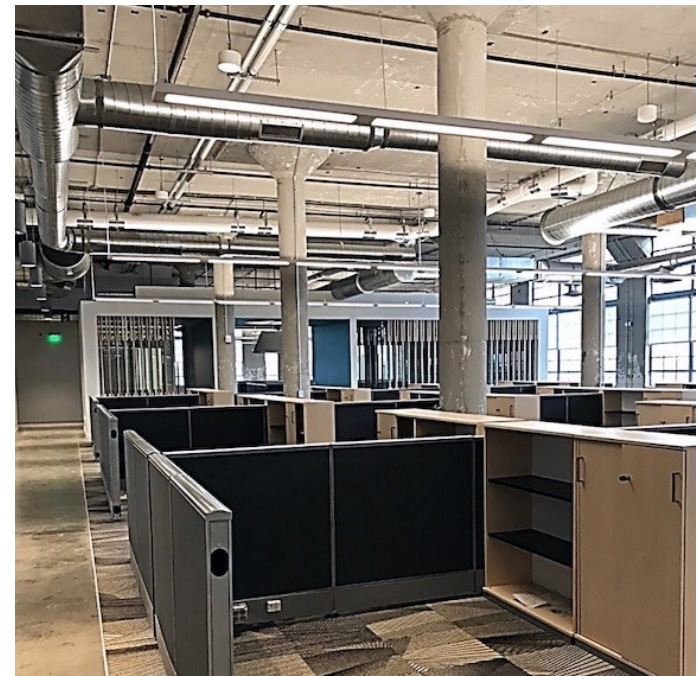
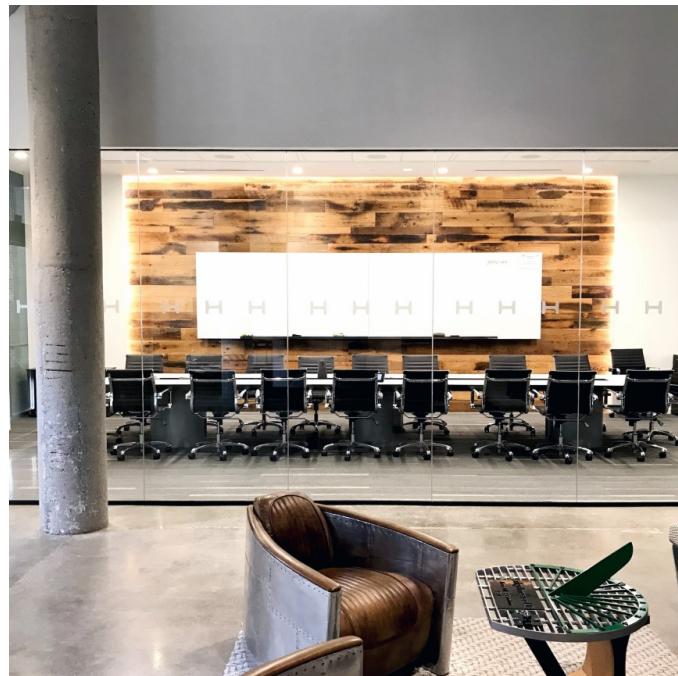
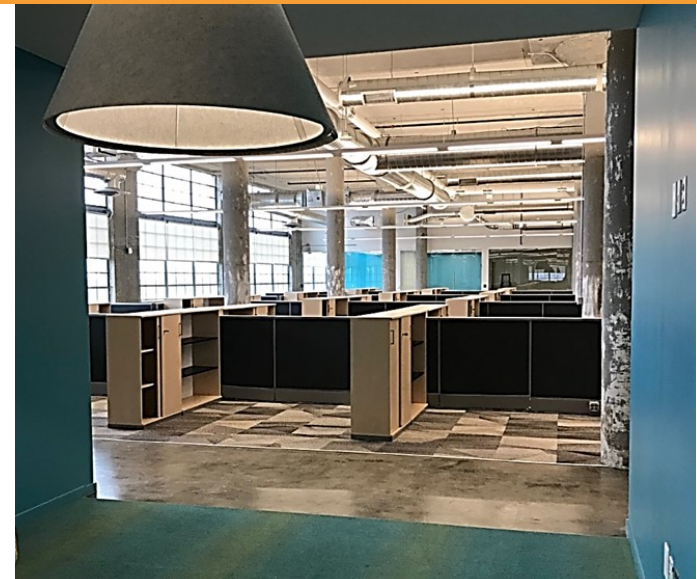


**The Lowenstein/1939 Building** is located in University Center at Knowledge Park in Rock Hill, South Carolina. University Center at Knowledge Park is located in Rock Hill, South Carolina. University Center is a  $\pm 1.3$  million square foot revival of the historic  $\pm 23$ -acre Rock Hill Printing & Finishing Company ("The Bleachery") site into a  $\pm \$200$  million mixed-use development, which will include office, retail, and restaurant space as well as the Rock Hill Sports & Event Center, hotels, market rate apartments, and student housing at completion.

The Lowenstein & 1939 Building was built in stages in 1939 and 1954 and is one of the last remaining structures from the historic Rock Hill Printing & Finishing Company, which operated from 1939 to 1998. After renovations, The Lowenstein & 1939 Building now consists of  $\pm 225,000$  SF of Class "A" office, retail, restaurant, and event space. Current tenants include the American Cornhole League, Atlas Copco, City of Rock Hill, Edward Jones, Keck & Wood, Nucor Skyline, Nucor Towers & Structures, Old Town Kitchen & Cocktails, Piedmont Medical Center, The Tuttle Company, and Winthrop University.

**For Lowenstein/1939 Building leasing opportunities, please contact Skip Tuttle at 803-366-6564 or [Skip@tuttleco.com](mailto:Skip@tuttleco.com).**













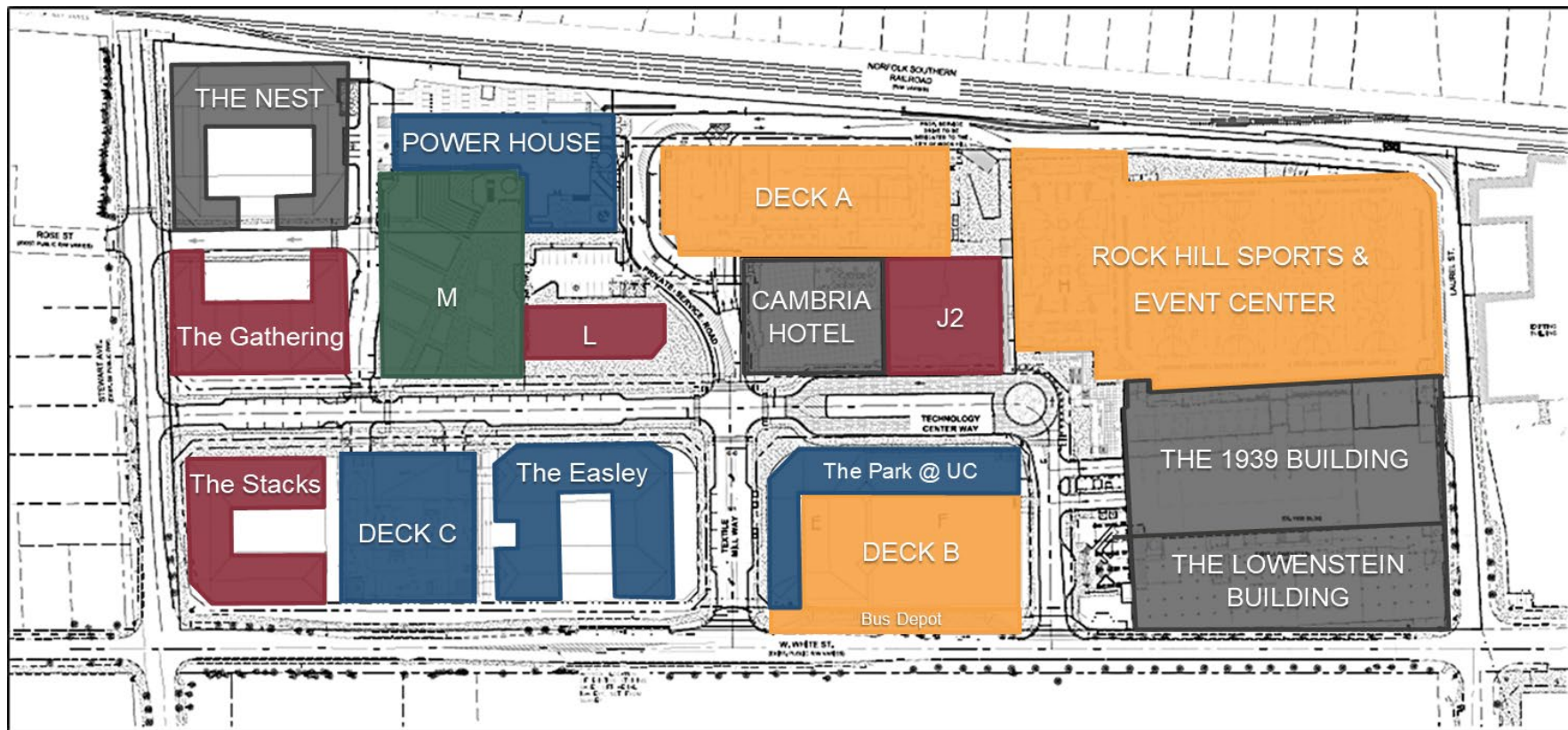
University Center is a part of Knowledge Park is a walkable, multi-faceted district of Rock Hill that will build a modern economy, and reinvent the original heart of Rock Hill.





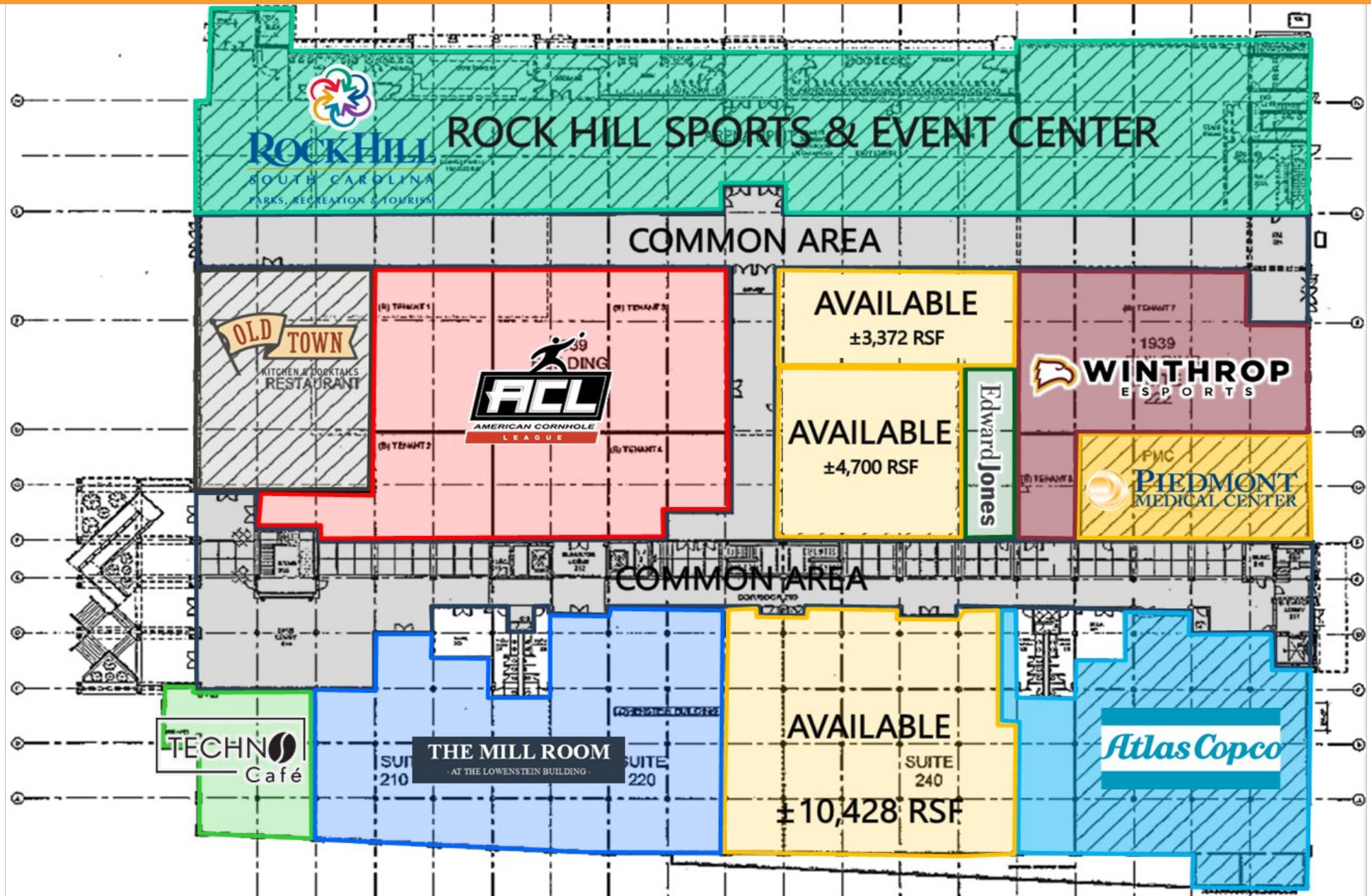
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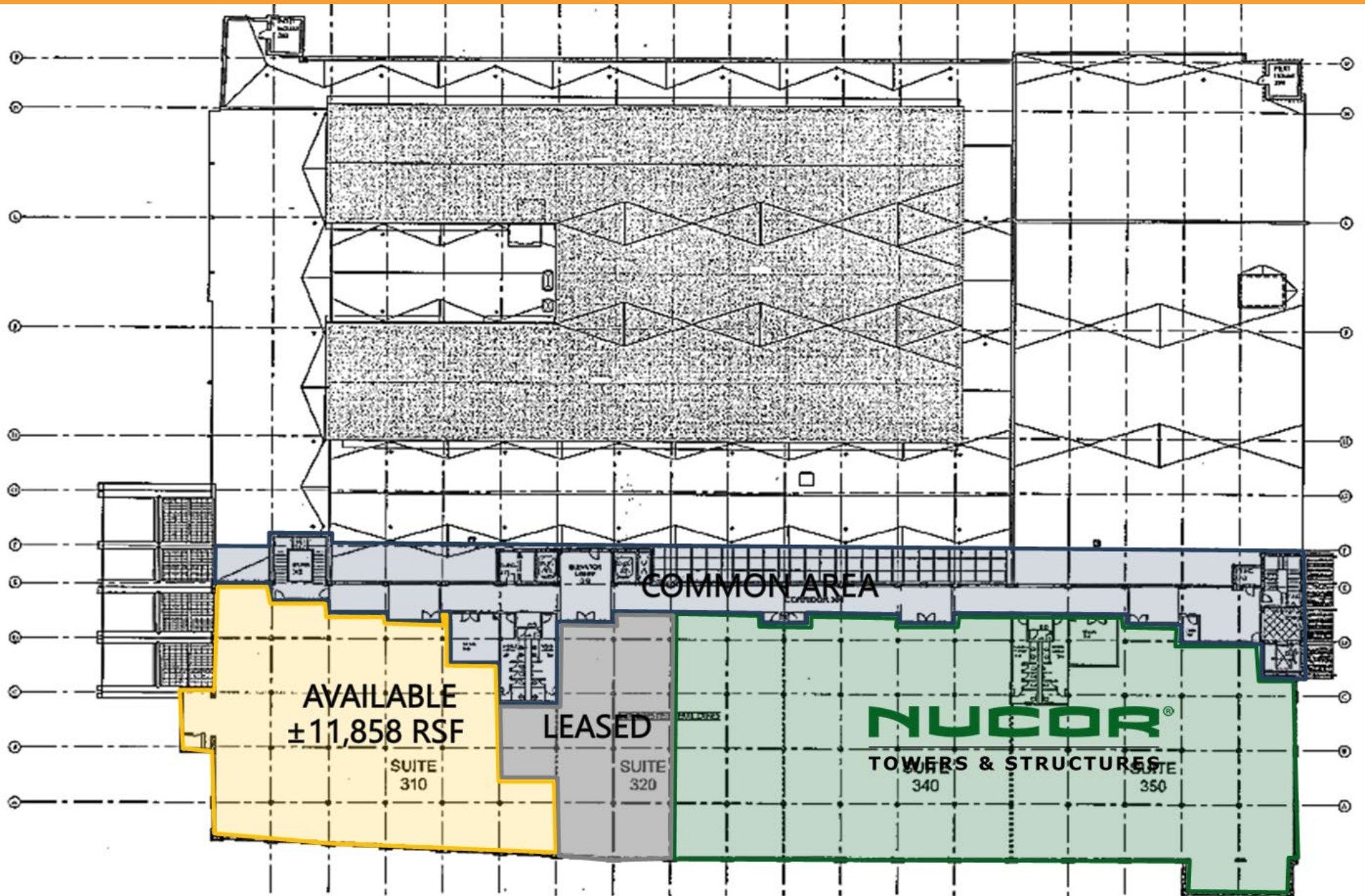


2018	2021	2023	2024 - 2027	City Owned Facilities
<div></div> <b>The Lowenstein Building &amp; The 1939 Building</b> ±225,000 SF Office & Restaurant Space 270 Parking Spaces	<div></div> <b>Cambria Hotel</b> 110 Room Hotel	<div></div> <b>The Park at University Center</b> ±19,000 SF Retail Space	<div>A</div> <b>Student Housing</b> 250 Beds	<div></div> <b>Rock Hill Sports &amp; Event Center</b> ±170,000 SF Courts
	<div></div> <b>The Nest Student Housing</b> 305 Beds	<div></div> <b>The Easley</b> 150 Apartments	<div>J2</div> <b>Hotel</b> 90 Room Hotel	<div></div> <b>Deck A</b> 719 Car Parking Deck
		<div></div> <b>The Power House/Brewery</b> ±55,000 SF Restaurant & Office Space/Apartments	<div>L</div> <b>Market Retail Pavilion</b> ±15,000 SF Retail Space	<div></div> <b>Deck B &amp; Bus Depot</b> 663 Car Parking Deck
		<div></div> <b>Open Lawn</b>	<div>B</div> <b>Apartment Building</b> 140 Apartments	
			<div>C</div> <b>Deck C</b> 465 Car Parking Deck	

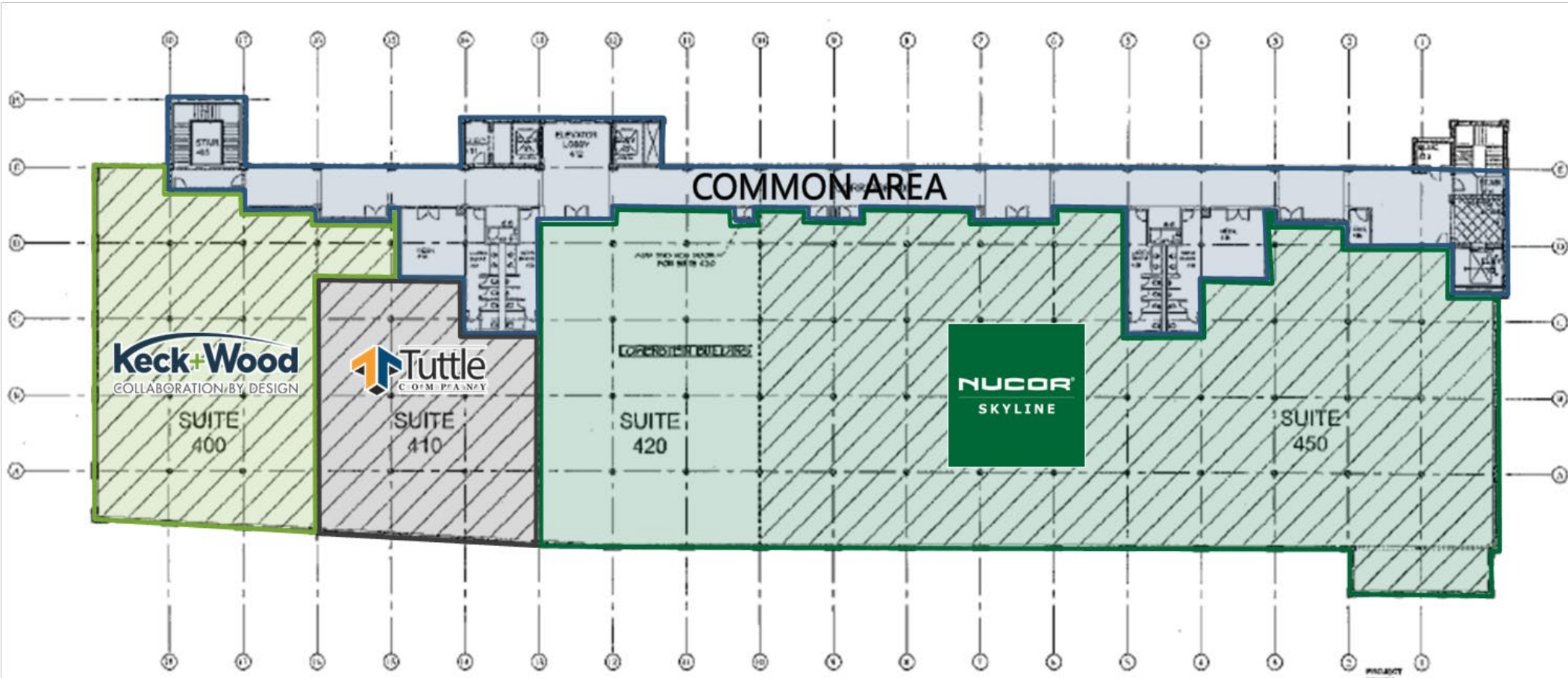




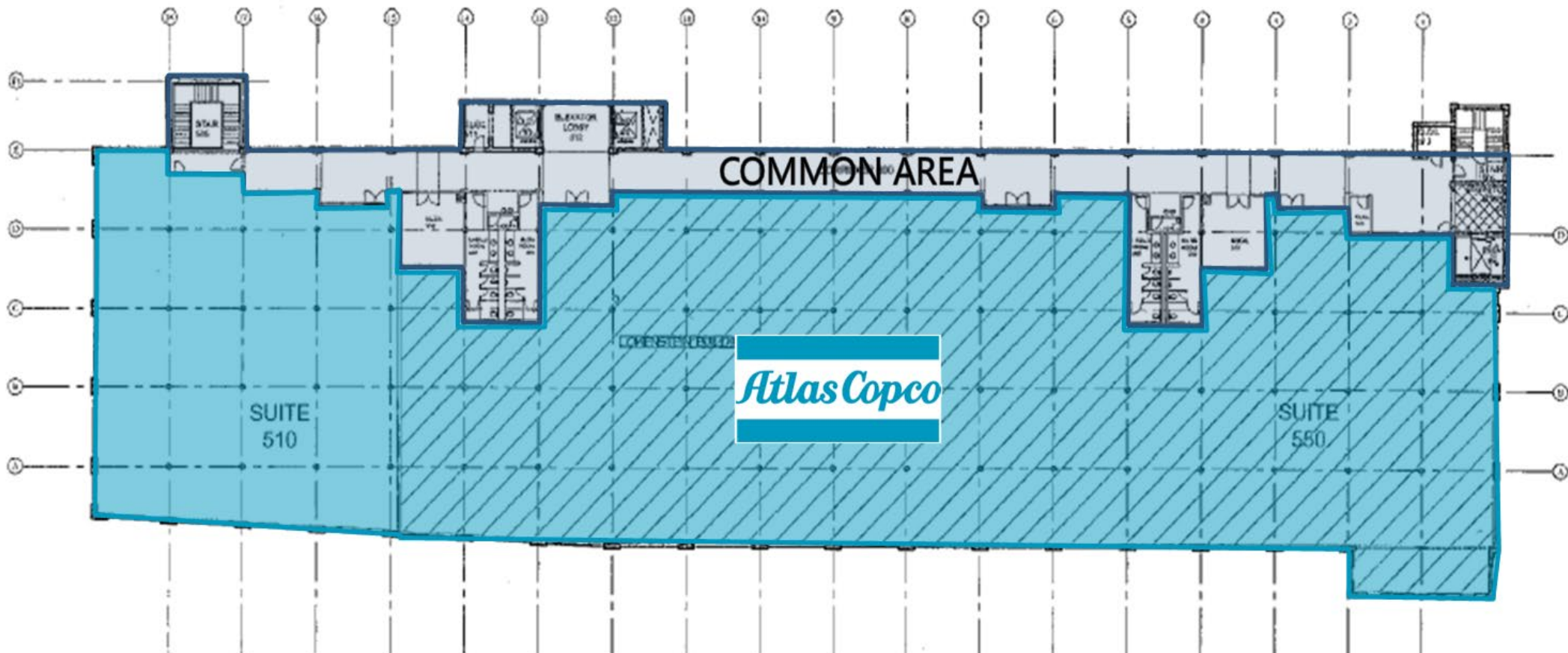


















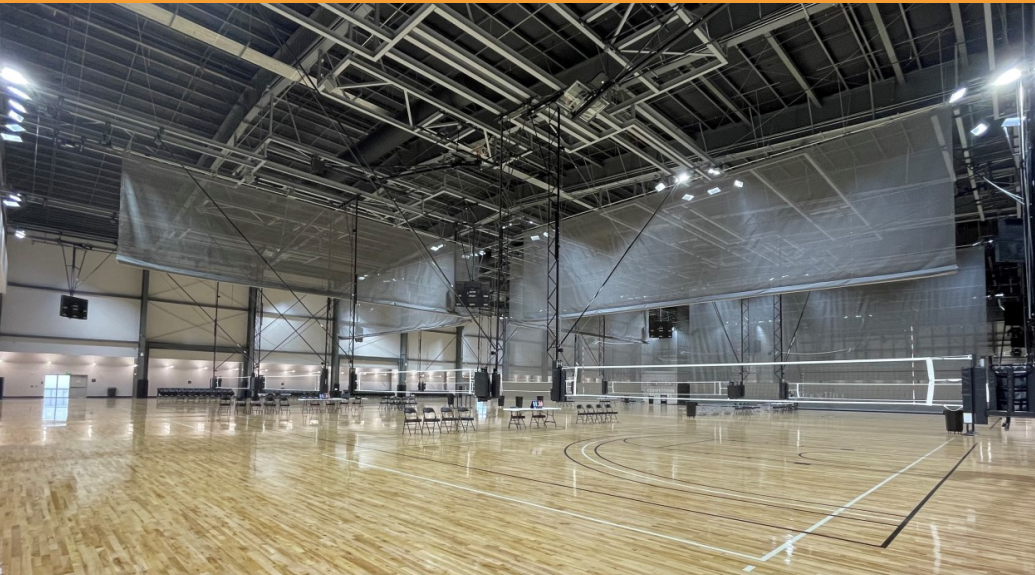


The Rock Hill Sports & Event Center opened in 2019. The center hosts city athletic programs, sports tournaments, conferences, conventions, concerts, and other special events.

The ±170,000 SF Rock Hill Sports & Event Center features a ±12,500 SF Championship Court with ±1,200 stadium seats, a ±72,000 SF Main Court with 700 permanent seats, 9 basketball courts, 16 volleyball courts, and a walking track, as well as state-of-the-art equipment, concession stands, locker rooms, and a parent/team room

**For information on booking an event, please contact Brian Jones at 803-329-5624 or [Brian.Jones@cityofrockhill.com](mailto:Brian.Jones@cityofrockhill.com).**









Parking Deck A opened in 2019 and provides University Center with 719 parking spaces.





The Cambria Hotel opened in 2021 and provides University Center with  $\pm 110$  hotel rooms.

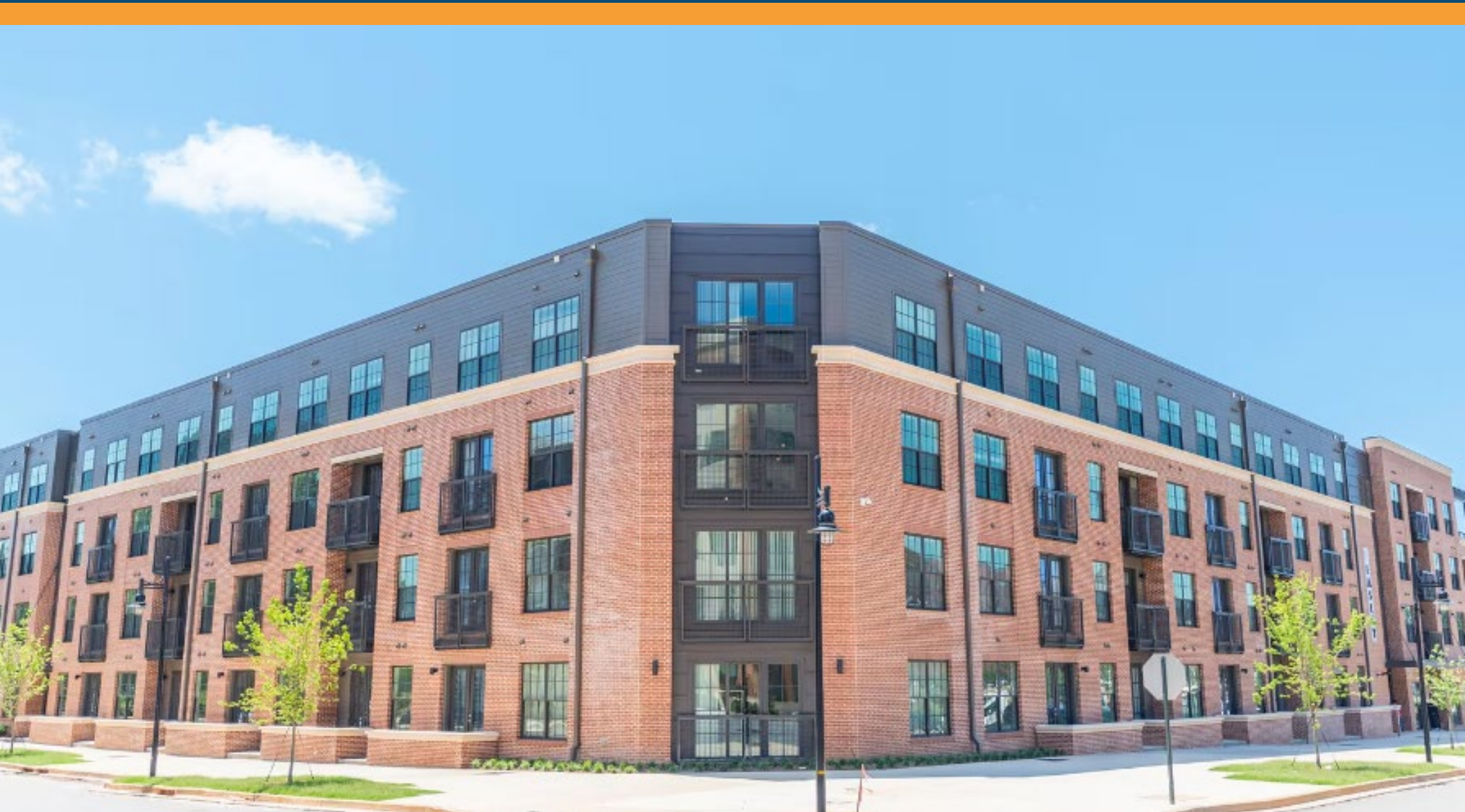




City of Rock Hill Parking Deck B opened in Spring of 2023 and provides University Center with 663 covered parking spaces.

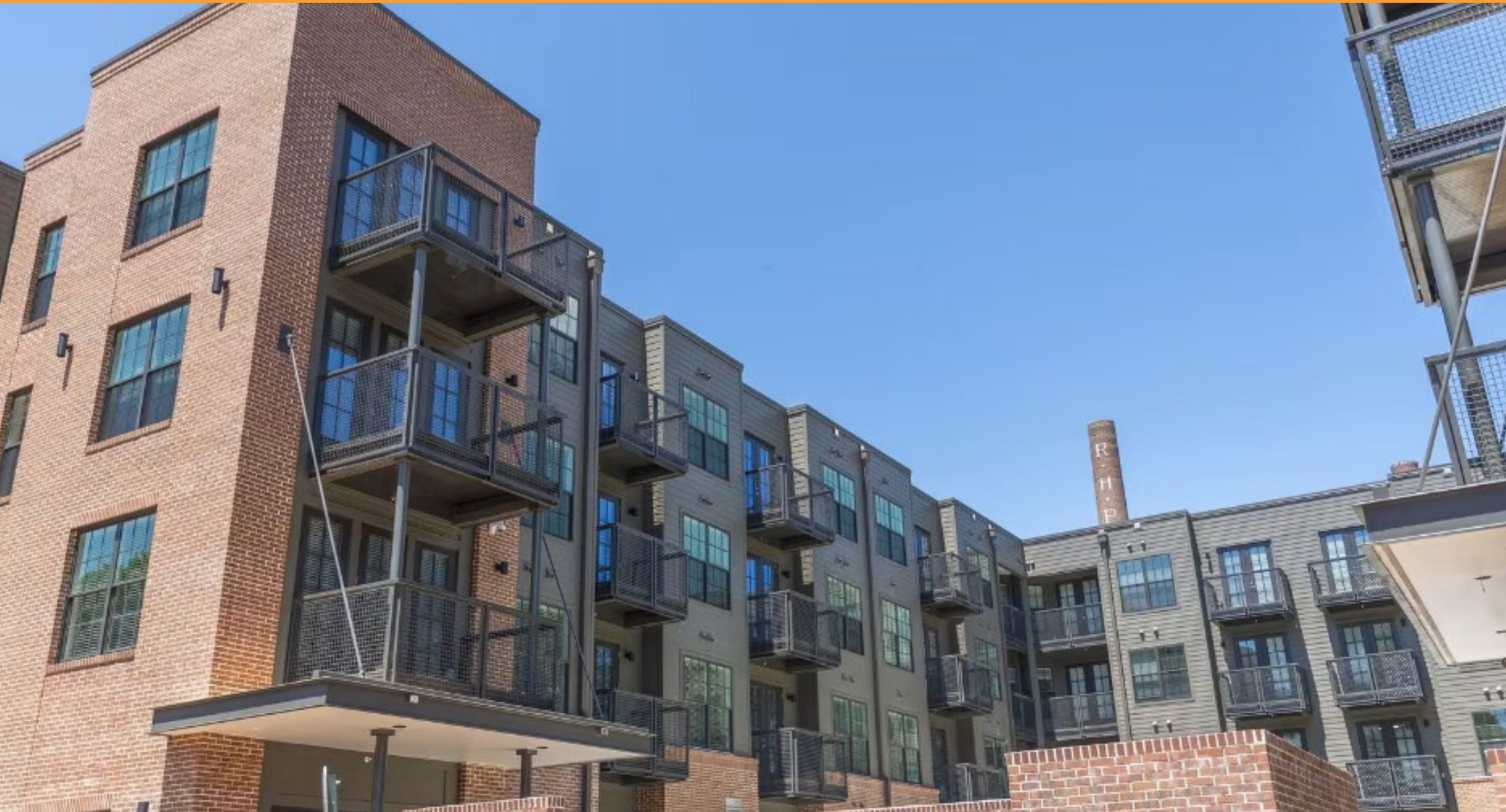
**For The Park at University Center leasing opportunities, please contact Wes Tuttle at 803-992-6017 or [Wes@tuttleco.com](mailto:Wes@tuttleco.com).**





The Easley at University Center opened in Summer of 2023 and provides University Center with ±145 Market Rate Apartments





The Easley at University Center opened in Summer of 2023 and provides University Center with ±145 Market Rate Apartments





The Nest Student Housing opened in 2021. This building provides University Center with ±300 student housing beds.





The Power House opened in Summer of 2023 and provides University Center with ±55,000 square feet of Retail, Restaurant and Apartments.





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Parking Deck C opened in 2024 and provides University Center with  $\pm 465$  covered parking spaces to serve the Residents of University Center.



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