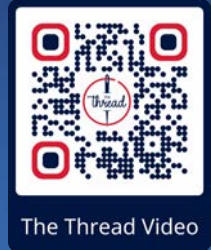




the
thread

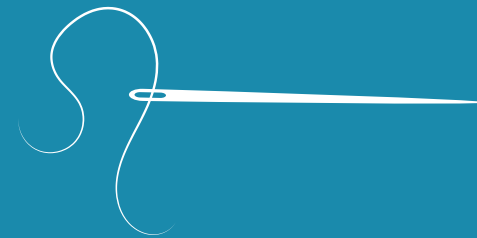


WEAVING TOGETHER ROCK HILL'S PAST, PRESENT, & FUTURE



LARGEST AVAILABLE CREATIVE OFFICE OPPORTUNITY IN THE CAROLINAS

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



IDEAL FOR THE POST-PANDEMIC OFFICE ENVIRONMENT

The Thread offers market leading +135,000 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 socially distance and safely thrive 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 30 successful years of experience and extensive industry relationships, The Keith Corporation, in collaboration with Springsteen Properties, 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 +135,000 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



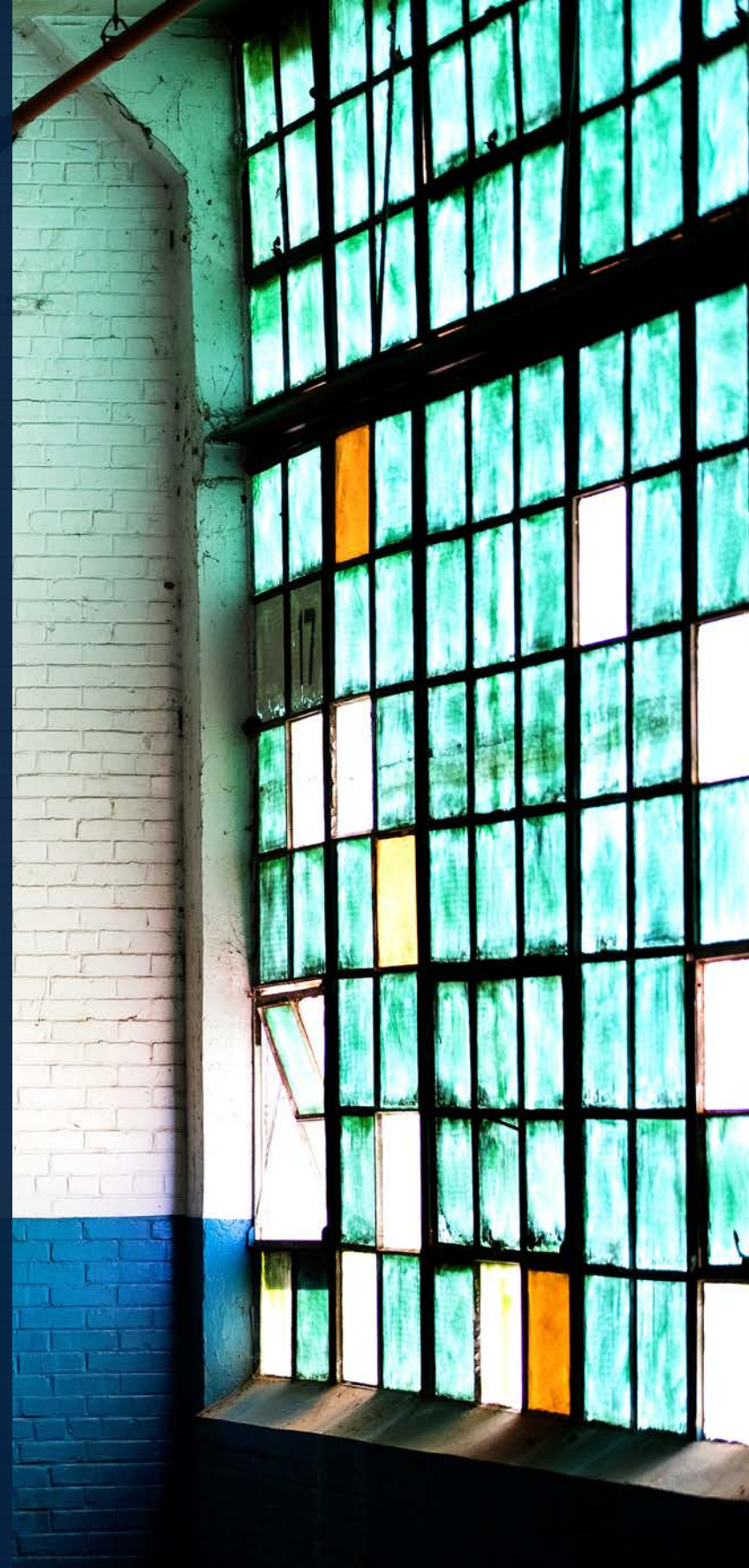
NEW "STORYLINE TRAIL" GREENWAY PROJECT WILL RUN DIRECTLY THROUGH THE DEVELOPMENT



DIRECTLY ADJACENT TO THE ROCK HILL SPORTS AND EVENT CENTER



'FREIGHT YARD AT THE THREAD' – AN ONSITE FOOD TRUCK COURT AND MUSIC/ 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 Roadster, 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.

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.

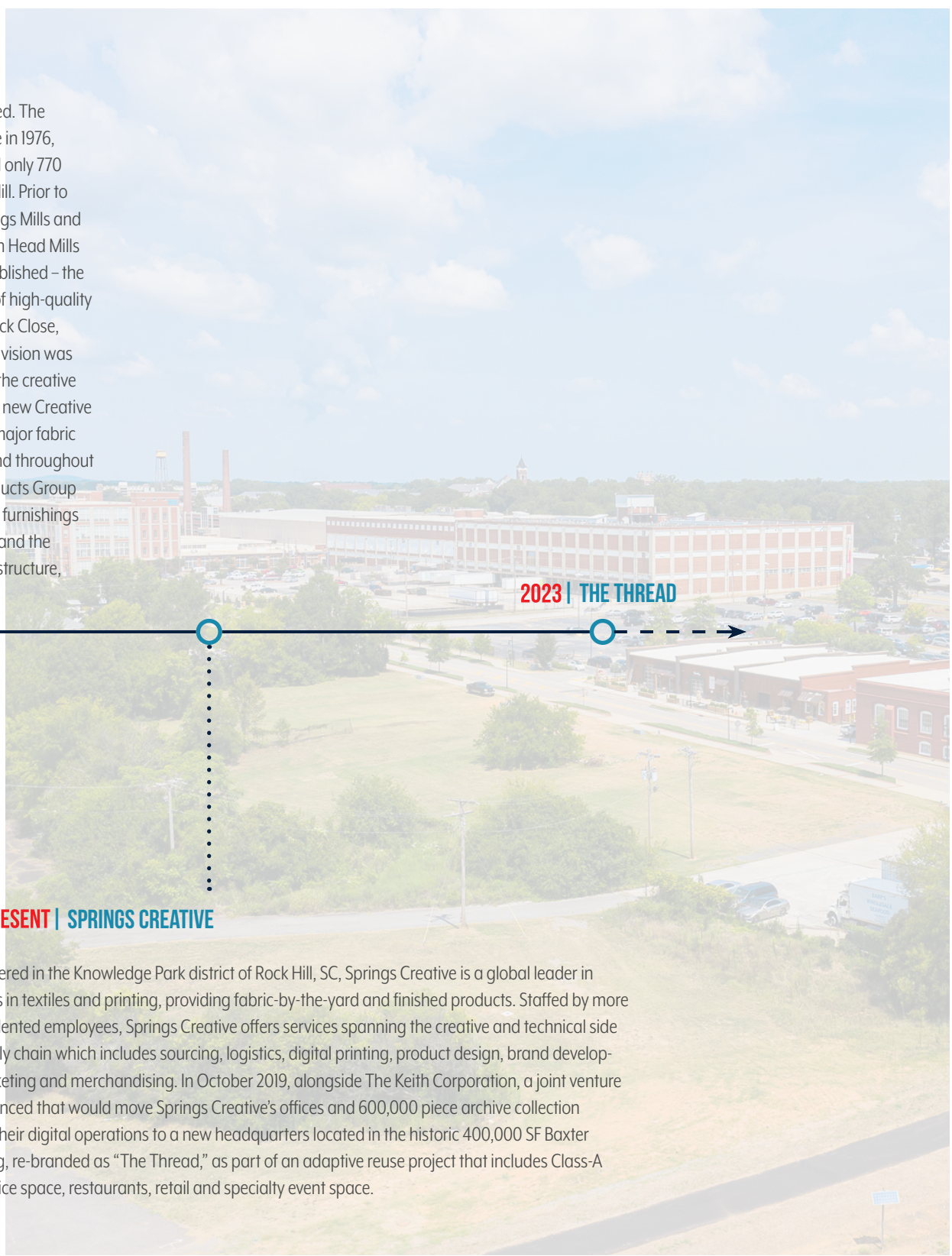
1986 - 2007 | SPRINGS INDUSTRIES

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.

2023 | THE THREAD



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.

PROJECT VISION & SCOPE

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

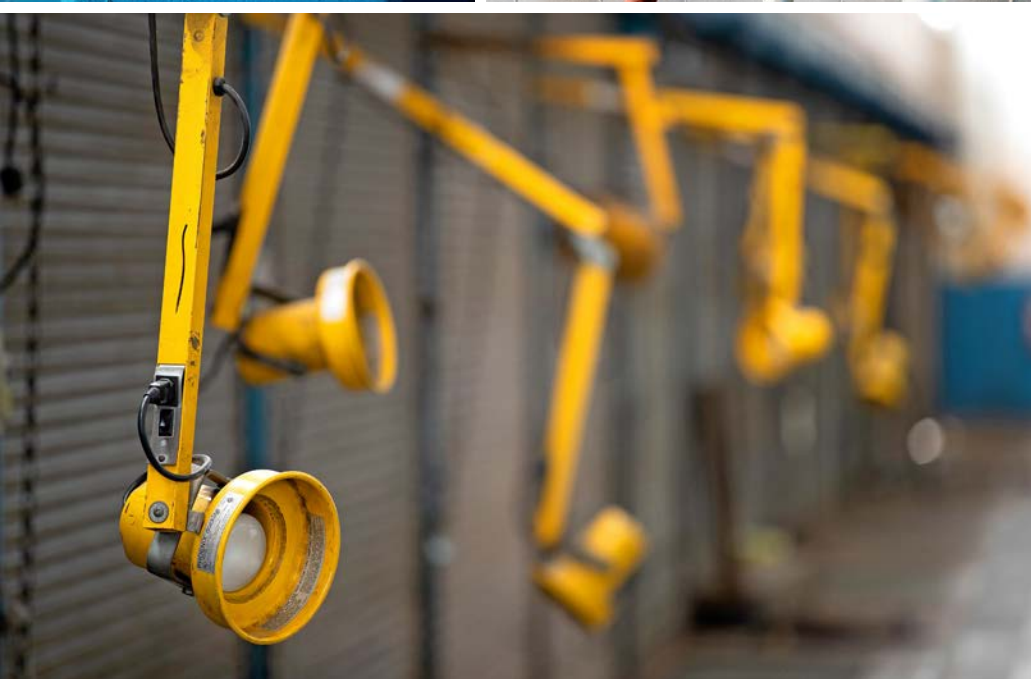




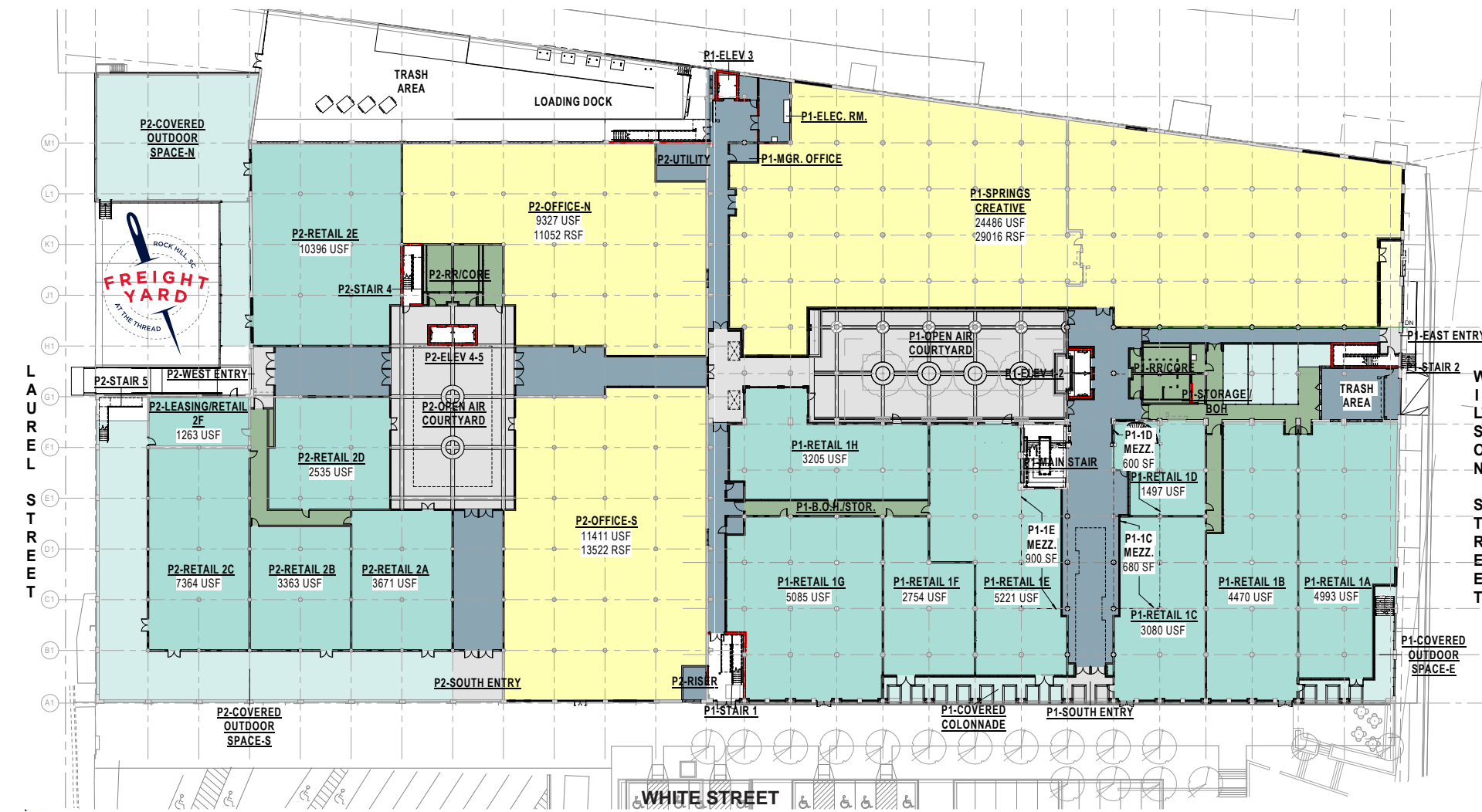
FREIGHT YARD AT THE THREAD

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/music venue and food truck court.

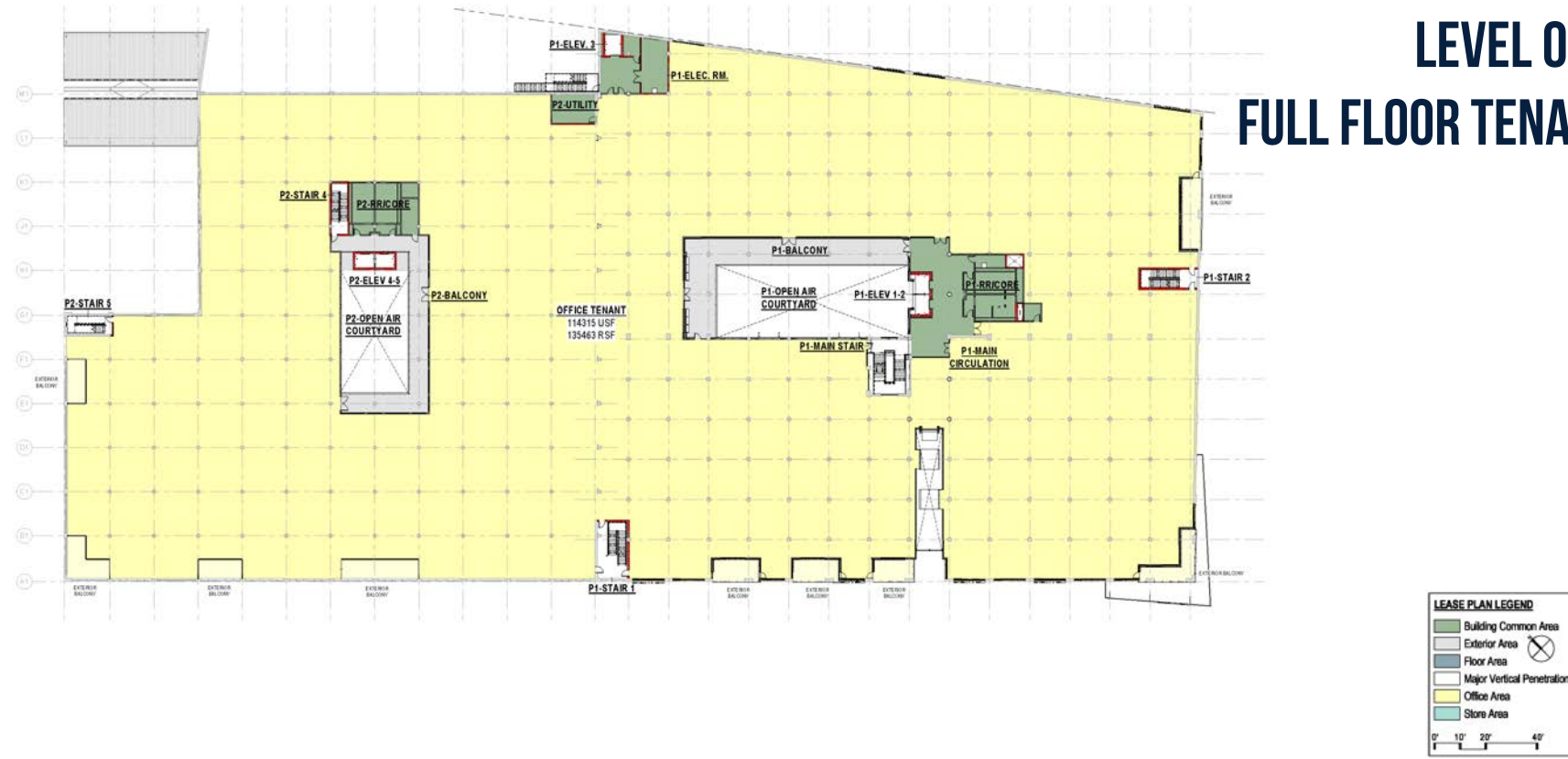




LEVEL 01 MIXED USE



LEVEL 02 FULL FLOOR TENANT OPTION



LEVEL 03 FULL FLOOR TENANT OPTION



FULL FLOOR OFFICE HQ TESTFIT (LEVEL 02)



SPACE TYPE	QUANTITY
EXTERIOR SPACE	6
OFFICE SPACE - WORK	
ENCLOSED OFFICES	72
WORKSTATIONS + BENCH	339
CONFERENCE ROOMS	11
FOCUS ROOMS/TELE ROOMS/1-ON-1	17
TEAM ROOMS	21
WELLNESS	2
ASSEMBLY SPACES	
TRAINING ROOM	1
PREFUNCTION	2
WORK CAFE	3
RECEPTION	1
SUPPORT	
IT ROOMS	3
MAIL ROOM	1
MISC. STORAGE	10
COPY/PRINT	6
RESTROOM STALLS	36

NEIGHBORHOOD - 1 WORKSTATIONS: 23 OFFICES: 4	NEIGHBORHOOD - 3 WORKSTATIONS: 32 OFFICES: 8	NEIGHBORHOOD - 4 WORKSTATIONS: 39 OFFICES: 6	NEIGHBORHOOD - 6 WORKSTATIONS: 42 OFFICES: 10	NEIGHBORHOOD - 8 WORKSTATIONS: 58 BENCHING: 10 OFFICES: 13
NEIGHBORHOOD - 2 WORKSTATIONS: 54 BENCHING: 10 OFFICES: 12	EXECUTIVE SUITE WORKSTATIONS: 4 OFFICES: 3	NEIGHBORHOOD - 5 WORKSTATIONS: 42 OFFICES: 9	NEIGHBORHOOD - 7 WORKSTATIONS: 21 BENCHING: 4 OFFICES: 7	

- POST-PANDEMIC DESIGN CONSIDERATIONS:**
- LARGE WORKSTATION MODULE AND WORKSURFACE - 8'-0" X 6'-0"
 - CORRIDOR WIDTHS AT 6'-0" OR GREATER
 - SPACIOUS AISLES BETWEEN DESKS - OVER 6'-0" THROUGHOUT
 - FLEXIBLE FURNITURE OPTIONS
 - GENEROUS 330 RENTABLE SQUARE FEET PER PERSON
 - ACCESS TO MULTIPLE HANDWASHING LOCATIONS

OVERALL NUMBERS
WORKSTATIONS + BENCHING: 339
OFFICES: 72

APPROXIMATE RENTABLE SQUARE FEET PER PERSON:
330 (BASED ON 135,463 RSF)



LOCATIONS OF OFFICE 3D RENDERINGS



The Thread VR



LEVEL 02 MULTI-TENANT OPTION



LEVEL 03 MULTI-TENANT OPTION



MULTI-TENANT TESTFITS (LEVEL 02)

- P1 - OFFICE - N: 30,717 RSF
353 RSF PER PERSON**
- 2 NEIGHBORHOODS
 - NEIGHBORHOOD A - 53 6x8 WORKSTATIONS
 - 5 OFFICES
 - NEIGHBORHOOD B - 26 6x8 WORKSTATIONS
 - 3 OFFICES
 - 79 TOTAL 6x8 WORKSTATIONS
 - 8 OFFICES (120 SQFT TYPICAL)
 - 5 MEDIUM CONFERENCE ROOMS (4 - 10 SEATS)
 - 1 LARGE CONFERENCE ROOM (14 SEATS)
 - 4 SMALL CONFERENCE ROOMS (2 - 3 SEATS)
 - 2 FOCUS/TELEPHONE ROOMS (SINGLE USER 0 60 SQFT TYPICAL)
 - 1 WELLNESS ROOM (98 SQFT)
 - 1 IT ROOM (285 SQFT)
 - 1 MAIL (114 SQFT)
 - 3 COPY (VARIOUS SIZES)
 - 2 RESTROOMS (SINGLE USER)
 - 1 PANTRY/VENDING



- P1 - OFFICE - SE: 17,698 RSF
402 RSF PER PERSON**
- 1 NEIGHBORHOOD - 36 6x8 WORKSTATIONS
 - 8 OFFICES (120 SQFT TYPICAL)
 - 2 MEDIUM CONFERENCE ROOMS (4 - 10 SEATS)
 - 1 LARGE CONFERENCE ROOM (18 SEATS)
 - 3 SMALL CONFERENCE ROOMS (2 - 3 SEATS)
 - 3 FOCUS/TELEPHONE ROOMS (SINGLE USER - 60 SQFT TYPICAL)
 - 1 WELLNESS ROOM (78 SQFT)
 - 1 IT ROOM (140 SQFT)
 - 1 MAIL/STORAGE (225 SQFT)
 - 1 COPY (164 SQFT TYPICAL)
 - 1 PANTRY/VENDING

- P1 - OFFICE - SW: 20,226 RSF
375 RSF PER PERSON**
- 1 NEIGHBORHOOD - 42 6x8 WORKSTATIONS
 - 12 OFFICES (120 SQFT TYPICAL)
 - 3 MEDIUM CONFERENCE ROOMS (4-10 SEATS)
 - 1 LARGE CONFERENCE ROOM (18 SEATS)
 - 5 SMALL CONFERENCE ROOMS (2-3 SEATS)
 - 2 FOCUS/TELEPHONE ROOMS (SINGLE USER - 60 SQFT TYPICAL)
 - 1 WELLNESS ROOM (100 SQFT)
 - 1 IT ROOM (85 SQFT)
 - 1 MAIL / COPY (200 SQFT)
 - 1 PANTRY/VENDING

ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS

SC #1

National rank for Business Incentive Programs

SC #2

National rank for Overall Cost of Doing Business

466K+

Annual visitors to the Rock Hill Sports and Event Center

70K +

Population within Rock Hill's City Limits

250K +

Population within York County

2M +

Population within the Charlotte Region

50K +

Daily commuters from York County to Charlotte

34.2 YRS

Median Age

32.8%

of the population with an Associates Degree or higher

29 MILES

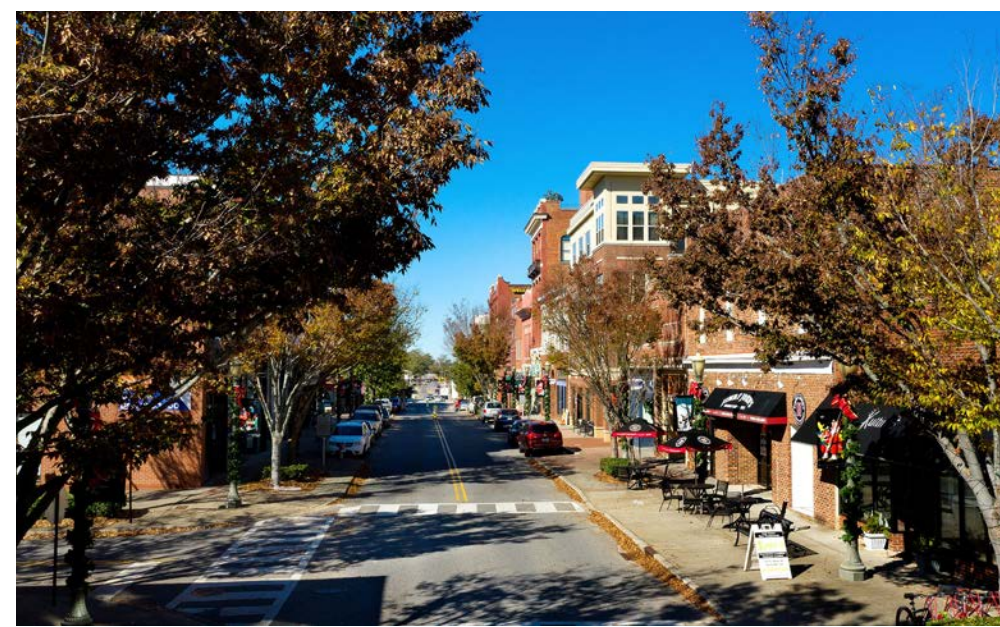
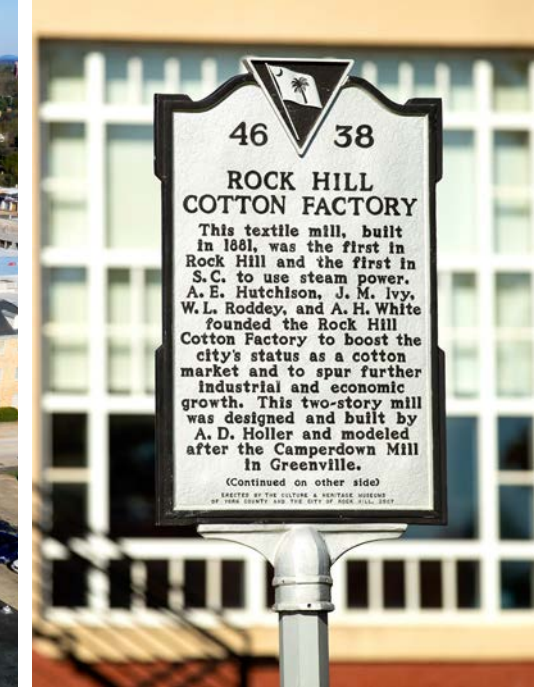
to CLT Airport, 6th busiest airport nationwide

#1

York County Public School ranking within SC

31

Number of parks in Rock Hill



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, retail and 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

Proposed 4,700 SF adaptive reuse restaurant/roof top style bar with outdoor seating, and public art.

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.

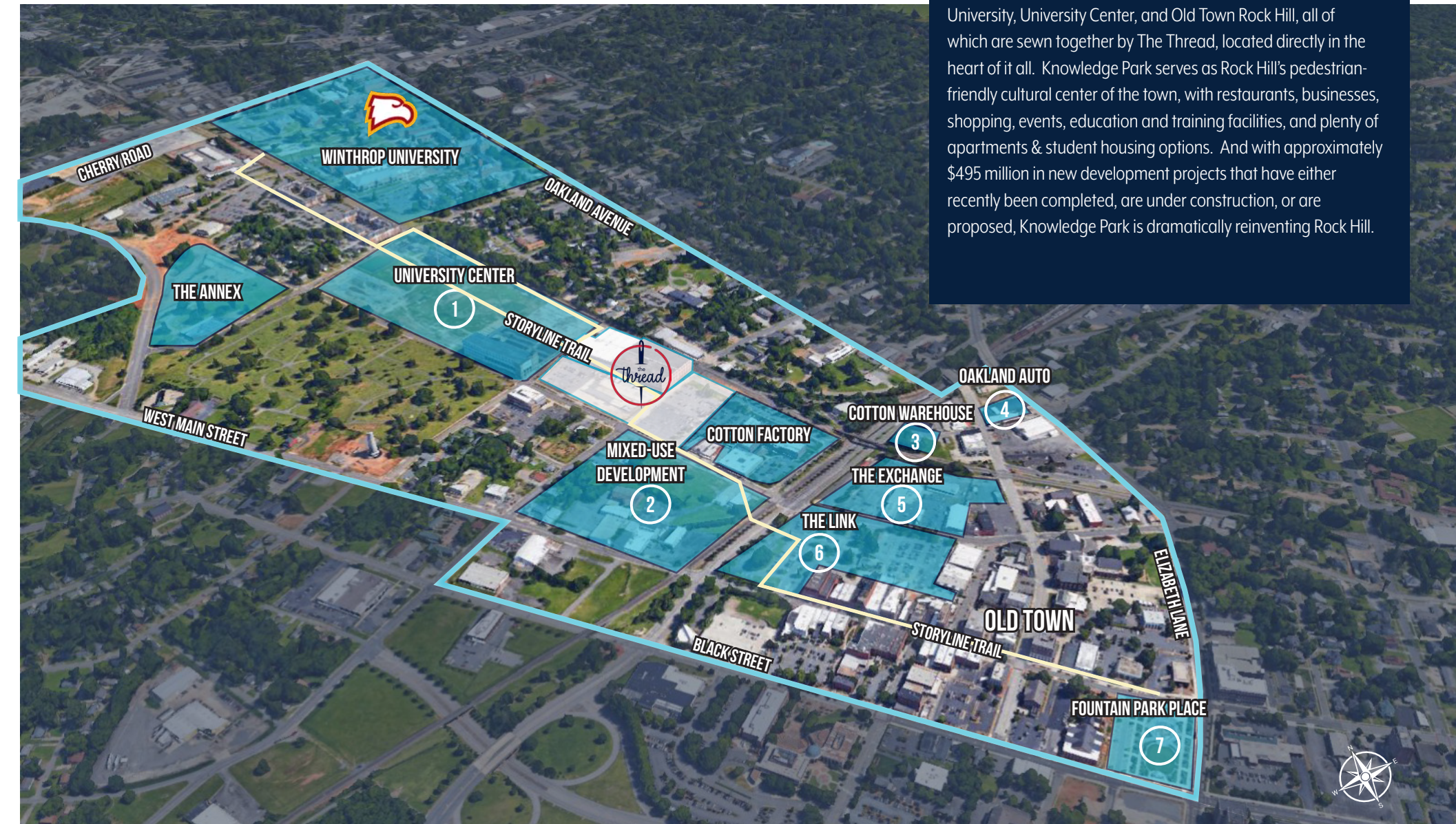
6 THE LINK

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 400 space parking deck.

PROJECT	AMOUNT	CUMULATIVE
THE THREAD	\$100M	(in millions)
UNIVERSITY CENTER	\$230M	\$330M
CAMBRIA HOTEL	\$16M	\$346M
POWER PLANT	\$12M	\$358M
THE EXCHANGE	\$43M	\$401M
THE LINK	\$50M	\$451M
MIXED-USE DEVELOPMENT	\$40M	\$491M
OAKLAND AUTO	\$4M	\$495 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 \$495 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: just under 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





ROCK HILL AMENITIES MAP

1	Starbucks
2	Einstein Bros. Bagels
3	Slow Play Brewing
4	Charlotte Avenue YMCA
5	Headline Designs
6	College Cycles Bicycle Shop
7	Cambria Hotel
8	Rock Hill Sports & Event Center
9	Old Town Kitchen + Cocktails
10	Select Bank & Trust
11	Family Trust Federal Credit Union
12	Old Town Farmer's Market at Legal Remedy Brewing
13	Legal Remedy Brewing
14	Faded Crown Gift Shop
15	Legal Remedy Brewing Pizza
16	The Common Market

17	Dust Off Brewing Co.
18	The Mercantile
19	Knowledge Park
20	The Bleachery Salon
21	Salt Water Seafood Market
22	United States Post Office
23	The Roasting Company
24	The Flipside Restaurant
25	Millstone Pizza and Taphouse
26	Rock Hill Brewing Company
27	Wells Fargo Bank
28	Center for the Arts
29	Tattooed Brews
30	Main Street Children's Museum
31	Kounter
32	Play I UP Bar

33	Nailed It DIY Studio
34	Jimmy John's
35	Main Street Bottle Shop
36	Amelie's French Bakery & Café
37	Synergy Yoga & Wellness
38	York County Public Library
39	Old Town Amphitheater
40	Sweet Tea Café
41	Tom S. Gettys Art Center
42	Bank of America
43	Friends Books on Main
44	TS Brown Flower Market
45	Ay Papi Tacos + Tequila
46	South State Bank
47	First Citizens Bank
48	TD Bank

● SERVICES + RETAIL

● RESTAURANTS

● BANKS

● ENTERTAINMENT

EXCEPTIONAL ACCESSIBILITY





THE THREAD

ROCK HILL, SC

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