



Prime Restaurant / Bar / Event Space **FOR LEASE**

378 Technology Center Way
Rock Hill, SC 28134



Table of Contents

- 03 SPACE OVERVIEW
- 04 PROPERTY HIGHLIGHTS
- 05 FLOOR PLAN
- 07 FURNITURE, FIXTURES & EQUIPMENT
- 09 PHOTOS
- 11 IN THE AREA
- 12 DEMOGRAPHICS
- 13 ABOUT POWERHOUSE
- 14 BROKER PROFILES

POWERHOUSE

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ASSET & OCCUPANCY SOLUTIONS



Built Out Restaurant

Opportunity to secure prime restaurant location at Powerhouse, an award-winning adaptive reuse development. The built out restaurant and bar space features inviting historic architectural design features and an awesome outdoor patio/bar. Furniture, fixtures and equipment in place and ready to go.

Powerhouse is part of the University Center development featuring 305 student housing beds, 150 multifamily residences, the 110 room Cambria hotel, and The Rock Hill Sports & Event Center with over 110,000 visitors per year.

More demand drivers are underway. The Bleachery Fieldhouse arena is under construction across the street, 250 more student housing beds are under construction and another 140 apartments are in planning on the University Center development.

Address	378 Technology Center Way Rock Hill, SC 28134
RSF	±3,650 @ \$26/RSF/MG
Patio RSF	±1,250 @ \$10/SF
Parking	Free parking
Signage	Visibility on front of bldg
Year Built	2023

Property Highlights

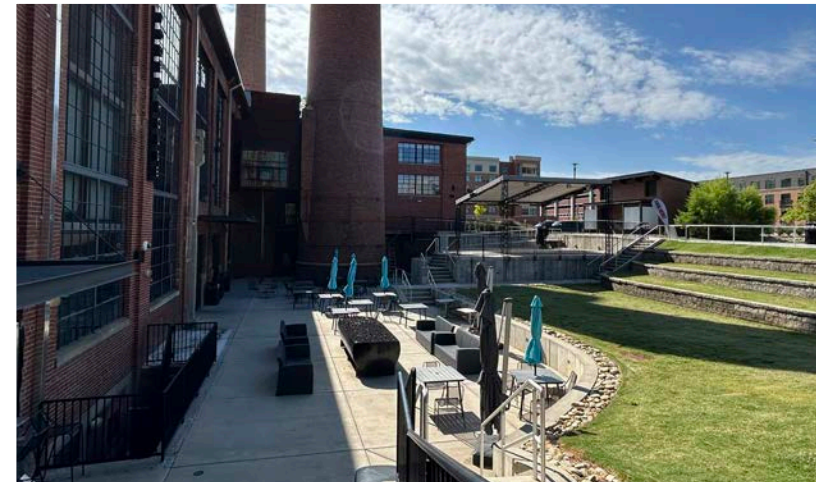
- Outdoor patio seating and bar
- Second generation space saving tenant improvement costs
- Newly renovated, triple-height open lobby that provides a fabulous entrance experience
- Indoor and outdoor restrooms outside of rentable square footage
- Seating space for ±150
- Space is adjacent to event lawn
- Events in the lawn can be coordinated
- Free covered parking for patrons

The Powerhouse at Rock Hill is a destination like no other—an energetic hub of culture, commerce, and community featuring vibrant events, diverse dining options, modern housing, collaborative office spaces, live music performances, and two world-class sports arenas. Designed as a catalyst for urban revival, it blends historic character with cutting-edge amenities, making it a year-round draw for residents, visitors, and businesses alike.

Current tenants include Red Wolf Martial Arts Academy, offering Muay Thai, Brazilian Jiu-Jitsu, wrestling, and youth programs that attract families from Rock Hill, Fort Mill, and surrounding areas; The Pour Market, a gastropub and market featuring craft beer, curated wines, gourmet bites, and regular events that activate the space and draw consistent community traffic; and a well-established barber shop providing convenient grooming services for visitors and residents alike. Together, these tenants create a lively mix that drives daily foot traffic and enhances the Powerhouse's appeal as a true community destination.

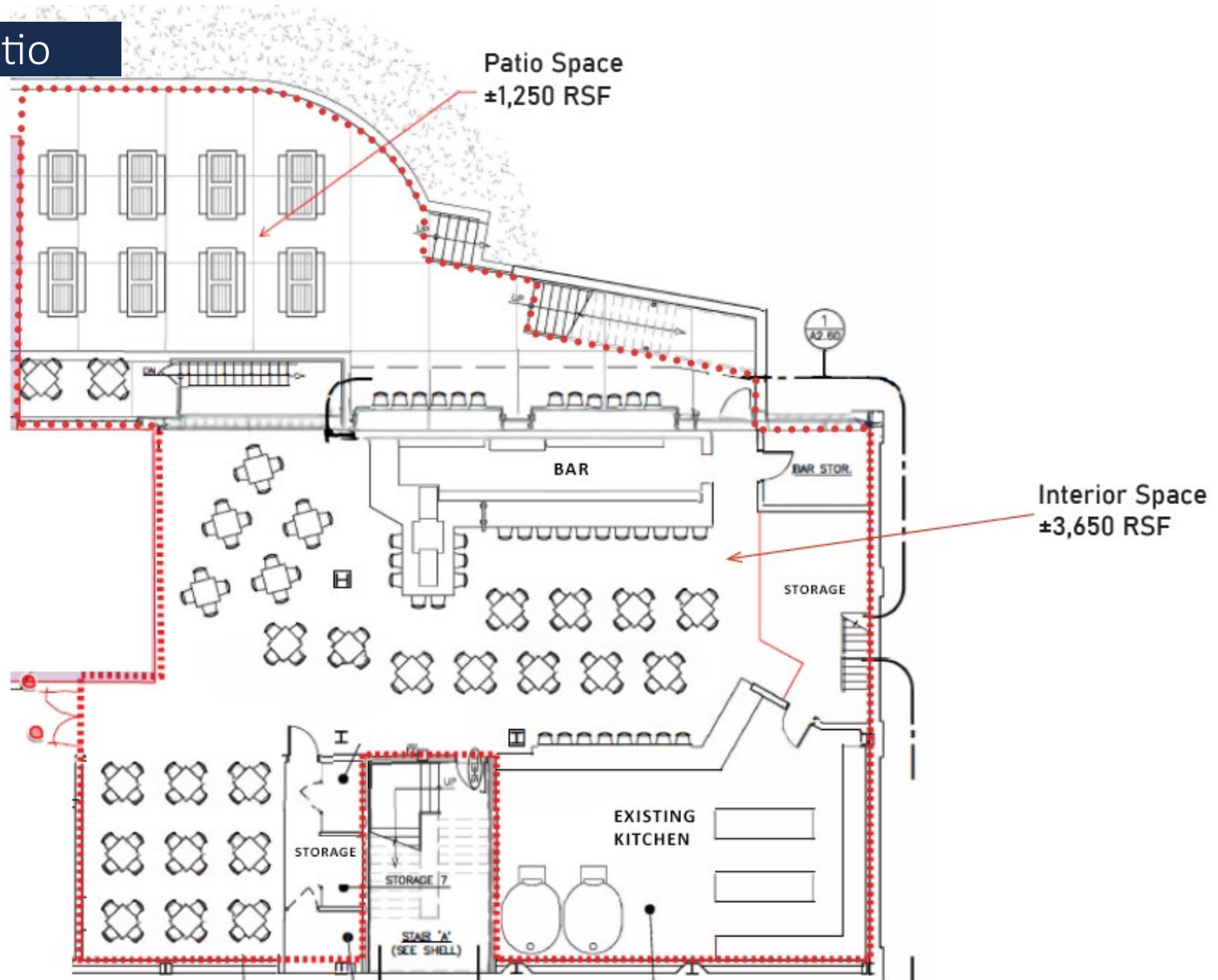


Event Lawn



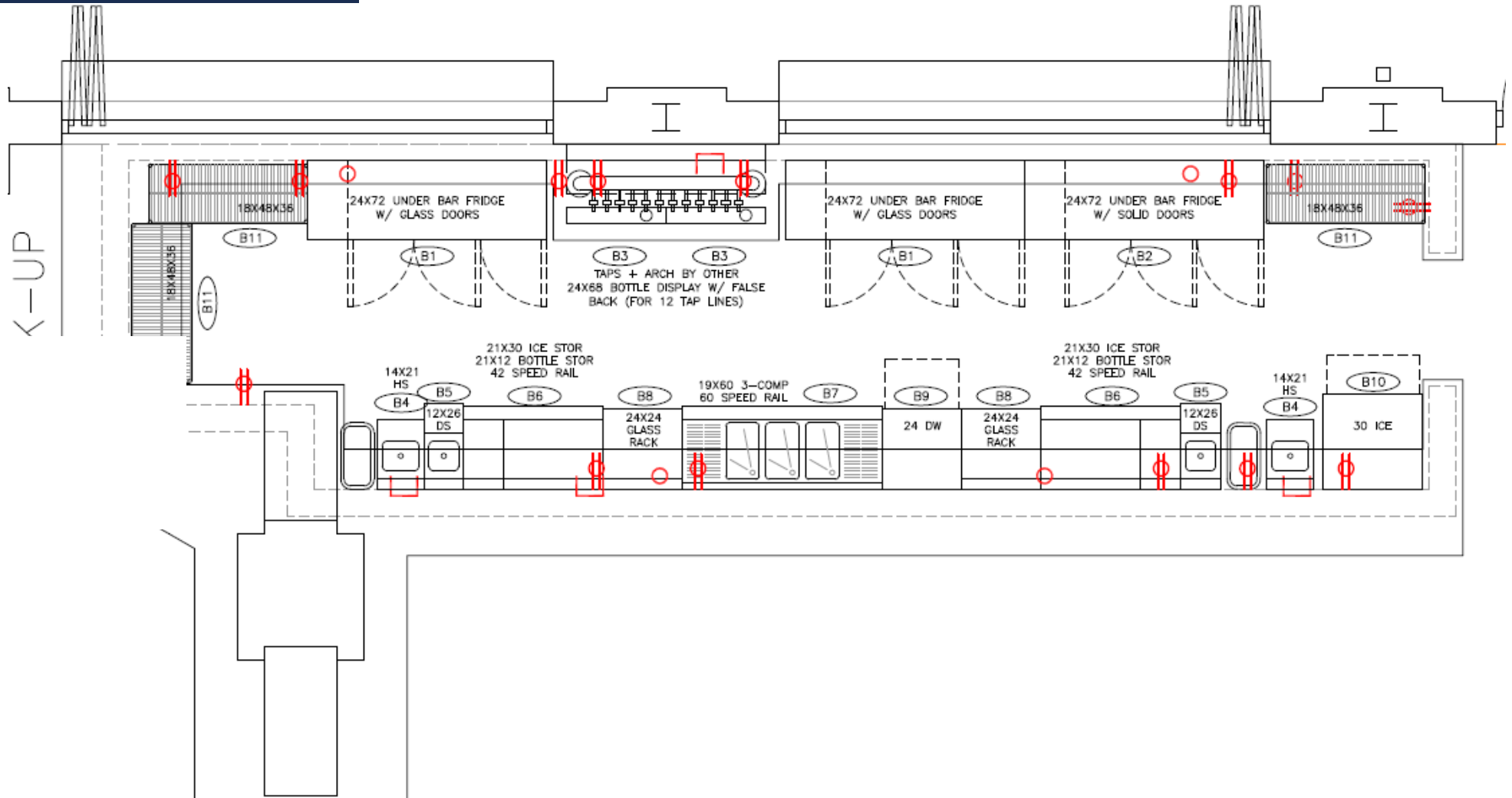
Floor Plan

Interior & Patio



Floor Plan

Close Up of Bar



Furniture, Fixtures & Equipment

Kitchen

Tracking Code	Qty	Equipment Type	Dimensions (in)			Manufacturer	Model
			Length	Depth	Height		
RNG	4	Range, 4 Burner	24	32.75	60.5	CPG	351524N
ICE	3	Ice Maker, Upright - Half Dice Size	30	34	71.5	Manitowoc	IYT0450A-161/D-570
REF-RI	5	Refrigerator, Reach-In, 2-Door	54	32.25	82.5	Avantco	A-49R-HC
GRID	1	Griddle, Flat Top	60	27	17.5	Vollrath	FTG9060
FRY	2	Deep Fryer, Freestanding				Avantco	
REF-BSE	4	Refrigerator, Base, 2-Door	60			Avantco	CBE-60-HC
FRZ-RI	5	Freezer-Reach-In, 2-Door	54	32.19	82.5	Avantco	178-SS-2-FHC
FRZ-RI	7	Freezer, Reach-In, Upright	53.2	32.5	82.5	Avantco	178-SS-2-FHC
REF-PRP	5	Refrigerator Prep Table, 2 Door	52			Avantco	
WT	18	Work Table					
WT	19	Work Table					
EQ-ST	1	Equipment Stand, for Prep Table	24	24	22	Regency	600ES2424G
EQ-ST	2	Equipment Stand, for Prep Table	24	24	22	Regency	600ES2424G
WSU	3	Wire Shelving Unit, 4-Shelves	48	18	64	Generic	
WSU	4	Wire Shelving Unit, 4-Shelves	48	18	64	Generic	
RDR	9	Wire Shelving Unit, 5-Shelves	59	17	71	Generic	
CASH-DWR	10	Wire Shelving Unit, 2-Shelves	72	12	28	Generic	
CASH-DWR	5	Work Table, Stainless Steel	72	30	34	Regency	
REF MER 1	1	Stand up Fridge for bottled drinks, 1 door				Avantco	
		2 Door Refrigerated drink machine				ATOSA	
		Toast Equipment					
DRY-RK	1	Drying Rack, Wall Mount, Over Sink	40	44	18	Metro	SmartWall G3
SSU	1	Solid Shelving Unit, 4 Shelves, Black Epoxy	77	24	72		
WSU	5	Wire Shelving Unit, 4-Shelves	48	24	75	Generic	
WCAB	1	Work Cabinet, Stainless Steel	60	24	36	Regency	600EBT2460R
WT	4	Work Table, Stainless Steel	72	24	34	Regency	

Furniture, Fixtures & Equipment

Bar

Tracking Code	Qty	Equipment Type	Dimensions (in)			Manufacturer	Model
			Length	Depth	Height		
B1	2	Under Bar Rfrg - Glass Doors	72.75	24.50	35.75	Avantco	UBB-72G-HC
B2	1	Under Bar Rfrg - Solid Doors	72.75	24.50	35.75	Avantco	UBB-72-HC
B3	2	Beer Tap Drip Tray w/ Glass Rinser (Surface Mount)	30.00	5.00	0.75	Micro Matic	DP-120D-30GR
B4	2	Hand Sink w/ Faucet	14.00	21.00	33.00	Regency	600B12114
B5	2	Dump Sink / Blender Station	12.00	26.00	33.00	Regency	600BSDS2612
B5.1	2	Dump Sink Gooseneck Faucet	-	-	-	Regency	600FW44GLL
B6.1	2	Ice Bin w/ 10-Circuit Cold Plate	30.00	21.00	33.00	Regency	600IB2130C0
B6.2	2	Ice Bin Lids	30.00	21.00	-	Regency	600IB2130LID
B6.3	2	Ice Bin for Mixer Bottles	12.00	21.00	33.00	Regency	600IB2112
B6.4	2	Ice Bin Speed Rail - Single Height	42.00	4.13	6.50	Regency	712B5542
B7.1	1	3-Compartment Sink w/ Faucet	60.00	18.75	33.00	Regency	600B31014213
B7.2	2	3-Compartment Sink Speed Rail	30.00	4.13	6.50	Regency	712B5530
B8	2	Glass Rack w/ Drain Board	24.00	23.00	33.00	Regency	600GRSU2324C
B9	1	Dishwasher w/ 6" Stand (Height is w/ Stand)	24.25	24.00	39.38	Noble	495UL30KIT6
B10	2	Ice Maker - Medium Cube Size	30.00	30.00	33.00	Scotsman	CU3030MA-1
B11	3	Wire Shelving Unit	48.00	18.00	34.00	Regency	460EB1848K33



Bar



Seating Area



Brewery Station



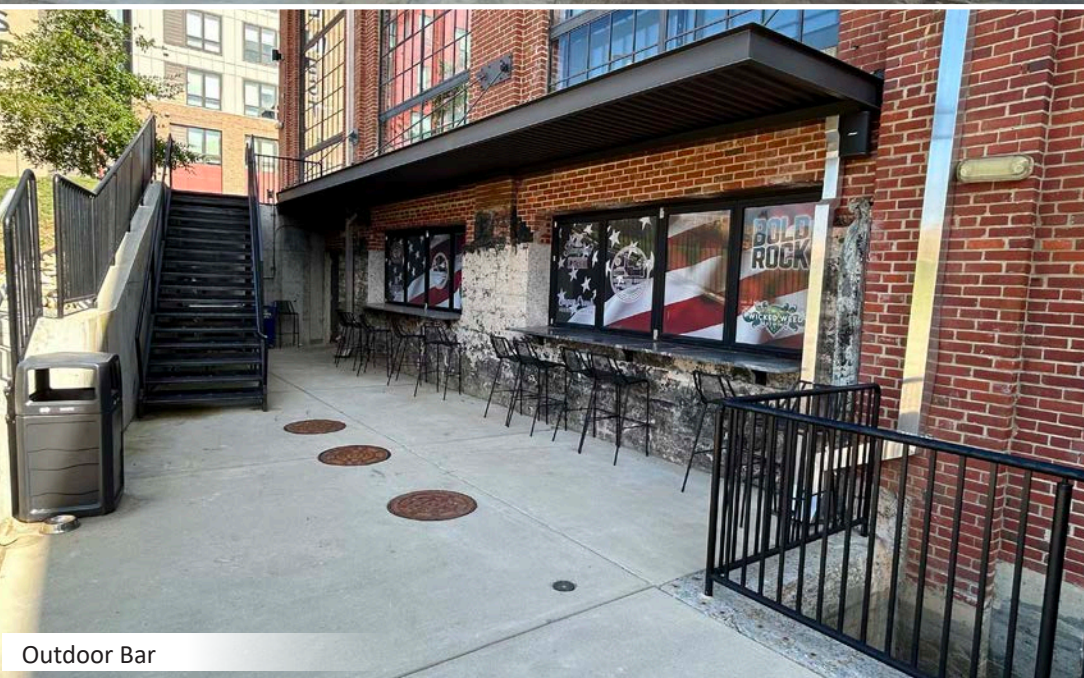
Bar & Seating



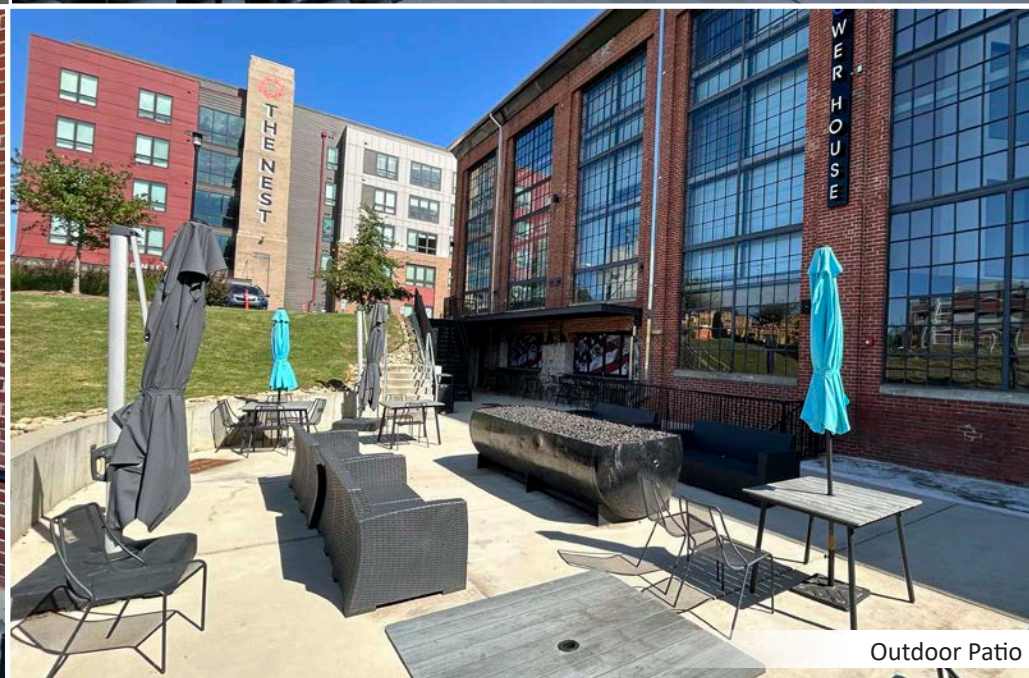
Seating Area



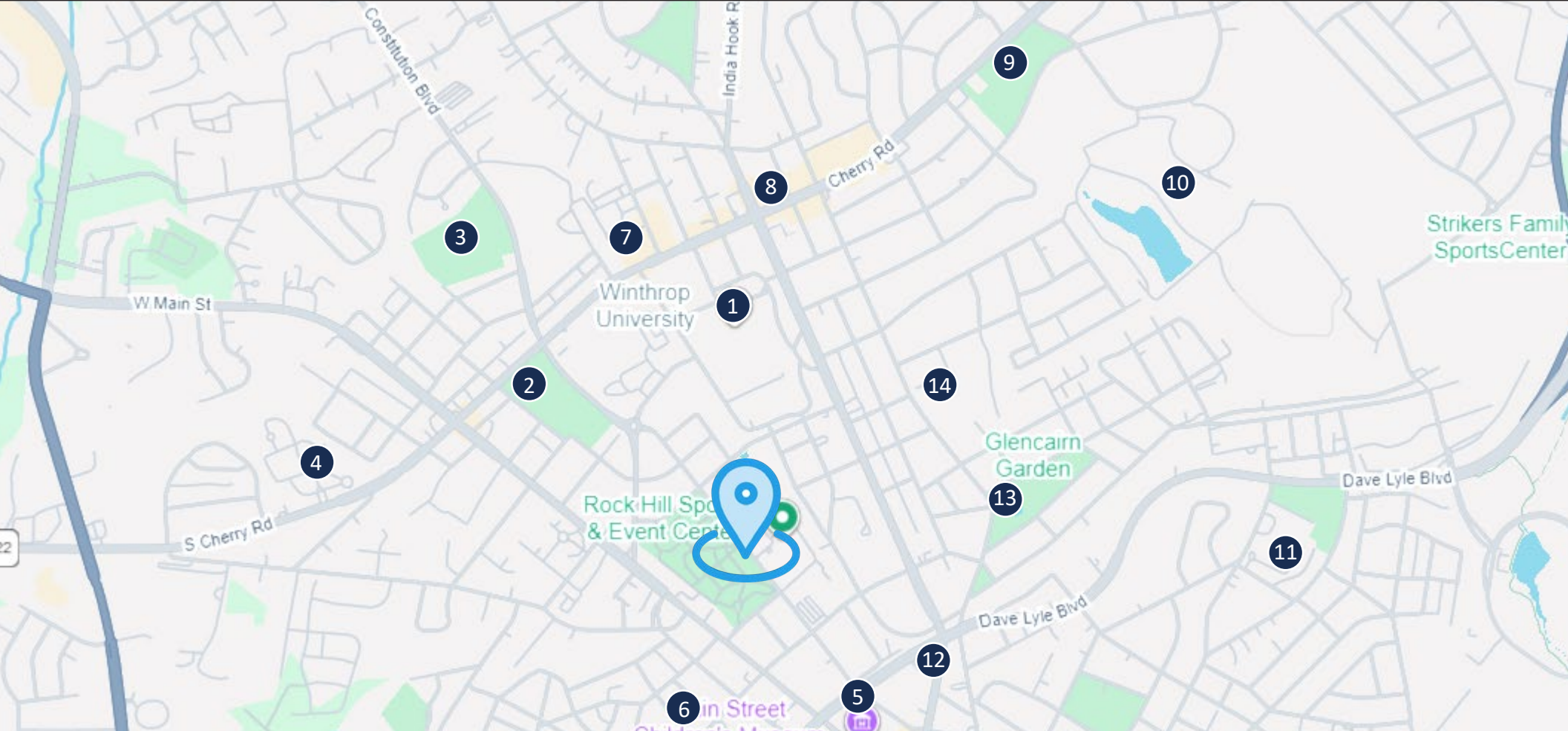
Outdoor Patio



Outdoor Bar



Outdoor Patio



In The Area



Subject Property

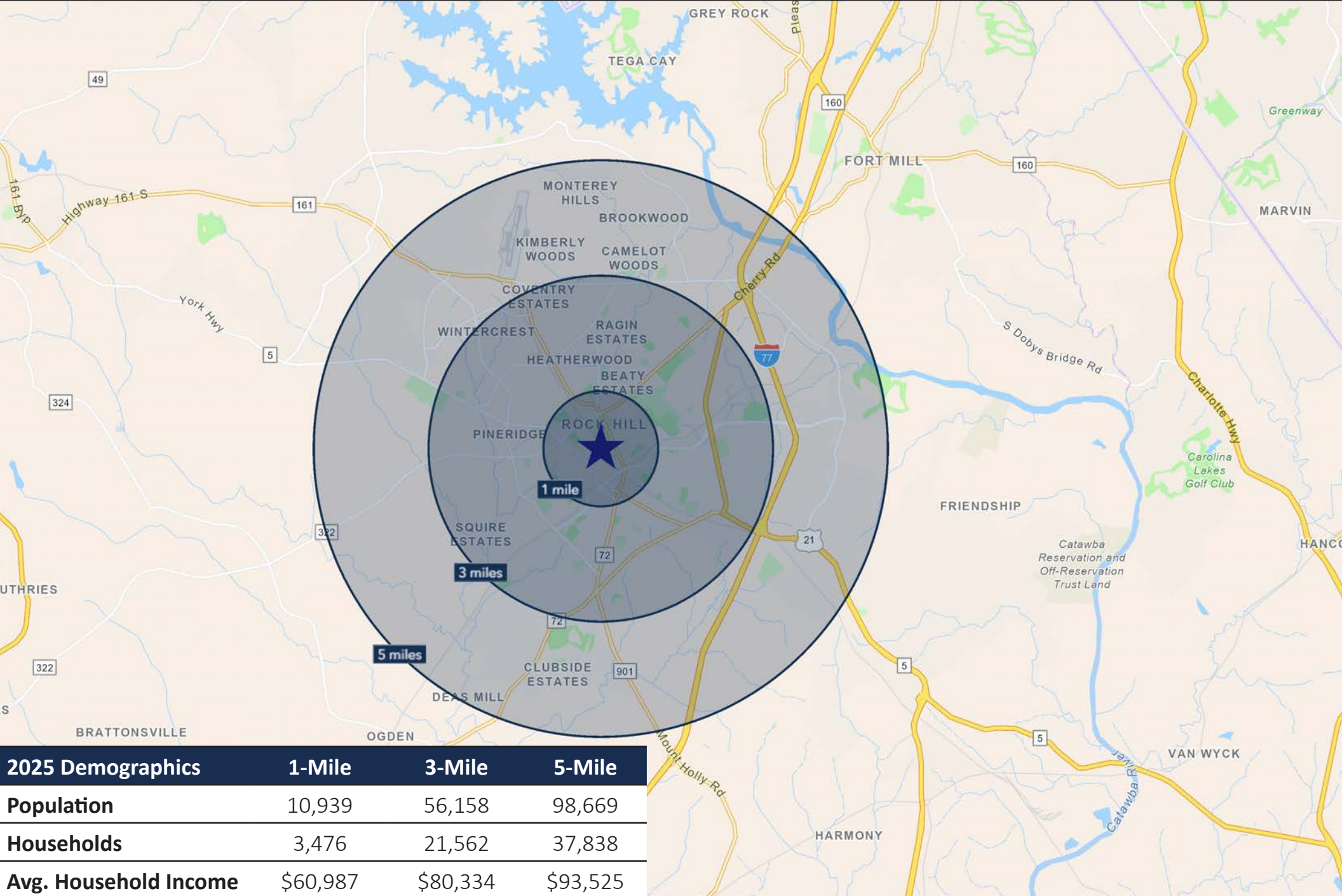
- 1 Winthrop University
- 2 District Three Stadium
- 3 Boyd Hill Recreation Center
- 4 K3 Sports Academy

- 5 Main Street Children's Museum, Rock Hill Downtown Historical District
- 6 Rock Hill City Hall
- 7 Fiery Crab Juicy Seafood, Burgers & Barley, Ford's Felt & Tavern
- 8 The Perch, Hobo's, Wingbonz, Sub Station II, Dragon Express, Wild Flour Sweets, Starbucks, Ace Hardware, Jersey Mikes Subs
- 9 **Winthrop Park**, Miracle Park of Rock Hill, Wintrop Coliseum, Terry Softball Fields, Winthrop Ballpark, Tennis Courts

- 10 Winthrop Golf Course, Soccer Fields, Softball Fields, Irwin Belk Track at Winthrop University, Winthrop Lake
- 11 Northside Elementary, Northside Recreation
- 12 The Roasting Company- Chicken Restaurant
- 13 Glencairn Garde, Cedar Crest Park, Rock Hill Pilates, Garden Sanctuary Church
- 14 Charlotte Avenue YMCA, Ice Youth Athletic Training



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



Source: 2025 ESRI

THE POWER HOUSE IS COMPRISED OF RETAIL, RESTAURANTS, LUXURY APARTMENTS, AND AN EVENT VENUE IN ROCK HILL, SC.

University Center at Knowledge Park is located in Rock Hill, South Carolina. University Center is a ±1.3 million square foot revival of the historic ±23-acre Rock Hill Printing & Finishing Company (“The Bleachery”) site into a ±\$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 Building



The Rock Hill Sports & Event Center



The Park at University Center



The Bleachery Arena

Broker Profiles



MICHAEL BULL, CCIM
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



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Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multi-family, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.



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Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.