



Office | Destination Retail | Barber Shop

±600 SF to ±3,651 SF

FOR LEASE

Power House at University Center | Rock Hill, SC





Power House at University Center | Rock Hill, SC

Office | Destination Retail | Barber Shop
±600 SF to ±3,651 SF Available

Position your business at Power House at University Center, one of Rock Hill's most architecturally distinctive mixed-use destinations. Blending historic character with dynamic modern design, Powerhouse offers an energetic setting that attracts professionals, residents, and visitors year-round. Three exceptional suites are now available:

Suite Info

Suite 1012 | Office or Retail | ±3,651 SF | \$25/SF/YR (MG) | The Grotto Space at Power House is designed for experiential or service-oriented users. The space offers an open layout with strong character consistent with the building's adaptive reuse design, making it well-suited for office, boutique retail, wellness, or specialty concepts looking to benefit from the energy and foot traffic of the University Center district.

Suite 1112 | Creative Office or Destination Retail | ±600 SF | \$2,250/month (includes utilities) | A flexible, design-forward space perfect for destination retail, studio, agency, or an office environment that makes a statement.

Suite 1212 | Former Barber Shop | ±814 SF | \$2,950.75/month (includes utilities) | Former Barber Suite – Ideally suited for barbering, salon, grooming, wellness, or other boutique service concepts. A turnkey opportunity within a space that already carries neighborhood recognition and charm.

All three suites feature premier lobby exposure and overlook the vibrant event lawn—placing your business at the center of the activity that makes Powerhouse the place to be. Tenants enjoy immediate proximity to on-site restaurants, luxury apartments and coffee shop, plus sporting and event arenas, hotel and additional restaurants and entertainment within one block. Establish your presence in a setting defined by architecture, energy, and community.

Power House at University Center | Rock Hill, SC

Power House sets the stage for business success. This award-winning adaptive reuse development blends preserved industrial architecture with bold contemporary design, creating a visually compelling and highly activated environment.

The building is home to an exceptional mix of tenants, including Pour Market Gourmet Food & Beer Garden, Mug and Maple Wellness Cafe, The Most Dope Coffee, and Red Wolf Martial Arts Academy—creating daily energy and built-in customer traffic.

Above and around this vibrant commercial core are 37 luxury rental residences, adding an immediate residential presence and consistent activity throughout the week.

Powerhouse is further strengthened by its strategic location within one block of two major arenas, a full-service hotel, additional restaurants and retail, and the academic influence of Winthrop University. The adjacent event lawn and year-round programming enhance visibility and draw visitors from across the region.

With its award-winning design, curated tenant mix, and unmatched walkable amenities, Powerhouse is more than a building—it is a destination.

Address: 378 Technology Center Way | Rock Hill, SC

Parking: Free

Signage: Visibility possible in front of building

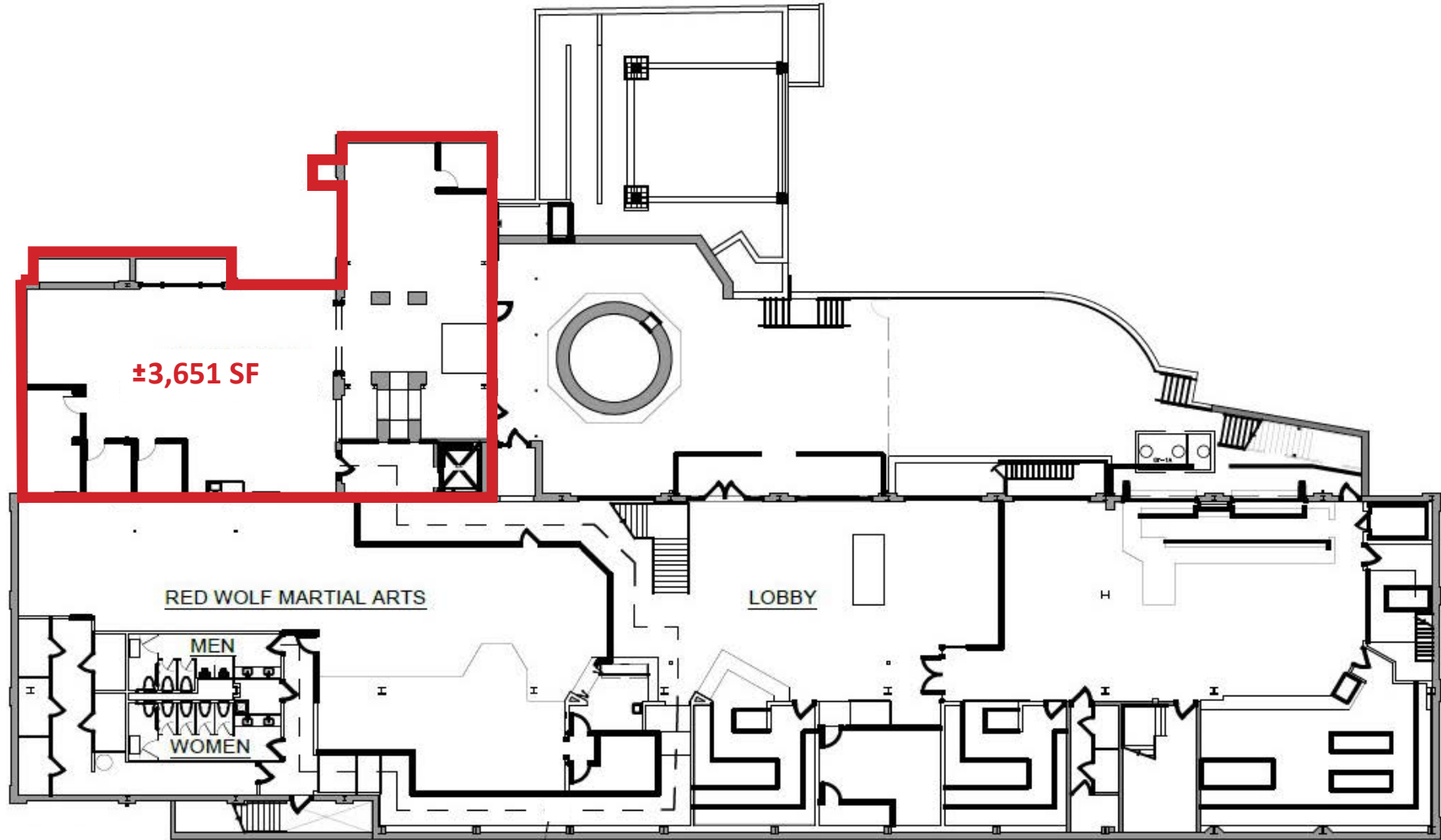
Utilities: Included

Elevator: Yes



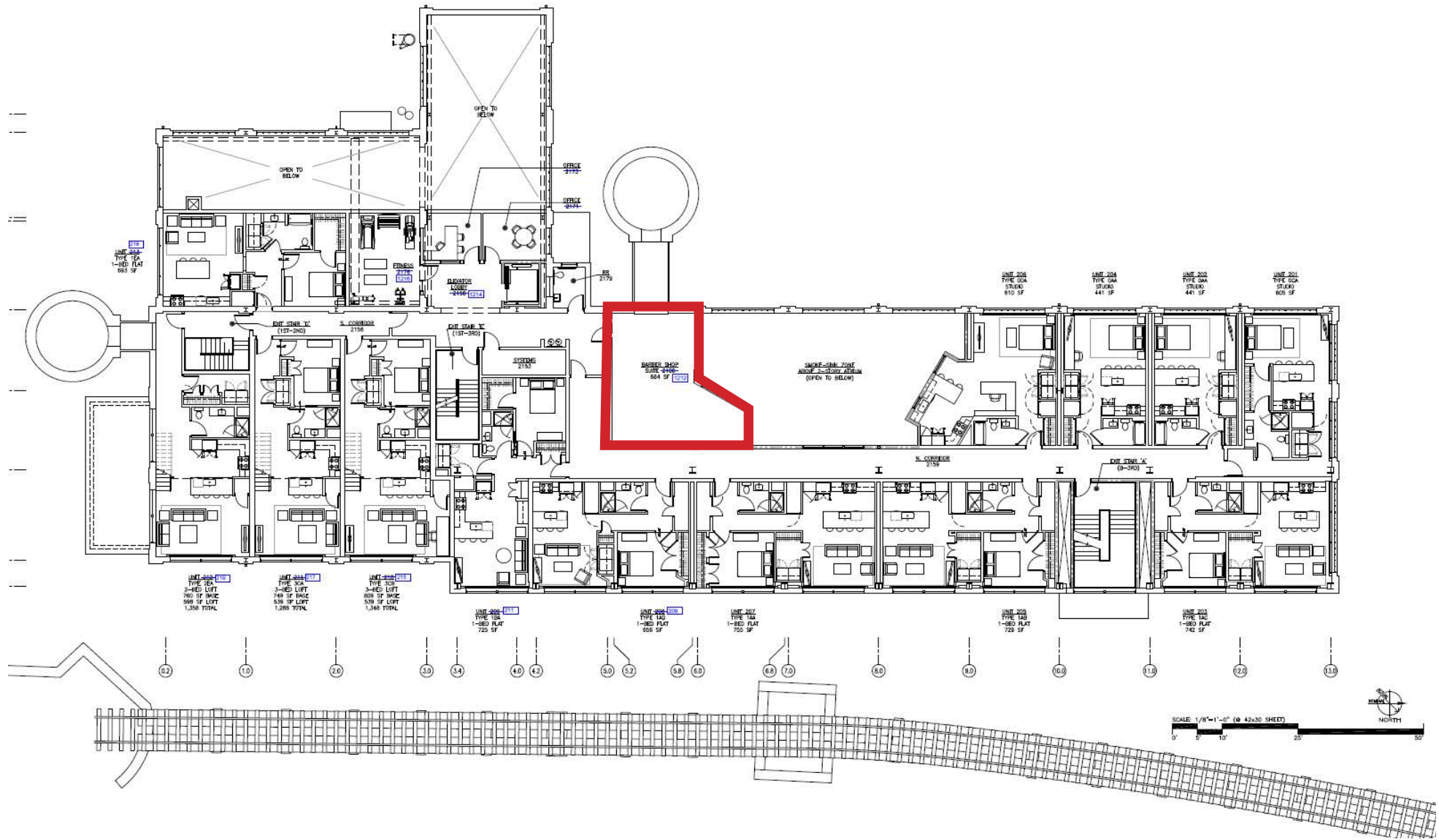
Floor Plan | Suite 1012

Ground Floor



Floor Plan | Suite 1212

Second Floor | ±814 SF

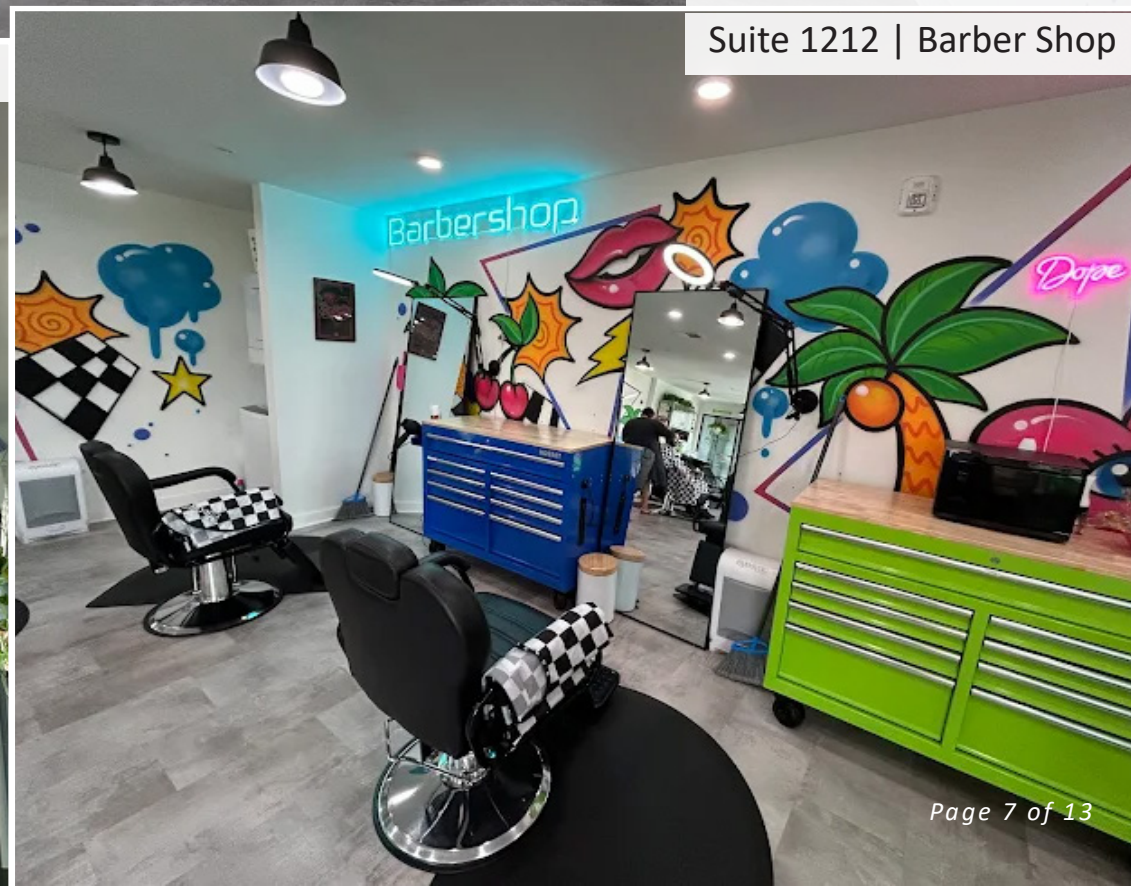




Suite 1212 | Barber Shop

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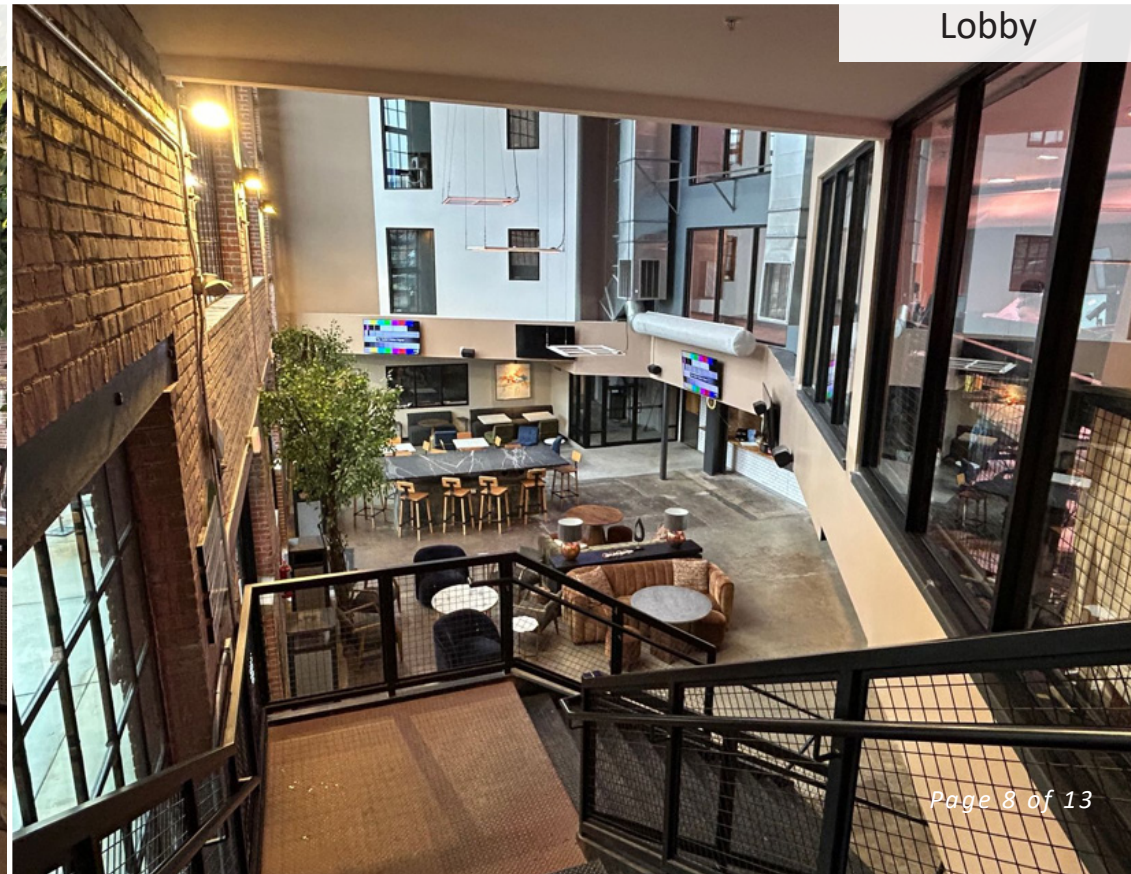




Power House



Lobby



Lobby



Lobby



Lobby

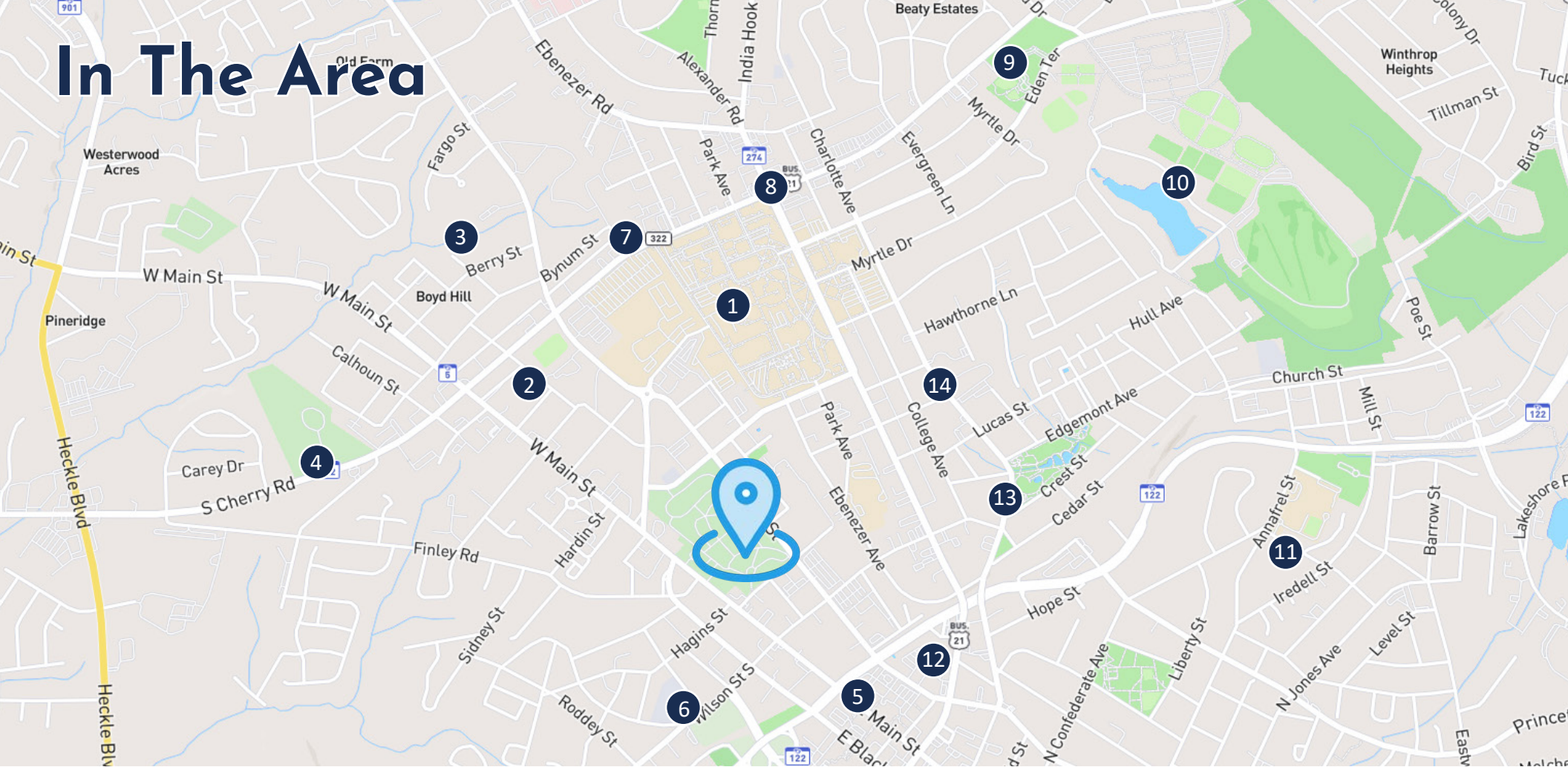


Lobby



Lobby

In The Area



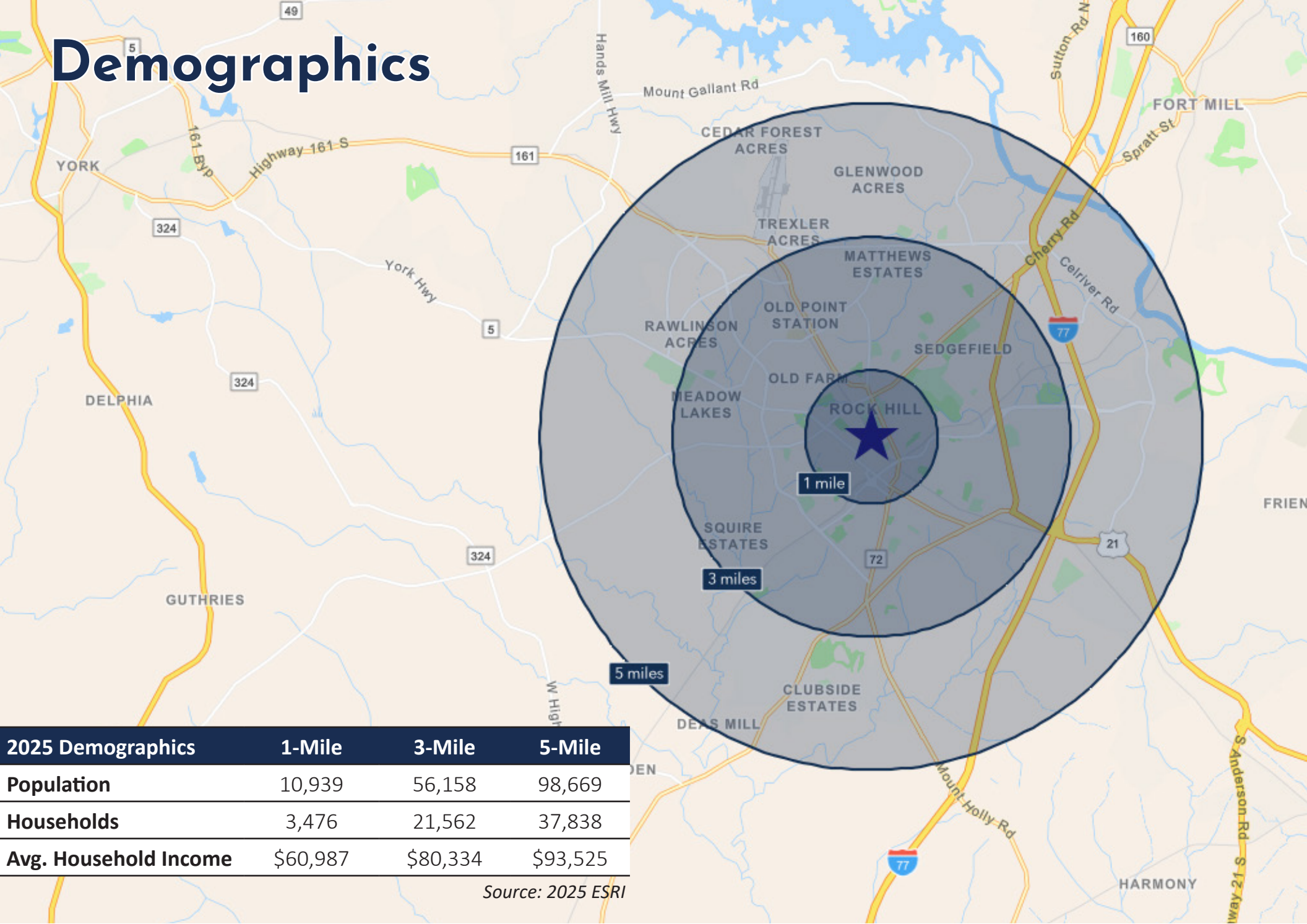
Subject Property

- 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, Winthrop 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

Demographics



2025 Demographics	1-Mile	3-Mile	5-Mile
Population	10,939	56,158	98,669
Households	3,476	21,562	37,838
Avg. Household Income	\$60,987	\$80,334	\$93,525

Source: 2025 ESRI

THE POWER HOUSE AT UNIVERSITY CENTER

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

SPOTLIGHT ON SUCCESS

AWARD RECIPIENT

- NATIONAL HISTORIC RENOVATION AWARD
- ROCK HILL HISTORIC RENOVATION AWARD
- S.C. GOVERNOR'S AWARD FOR HISTORIC RENOVATION
- SPECIAL US CONGRESSIONAL RECOGNITION AWARD
- INNOVATOR OF THE YEAR AWARD

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.

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.



RAMON GARCIA
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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 re-development 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), multifamily, 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.



AUSTIN BULL
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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.