



# 140 E Main Street - City Plaza

## ROCK HILL OFFICE SPACE FOR RENT

Office space now available at City Plaza, a landmark office and retail building located at 140 E Main Street in the heart of downtown Rock Hill. Available spaces include Suite 100, Suite 300, Suite 410, Suite 420, Suite 425, and four executive office suites, offering flexible options for firms of all sizes. This highly visible Main Street location provides walkable access to restaurants, shops, and downtown amenities, along with nearby parking and a professional business environment. Ideal for office users seeking a central, recognizable address within Rock Hill's growing downtown district.

**Property Highlights:**

- ▶ Second Generation Office Spaces
- ▶ Key man Executive Offices available
- ▶ Highly visible downtown location with walkable amenities, restaurants, and retail
- ▶ Ideal for professional office users: legal, accounting, consulting, real estate, financial & admin services
- ▶ Surface parking and building services included; strong downtown traffic



**±124-±5,177**  
**SF**

**Lease Type**  
**Triple Net**  
**Lease (NNN)**  
**or Full Service**

**Zoning**  
**DTWN**  
**Downtown**



**SUITE 100**

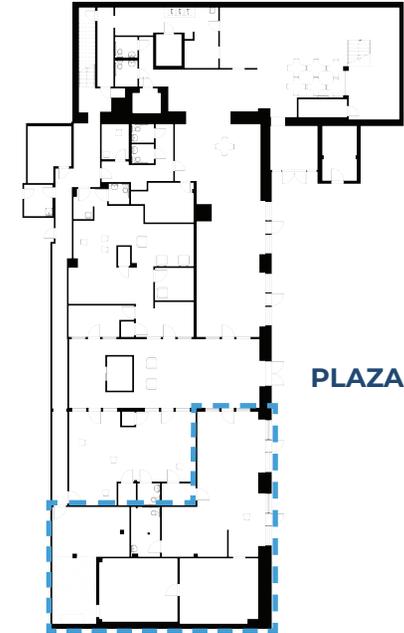
<b>Square Footage</b>	2,118 SF
<b>Rent</b>	\$19/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.50/SF

*Suite Highlights:*

- ▶ 2nd Gen Retail Space
- ▶ Ground floor space
- ▶ Patio access
- ▶ Excellent signage opportunities



**SCAN FOR 3D TOUR**



**SUITE 300**

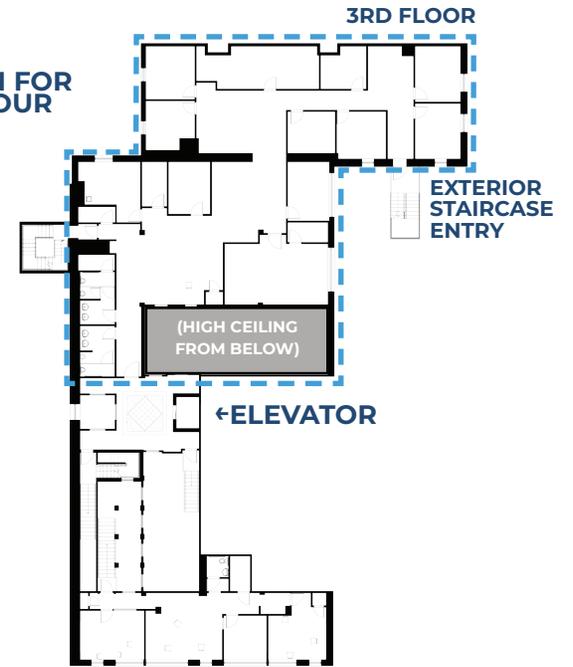
<b>Square Footage</b>	5,177 SF
<b>Rent</b>	\$19/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.50/SF

*Suite Highlights:*

- ▶ Private Entrance via Outdoor Stairwell
- ▶ Multiple Private Offices
- ▶ Private Bathrooms
- ▶ Break Room
- ▶ Direct Access to Elevator



**SCAN FOR 3D TOUR**



**SUITE 410**

<b>Square Footage</b>	1,120 SF
<b>Rent</b>	\$19/SF (\$2,380/mo +utilities)
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.50/SF

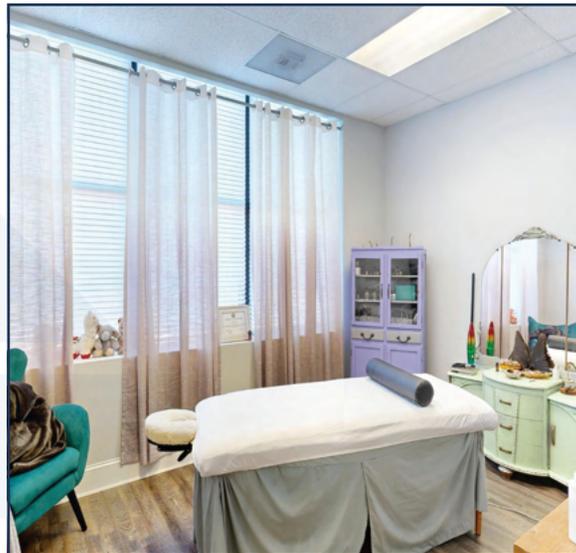
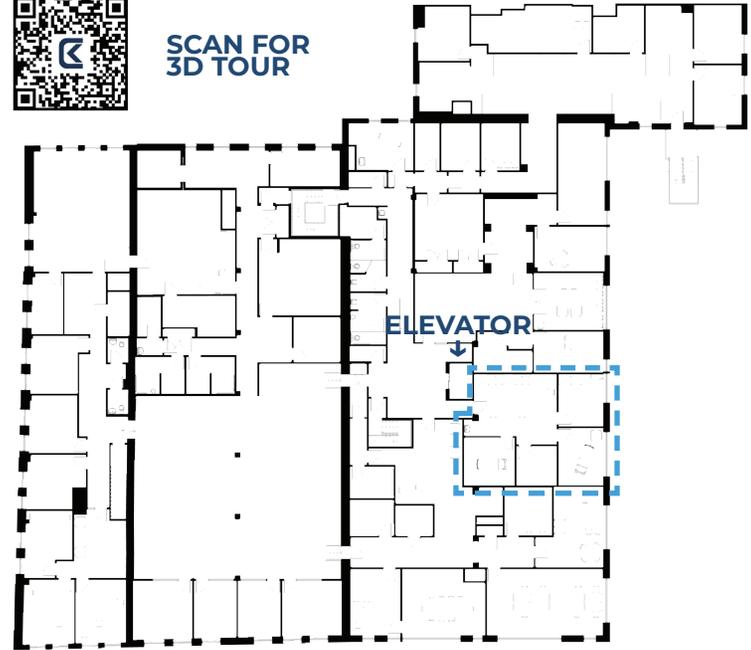
*Suite Highlights:*

- ▶ Reception Entry
- ▶ 4x Private Offices
- ▶ Direct Access to Elevator



**SCAN FOR 3D TOUR**

**4TH FLOOR**



**SUITE 420**

<b>Square Footage</b>	2,233 SF
<b>Rent</b>	\$19/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.50/SF

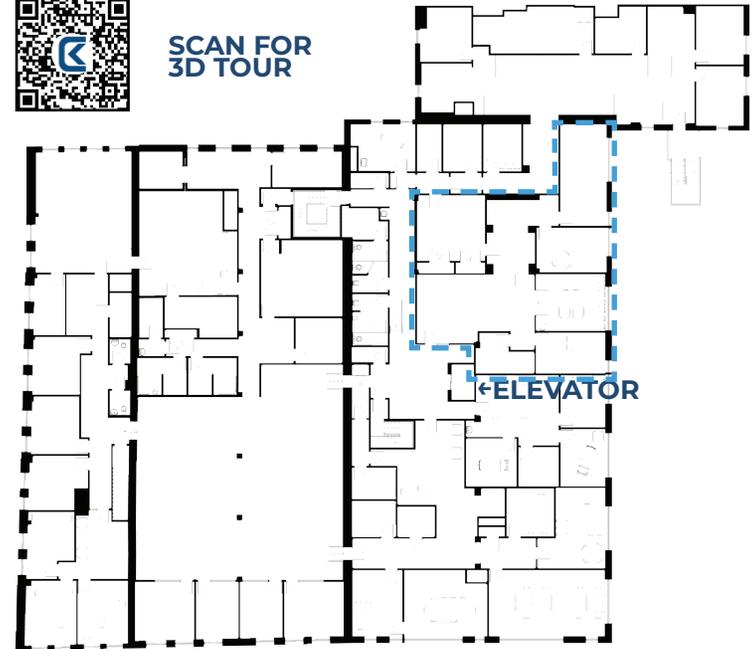
*Suite Highlights:*

- ▶ Reception Entry
- ▶ Conference Room
- ▶ Multiple Private Offices
- ▶ Break Room
- ▶ Direct Access to Elevator



**SCAN FOR  
3D TOUR**

**4TH FLOOR**

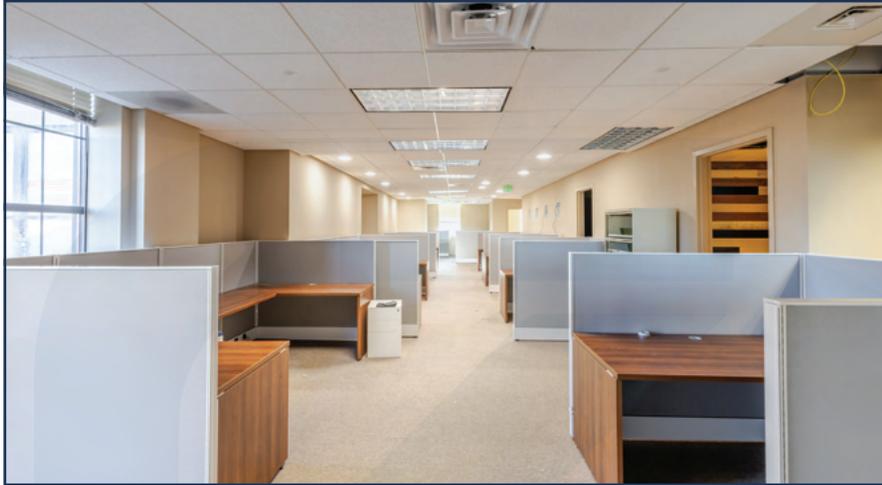


**SUITE 425**

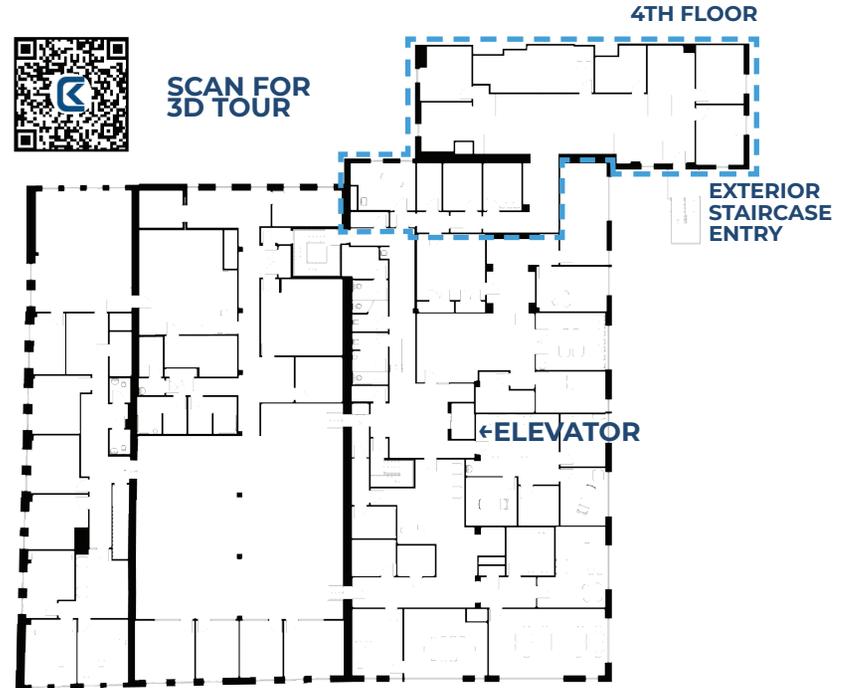
<b>Square Footage</b>	3,270 SF
<b>Rent</b>	\$19/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.50/SF

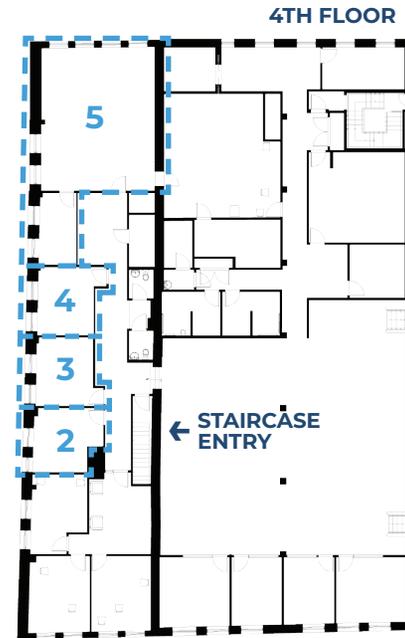
*Suite Highlights:*

- ▶ Private Entrance from Outdoor Stairwell
- ▶ Spacious Conference Room
- ▶ Multiple Private Offices
- ▶ Bullpen-Style Main Area
- ▶ Kitchenette Break Room



**SCAN FOR 3D TOUR**





**SCAN FOR 3D TOUR**

*Executive Suite Highlights:*

- ▶ Full Service Lease
- ▶ Direct Entrance from Indoor Stairwell
- ▶ Larged Shared Kitchenette Break Room

EXECUTIVE SUITES		
UNIT	SQ FT	RENT/MO
Office 2	177	\$750.00
Office 3	183	\$750.00
Office 4	184	\$750.00
Office 5	803	\$1,400.00





*ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS:*

- 70K+** Population within Rock Hill's City Limits
- 275K+** Population within York County
- 3M** Population within Charlotte Metropolitan Area
- #1** York County Public School ranking in SC
- 50K+** Daily Commute from York County to Charlotte
- 4th** Largest City in Charlotte Metropolitan Area
- 34.5** Median Age in Rock Hill
- 40%** of Population has an Associates Degree or Higher



Population projected to grow 16.7% '22-'27



Planned \$325 million in investments to city of Rock Hill in '22-'27



25 miles from downtown Charlotte

PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	14,137	50,962	212,728
Households	5,270	20,472	82,031
Avg. Household Income	\$44,278	\$63,009	\$101,253
Daytime Employees	7,550	29,947	71,457

- 0.1mi** University Place
- 0.7mi** Old Town
- 1.2mi** Winthrop University
- 3.7mi** Interstate 77
- 5.8mi** Riverwalk Rock Hill
- 10.4mi** Baxter Village
- 24.3mi** Southpark Mall
- 29.1mi** CLT Airport





**PROPERTY DETAILS**

<b>Address</b>	140 E Main St. Suites 100, 300, 410, 420, 425 Executive Offices 2-5 Rock Hill, SC 29730
<b>Zoning</b>	Downtown (DTWN)
<b>Square Footage</b>	±124–±5,177
<b>Rent</b>	STE 100, 300, 410, 420, 425 – \$19/SF Exec Offices - Variable
<b>Lease Type</b>	Suites 100, 300, 410, 420, 425 – NNN Exec Offices - Full Service
<b>TICAM (estimated)</b>	\$6.50/SF (100, 300, 410, 420, 425)



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