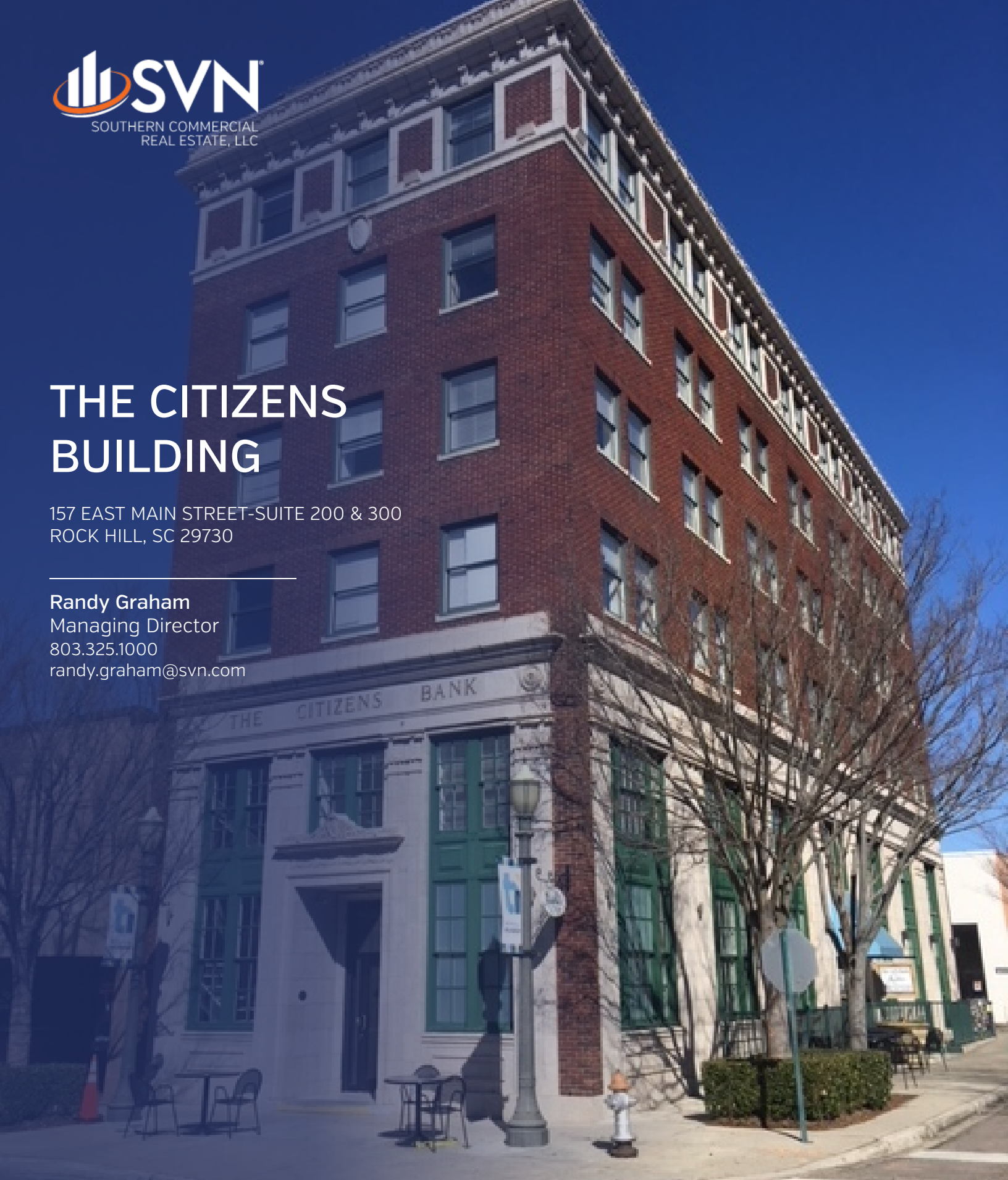




THE CITIZENS BUILDING

157 EAST MAIN STREET-SUITE 200 & 300
ROCK HILL, SC 29730

Randy Graham
Managing Director
803.325.1000
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Property Summary



OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	Suite 200: \$16.00SF/yr (MG)
	Suite 300: \$14.00SF/yr (MG)
Annual Parking & Sanitation:	\$384
Building Size:	15,000 SF
Renovated:	2012
Zoning:	Downtown
Market:	Charlotte Metro
Submarket:	York County SC

PROPERTY OVERVIEW

Suite 200 - 3,000 SF office available on the 2nd floor. Buildout includes conference room, two private offices, lobby and break area. Great natural light with windows throughout.

Suite 300 - 3,000 SF office available on 3rd floor. Recently renovated and in good condition. Features lobby, conference room, 2 private bathrooms & open floor plan. Great natural light with windows throughout.

Parking and sanitation fees: \$384 annually.

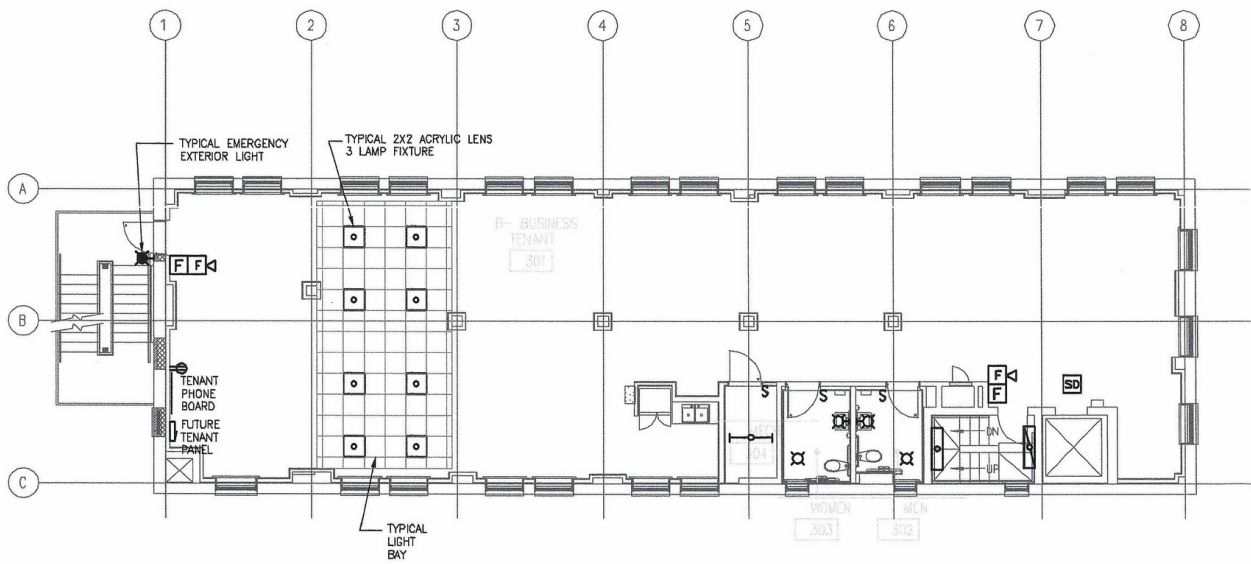
PROPERTY HIGHLIGHTS

- 3,000 SF offices on 2nd & 3rd floor of The Professional Building
- Located on Main Street in rapidly re-developing Downtown Rock Hill, SC
- Great natural lighting with windows throughout
- Walking distance to several Downtown restaurants, including Amelie's, Millstone Pizza, Five & Dine, Jimmy John's, Flipside Restaurant and newest Craft Brewery

Interior Photos - Suite 200



Floor Plans - Suite 300



1 **THIRD - FOURTH FLOOR PLANS**
E-103 SCALE: 1/8"=1'0"

Suite 300 - Interior Photos



Location Maps

