

# STAR PLAZA OFFICE BUILDING - FORT MILL, SC RIVER CROSSING BUSINESS PARK

10K - 62K+ SF  
OFFICE SPACE  
AVAILABLE  
FOR LEASE

**Single Tenant Building  
Opportunity with  
62,341 SF of Office Space  
or Multi-Tenant with as little as  
10,000 SF available.**

**Move-In Ready  
Condition!**

- Open Space Floor Plans
- Flexible Tenant Layouts
- Immediate I-77 Access

**One of the Few Office Buildings with Large Blocks of Space Directly off of I-77 in the Fort Mill / Rock Hill Area.  
Contact Dave Allison: [dallison@srenc.com](mailto:dallison@srenc.com), 704-375-1000 for immediate showings.**



### Building Highlights:

- Office Space Available - Immediate Move-In Ready Condition!
  - Well appointed Lobby greets clients and customers.
  - Immediate Elevator access off common areas.
  - Updated Restrooms on First and Second Floors.
  - Two Training Rooms with Operable Partition in place.
  - Large, customizable Break Room with an Operable Partition as well. Great for company lunch meetings or gatherings.
  - 30+ (total) Private Offices / Conference and Training Rooms, dispersed throughout the First Floor and Second Floors.
  - Copy Room on the first floor with access from two large open areas.
  - Open Office Space floor plans in place for Immediate move-in ready condition.
  - Scenic patio in rear of building with seating possibility.
  - Large windows throughout offering abundant natural lighting.
  - Ample parking with a 4.2 : 1 parking ratio.
  - Immediate access to I-77 from Sutton Rd.
- 62,341 ± Total SF Available.
  - 30,000 ± SF of contiguous space on the First Floor.
  - 32,341 ± SF of contiguous space on the Second Floor.
  - Can Subdivide to as little as 10,000 SF Contiguous.
  - All space on the first and second floor is contiguous for the full 62,341 SF Building.



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Marketing Director / Broker  
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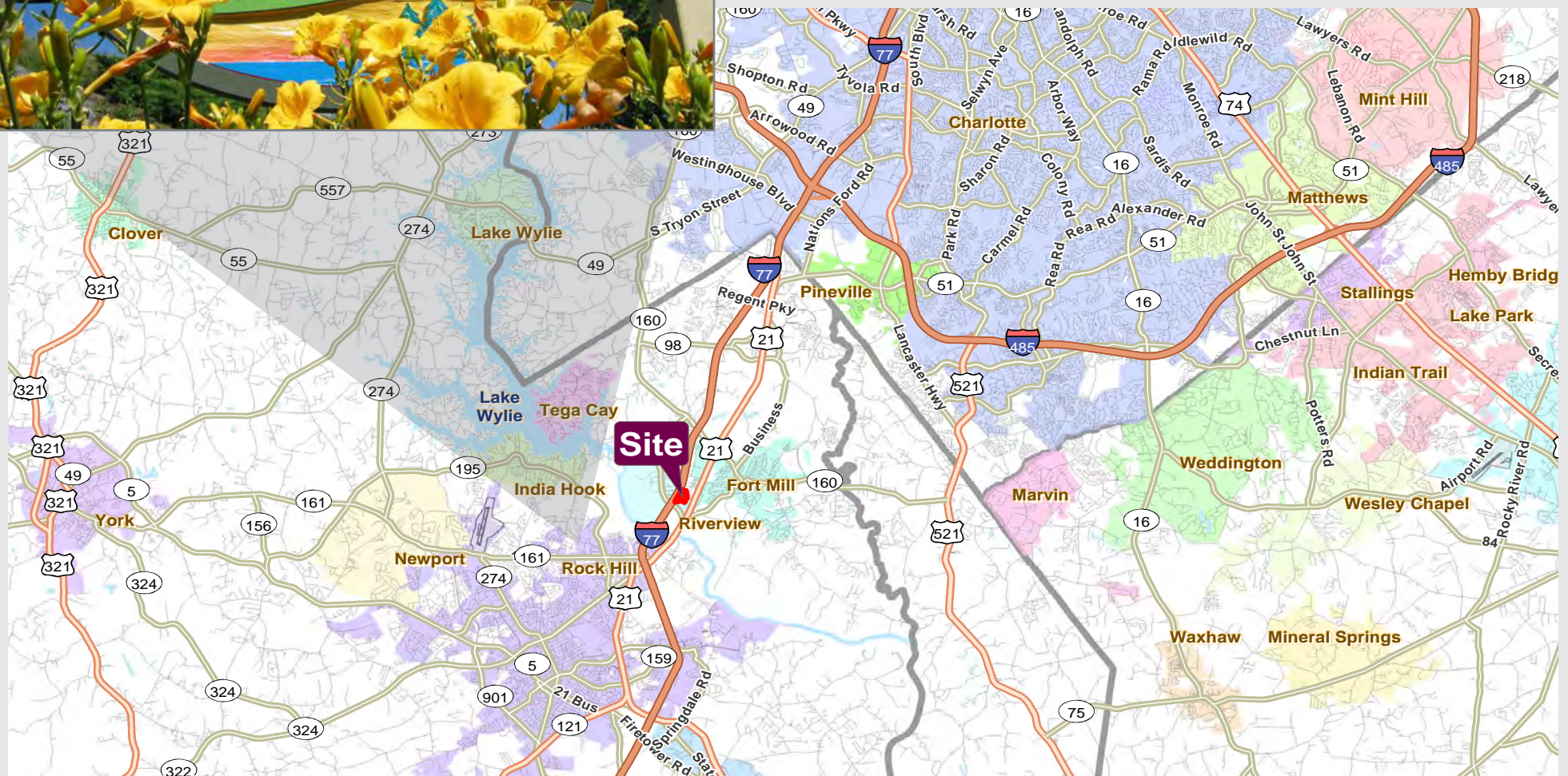




### Location Overview, Rock Hill:

Right where North and South Carolina meet sits a place that encourages big ideas and business breakthroughs. York County offers the advantages of a South Carolina location and business climate with quick access to Charlotte. As the county's largest city, with some of the area's brightest minds and most passionate visionaries, Rock Hill is quickly becoming the regional center for technology and create companies alike. Combined with the area's most comprehensive array of outdoor amenities, the best school districts in the Charlotte region, and the infrastructure to meet a wide range of industry needs, it's time to see what South Carolina has to offer.

For more information, visit: <http://rockhillusa.com/>







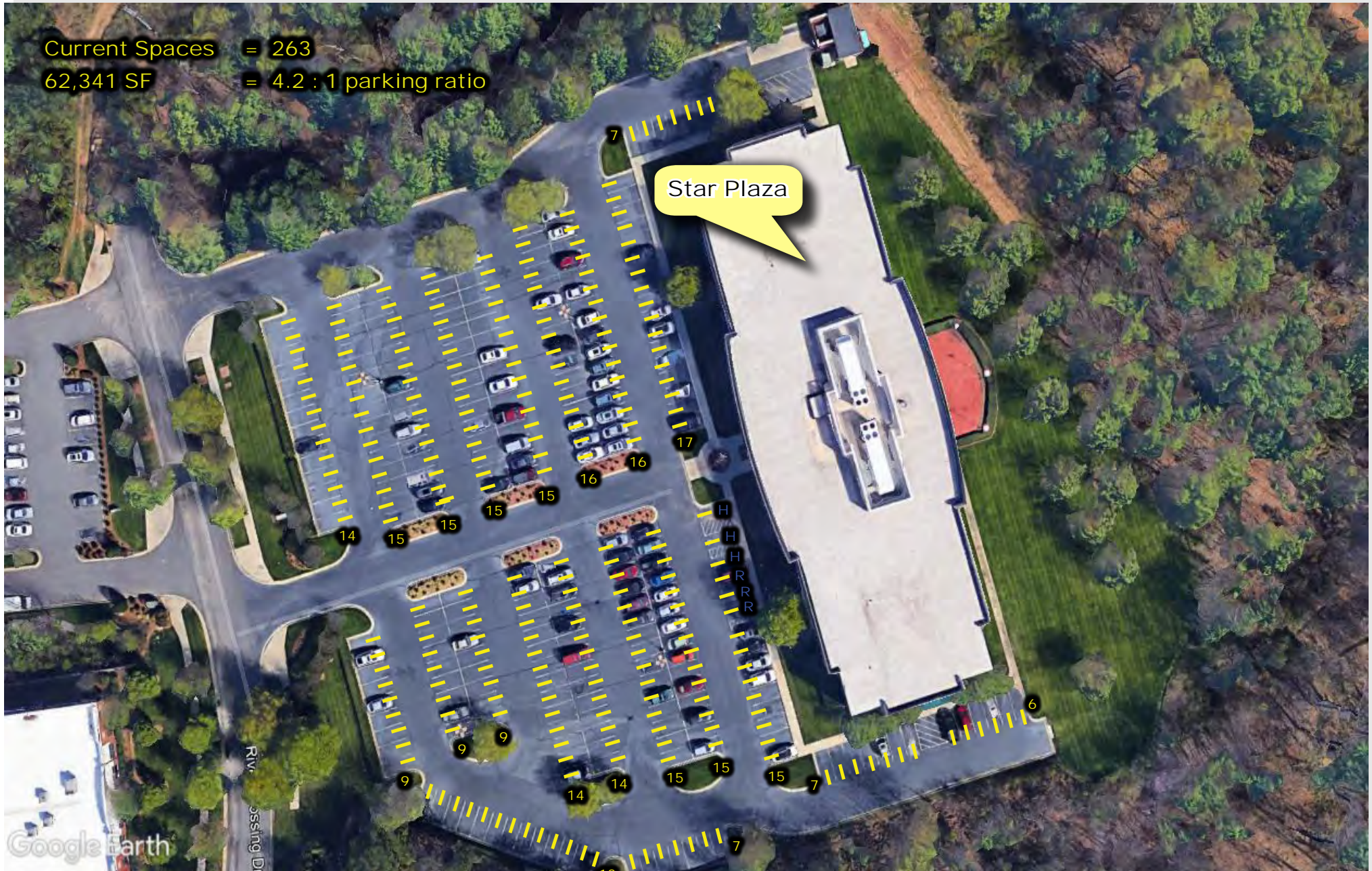


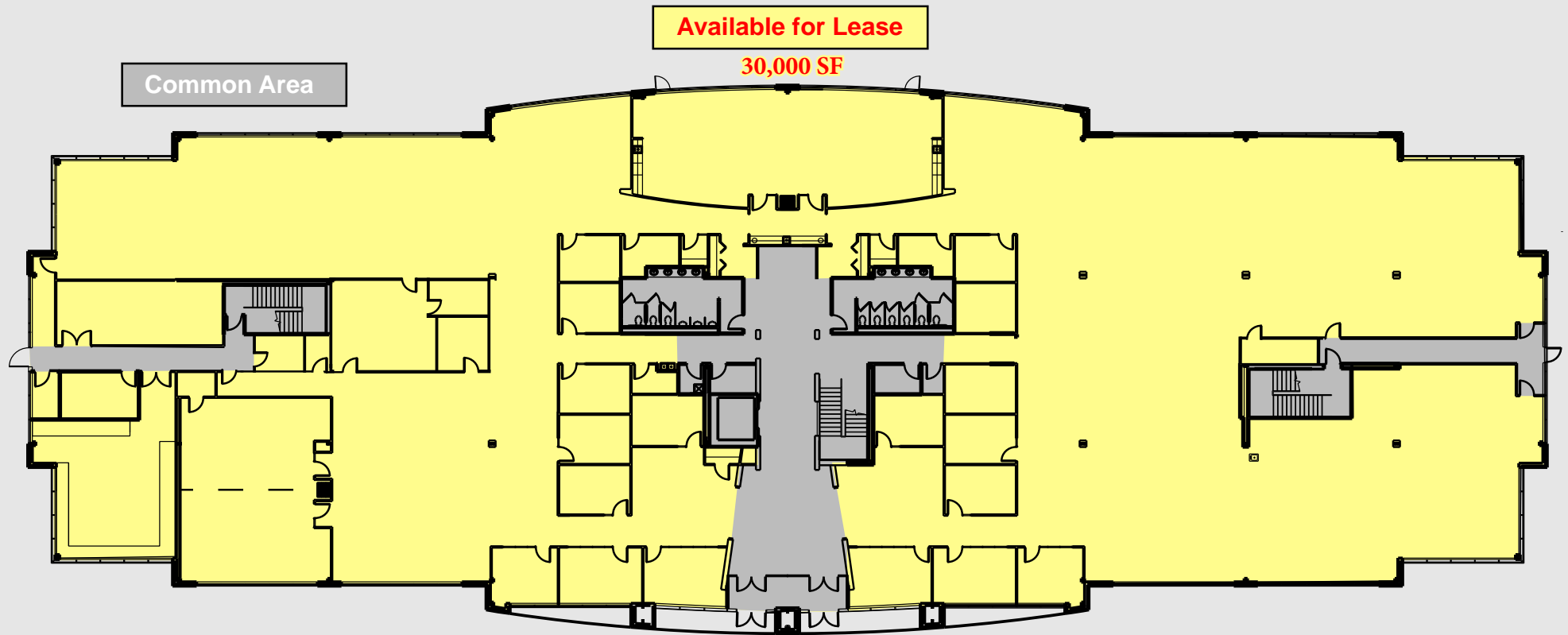
Star Plaza

Star Plaza







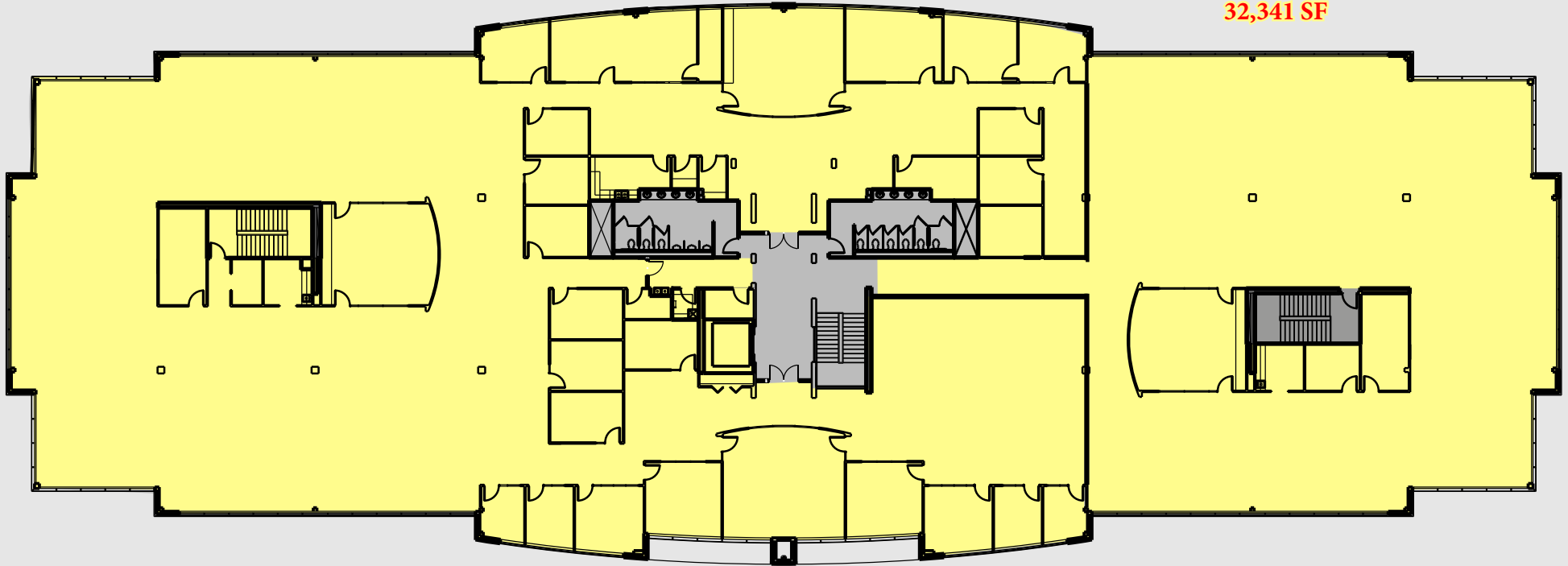


10K - 62K+ SF  
OFFICE SPACE  
AVAILABLE

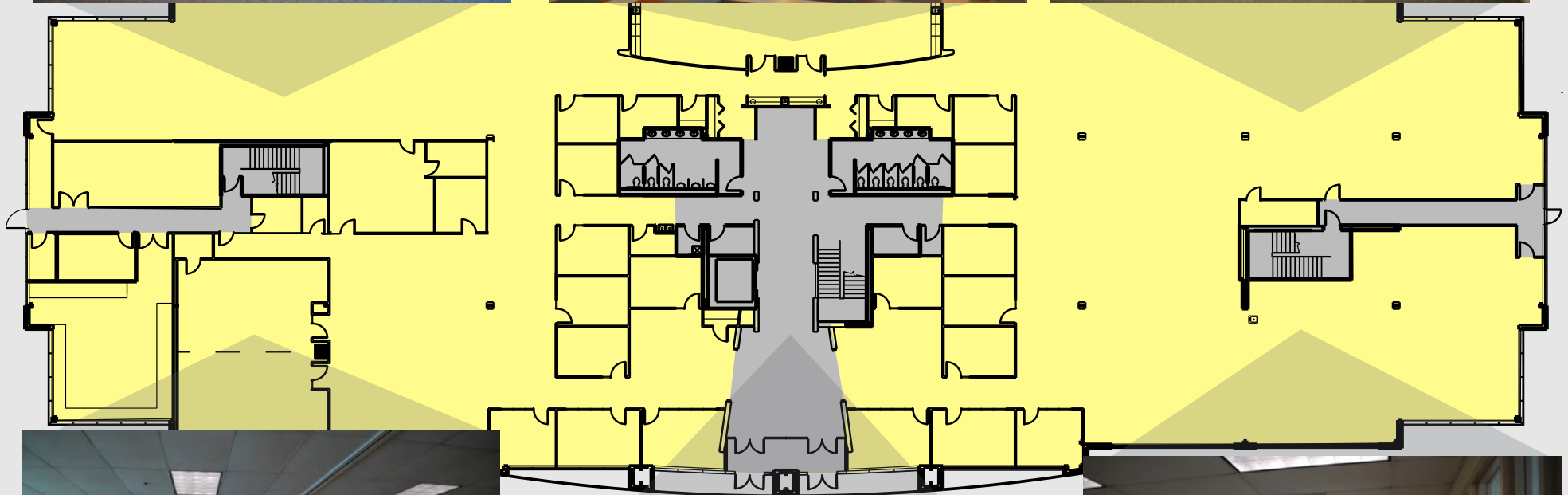
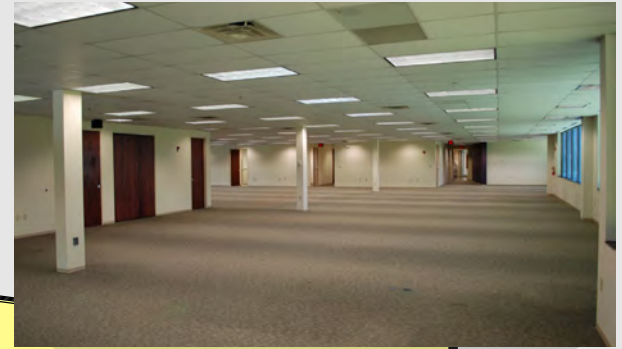
Leased / Common Area

Available for Lease

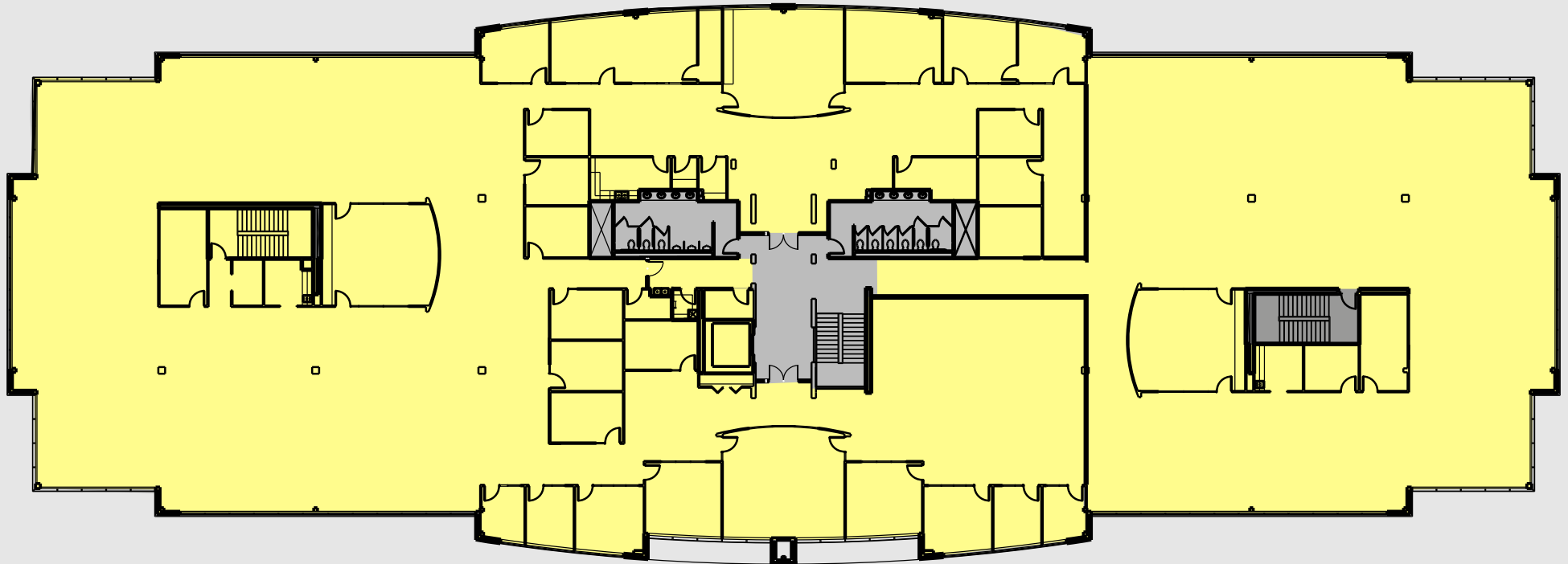
32,341 SF













Star Plaza

Legend

Star Plaza



Google Earth

©2017 Google

90 ft





























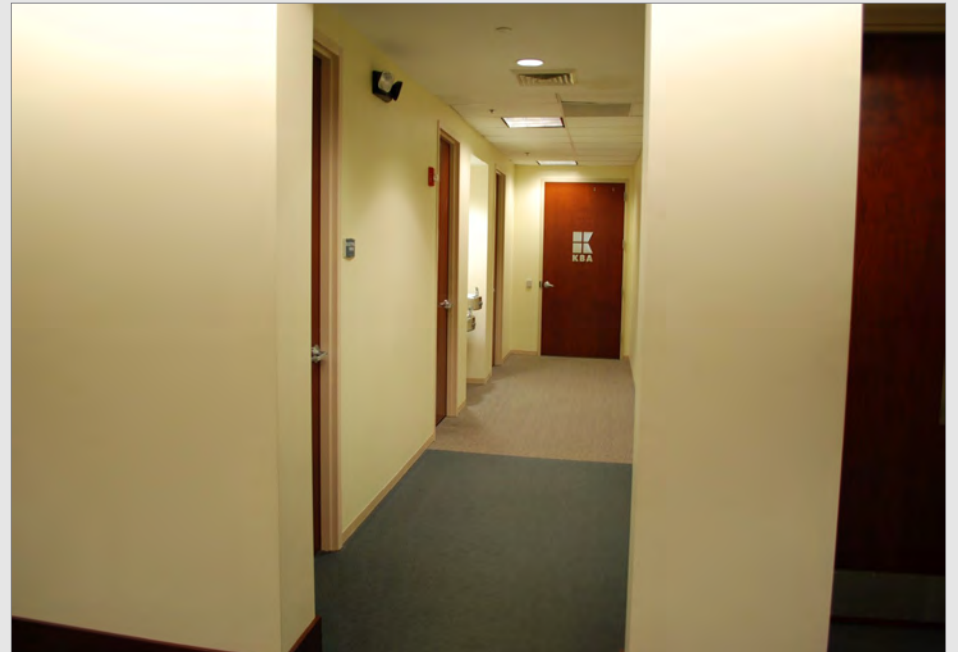
























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