COMMERCIAL REAL ESTATE SERVICES AND INVESTMENTS

COMMERCIAL REALTY ADVISORS

INCREDIBLE INCENTIVE PROGRAM!

KEY FEATURES

- ±12,000 SF Food Hall on main level with two outdoor bars and designated space for outdoor terrace with seating
- ±7,179 SF single or multi-tenant Class A Office space on level 2 with balconies overlooking the stadium
- Masonry, brick, steel and glass exterior with modern finishes
- Future phases to include residential living, retail and other amenities
- Potential to qualify for City of High Point's Targeted Downtown Office Incentives Program

OFFICE / RETAIL | **FOR LEASE**

THE BEDROCK

275 North Elm Street
High Point, NC 27262

The Bedrock, Phase 1 of The Outfields, is a planned Downtown High Point redevelopment project designed to be the foundational component of downtown. This new development is located just beyond the outfields of Truist Point stadium (opened May 2019). The project is a place of community inspired by the art and history of the local furniture heritage.

The Bedrock incorporates an industrial and historic feel, serving as the new community hub of the revitalized city. The building's main floor features a 12,000 SF food and beverage food hall, Stock + Grain Assembly, with ample seating and a large outdoor space. The second and third floors house ±36,000 SF of Class A office space with balconies overlooking the stadium and state-of-the-art amenities.

Don't miss this opportunity to be part of High Point's renewed Downtown!

LEARN MORE ABOUT THIS PROPERTY

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HIGH POINT TARGETED DOWNTOWN INCENTIVE PROGRAM
The Bedrock
Potential Incentive Model
(Based on 10,000 Square Feet)

Lease Year	Total Rent	Potential Incentive	SF Equivalent
Year 1	$260,000	$208,000	$5.20 PSF
Year 2	$267,800	$160,680	$10.71 PSF
Year 3	$275,834	$110,333	$16.55 PSF
Year 4	$284,109	$56,821	$22.73 PSF
Year 5	$292,632		$29.26 PSF

- Capital Improvements-potential incentives of up to 50% of total upfit expenditures not to exceed $50,000 in addition to above.
- Job Creation Incentive-separate program of up to $3000 per job with a minimum of 10 jobs created.
- All Incentive Programs subject to High Point City Council approval.

THE BEDROCK HIGH POINT

THE CATALYST PROJECT TO REVITALIZE DOWNTOWN HIGH POINT, NC

A catalyst development project is happening at the center of High Point, NC, featuring residences, Class A offices, shops, and a grand plaza just beyond the outfields of the new Truist Point baseball stadium, which opened in May of 2019. The Outfields development is donned with the art and history of the local furniture heritage, and is a place of community – attracting people to work, live, and play in the city.

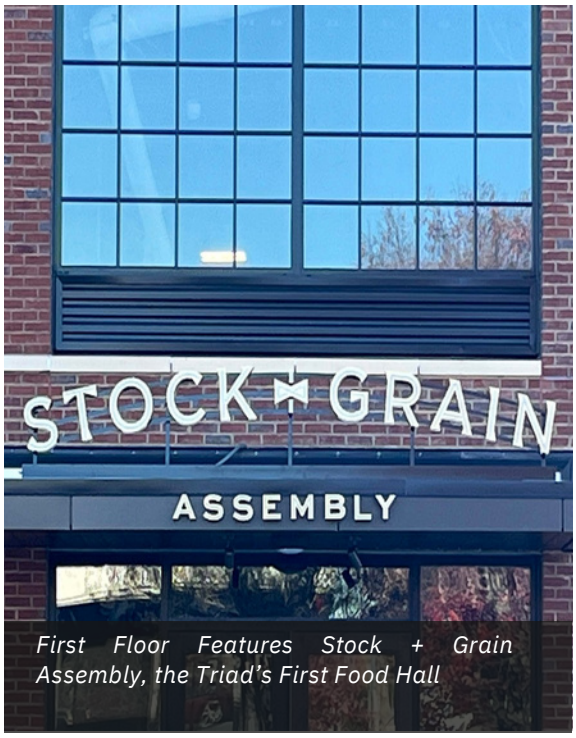
The Outfields Development: Class A Offices, Festival Plaza, Residences and Shops

Truist Point Ballpark, Open May 2019 Home of the High Point Rockers

PHASE ONE - LEASE THE BEST OFFICE VIEW IN DOWNTOWN HIGH POINT!

The Bedrock serves as the new hub of connectivity for the city, its workers and its residents. The space creates jobs and opportunities for small businesses, restaurants and more. The Bedrock includes three floors, all now leasing:

- First Floor: 12,000 SF Stock + Grain Assembly food hall / retail space
- Second & Third Floors: 36,000 SF of Class A office space for multi-tenants featuring state-of-the-art amenities and balconies



First Floor Features Stock + Grain Assembly, the Triad's First Food Hall

Masonry, Brick, Steel and Glass Design Reflects the City's Arts and Industry History

FLOOR PLANS

LEVEL ONE | FOOD HALL/RETAIL

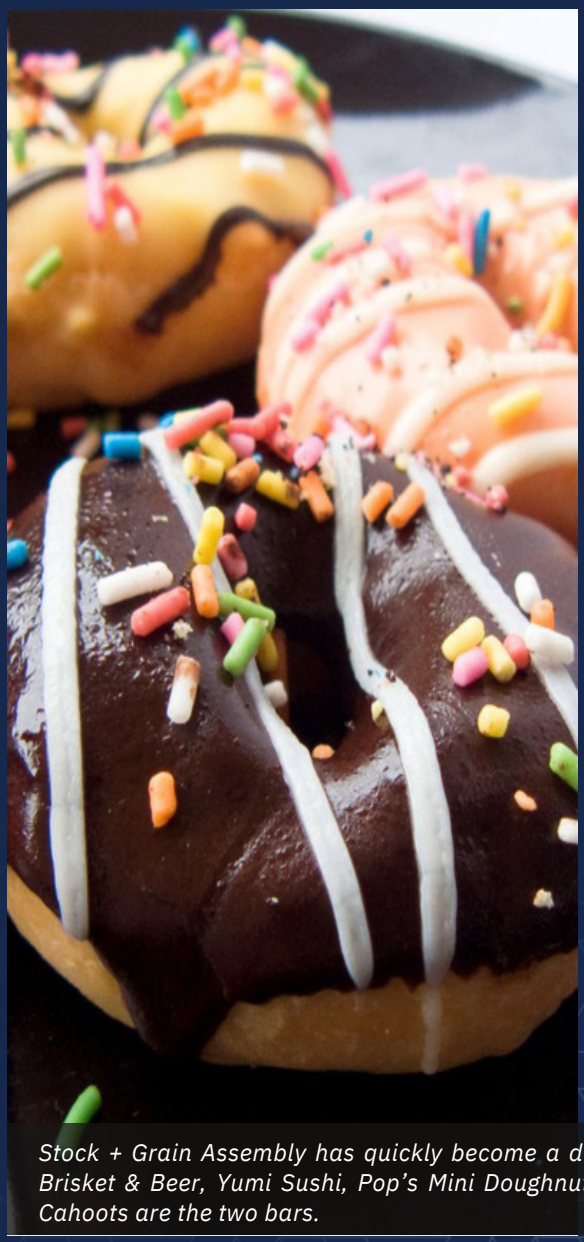
LEVEL TWO | SPACE AVAILABLE

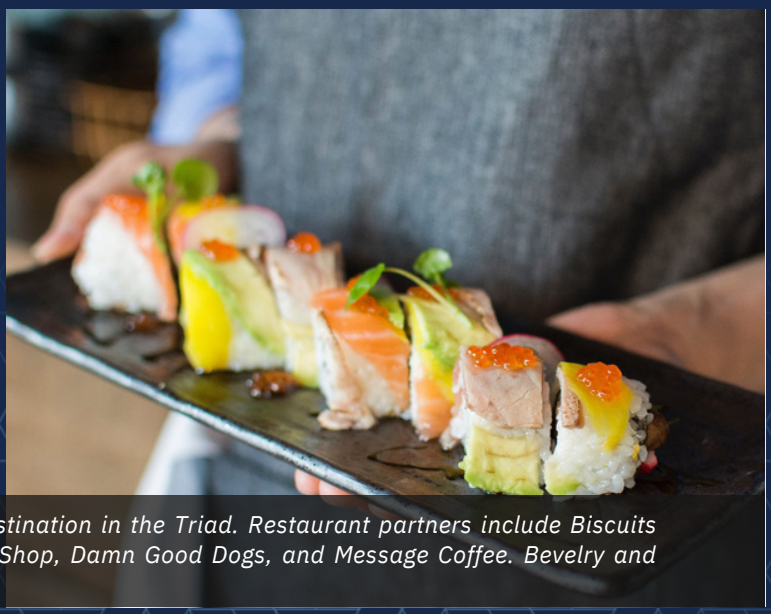
LEVEL THREE | LEASED

THE TRIAD'S FIRST FOOD HALL - WELCOME STOCK + GRAIN ASSEMBLY!

As part of Elliott Sidewalk Communities' "The Bedrock," CANAdev brings a 12,000 square foot food hall to High Point, NC, the first of its kind to come to the Triad.

Stock + Grain Assembly features 9 restaurant partners and 2 bars offering a wide range of local products, from coffee and breakfast to brisket and beer. The food hall has ample seating and a large outdoor gathering space. This is a great opportunity to highlight High Point's unique culture and history.





Stock + Grain Assembly has quickly become a destination in the Triad. Restaurant partners include Biscuits Brisket & Beer, Yumi Sushi, Pop's Mini Doughnut Shop, Damn Good Dogs, and Message Coffee. Bevelry and Cahoots are the two bars.

FUTURE PHASES INCLUDE OFFICES AND AMENITY-FILLED RESIDENCES

The Outfields master plan includes the addition of beautifully-designed and amenity-rich residences centered around Truist Point stadium in downtown High Point. The revitalized location invites families, local businesses and market-goers to a new, year-round community-focused environment that includes The Bedrock as a vital part of the project.

Centrally-Located Future Residences

The Bedrock - Connecting Community and Business in Revitalized Downtown High Point

THE BEDROCK

LOCATION DETAILS

Address	275 North Elm Street	**City**	High Point	**State**	NC
Zip	27262	**County**	Guilford		

PROPERTY DETAILS

Building SF±	54,000	**Floors**	3	**Type**	Office/Retail
Available SF±	7,179	**Construction**	Masonry / Brick / Steel / Glass		

UTILITIES

Electrical	City of High Point	**Sewer**	Municipal	**Water**	Municipal
Gas	PNG				

PRICING & TERMS

For Lease	$26.00 PSF	**Lease Type**	Full Service		

LEARN MORE ABOUT THIS PROPERTY

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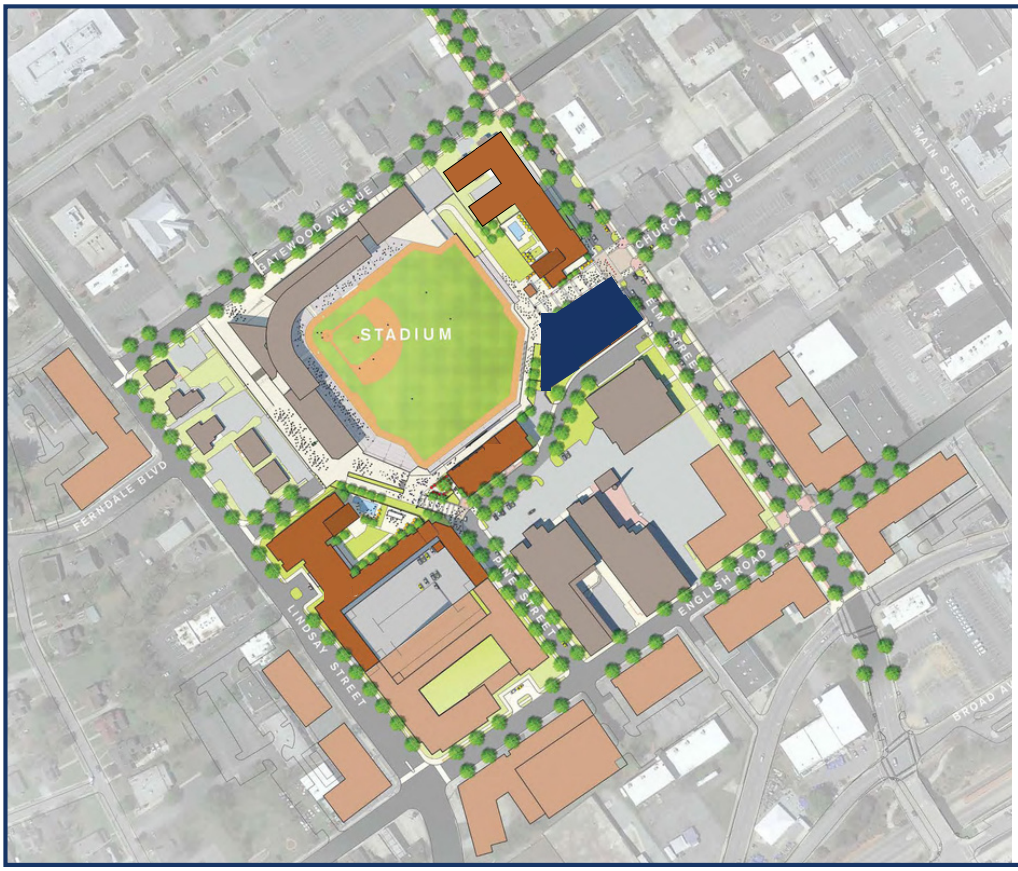


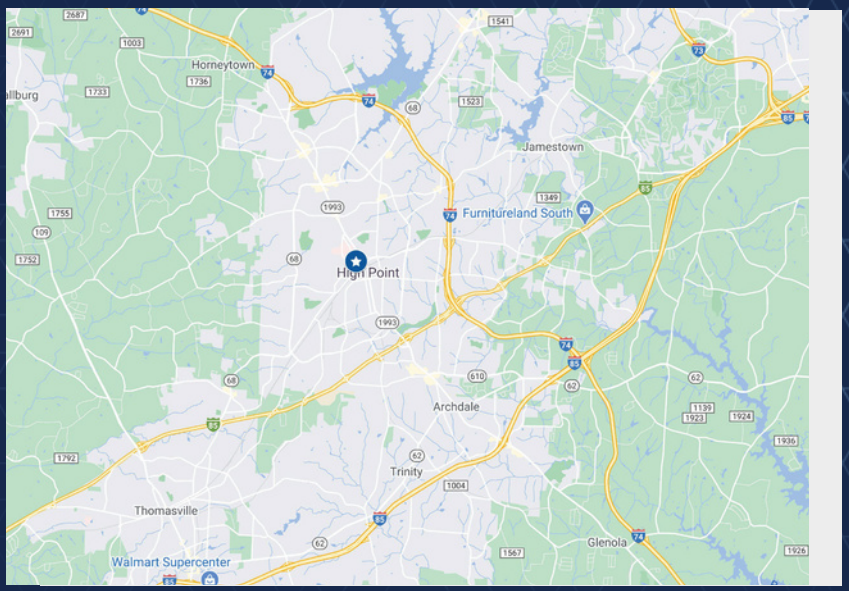
THE OUTFIELDS

AT HIGH POINT

AN ELLIOTT SIDEWALK DEVELOPMENT

Future Outfields Development

THE BEDROCK HIGH POINT



THE CATALYST PROJECT FOR DOWNTOWN HIGH POINT, NC

The revitalized Downtown High Point, featuring the Rockers' Truist Point stadium and The Bedrock is a $110 million project funded through an innovative public-private partnership model between the City of High Point and Elliott Sidewalk Communities.

Strategically located at the corner of Church Avenue and North Elm Street just outside the entrance of the new Truist Point baseball stadium, home of the High Point Rockers.

To access video footage of this property, please visit: https://vimeo.com/375527685