

INCREDIBLE INCENTIVE PROGRAM!



KEY FEATURES

- ±12,000 SF Food Hall on main level with designated space for outdoor terrace with seating
- ±3,963 SF single or multi-tenant Class A Office space on level 2
- 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**

LEARN MORE ABOUT THIS PROPERTY

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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!

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 will be donned with the art and history of the local furniture heritage, and will be 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!

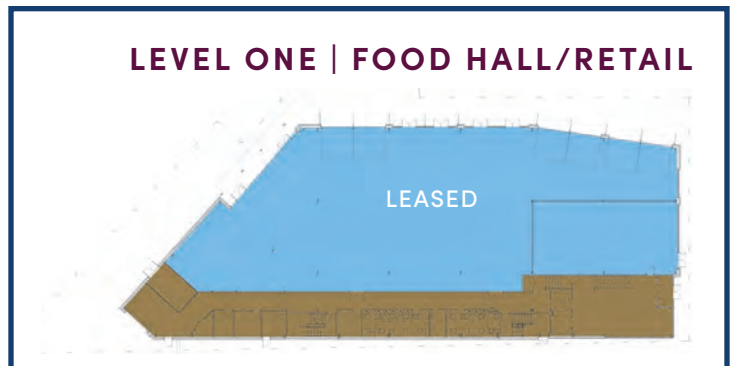
The Bedrock serves as the new hub of connectivity for the city, its workers and its residents. The space creates jobs and opportunities for small businesses, restaurants and more. The Bedrock includes three floors, all now leasing:

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



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 is bringing a 12,000 square foot food hall to High Point, NC, the first of its kind to come to the Triad.

Stock + Grain Assembly will feature 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 Briskets & Beer, Yumi Sushi, Pop's Mini Doughnut Shop, Damn Good Dogs, and Message Coffee. While bars Bevelry and Cahoots serve up a wide variety of alcoholic beverages.

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±	51,051	Floors	3	Type	Office/Retail
Available SF±	3,963	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	
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The Outfields Website: <http://www.theoutfields.com>

LEARN MORE ABOUT THIS PROPERTY

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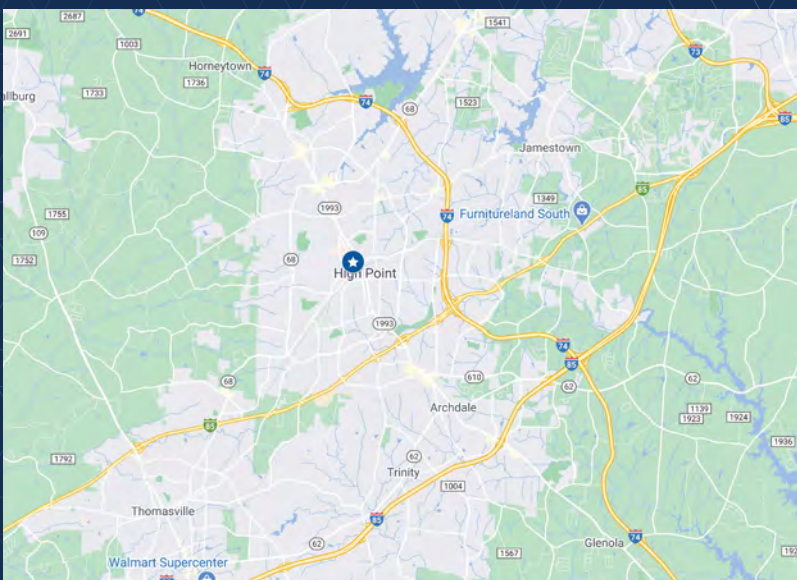
THE OUTFIELDS

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>