

**MORRISON**

CHARLESTON

**YARD**

S. CAROLINA



# MORRISON YARD RETAIL AND OFFICE OPPORTUNITIES AVAILABLE FOR LEASE

±1,352 - ±6,786 SF AVAILABLE

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# NESTLED JUST BENEATH THE MORRISON YARD RESIDENCES, URBAN ENERGY MEETS MODERN LIVING.

Morrison Yard is a master-planned, mixed-use development located in Charleston, South Carolina's Upper Peninsula. Phase I of the development was delivered in 2022 and is comprised of a 138,000 SF office building and a 379-unit apartment community which offers 27,000 SF of street-level retail. Morrison Yard Office is fully leased to Charleston's premier office tenants, some of which include: Morgan Stanley, Pinnacle Financial Partners, JLL, McMillan Pazdan Smith, Origin Development Partners, Woodfield Development, Skin Pharm, Walker & Dunlop, MS2 Capital, CBI, Blaze Capital Partners and Parker Poe. The Office is also home to an 8,000 SF rooftop event venue which offers stunning waterfront views. Morrison Yard Residences is currently 91% occupied with residents who have an average age of 33 years and average household income of \$324,400. The ground floor retail vacancies are ready for Tenant upfit, offering great flexibility with suites ranging from 1,352 to 6,786 SF. Suites have been leased to BodyRok, Barry's, and Datile, all of which are their flagship locations in the Charleston market. BodyRok opened their doors in November 2024, Barry's opened September 2025, Daltile and Shear Excellence will open in 2026. Recent and upcoming improvements to the vicinity include: a pedestrian and bicycle access point to the Arthur Ravenel Jr. Bridge located directly behind the Residences (delivered summer 2025), a new traffic light and crosswalk at Morrison Drive and Johnson Street have been completed, a 250-key future Kimpton boutique hotel is planned to break ground adjacent to the office building, and Morrison Station is coming directly across the street from the Residences on Morrison Drive.



Residences Lobby



First Floor Retail Opportunities



Common Area Green Space



Residences Common Area



Residences Lobby



Residences Fitness Center



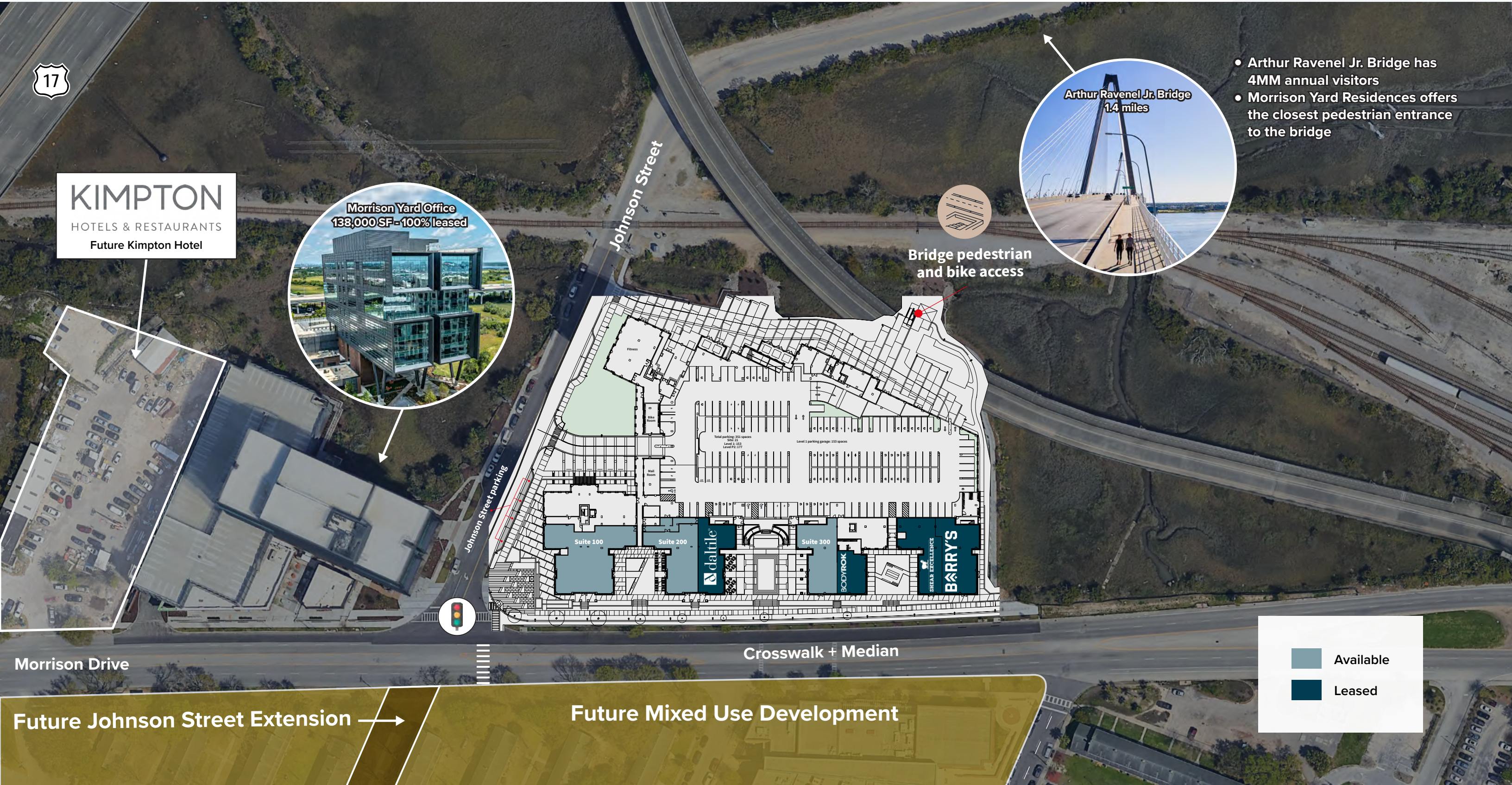
Residences Common Area



# CHARLESTON OVERVIEW AND STATS

- **#1** Top City in the U.S. – Travel & Leisure 2023
- **#1** The South's Best City – Southern Living 2023
- Charleston region population: **849,000**
- New people moving to Charleston region each day: **40+**
- **20,000+** Jobs Forecasted to be created in the next 3 years
- Increase in employment over the last decade: **23.4%**
- Charleston has **7.7 million** visitors annually
- Tourism has an average annual economic impact of **\$13.1 billion**

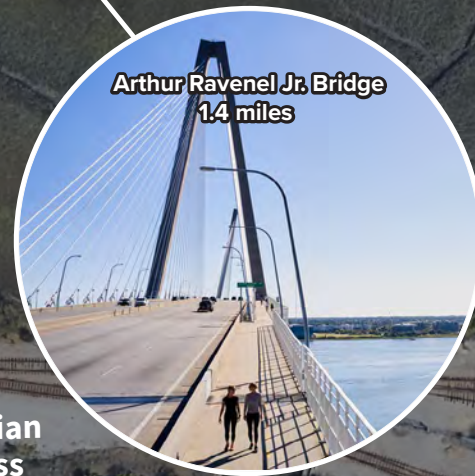
# OVERVIEW MAP



**KIMPTON**  
HOTELS & RESTAURANTS  
Future Kimpton Hotel



**Morrison Yard Office**  
138,000 SF - 100% leased

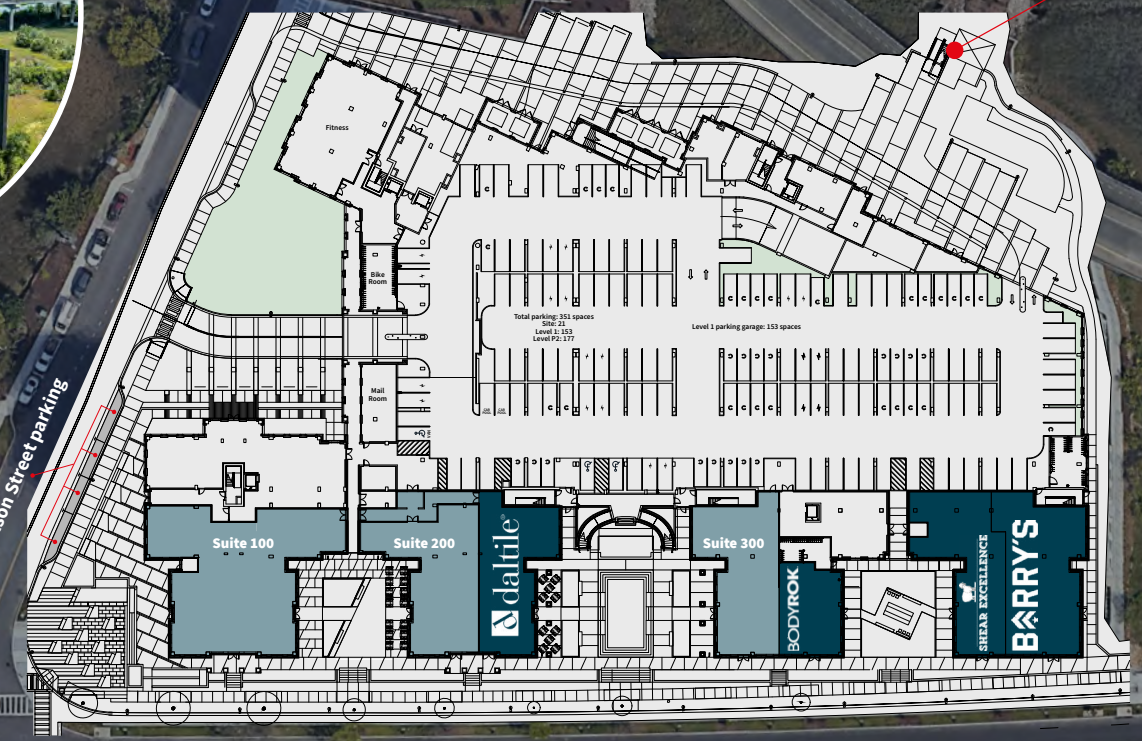


**Arthur Ravenel Jr. Bridge**  
1.4 miles

- Arthur Ravenel Jr. Bridge has 4MM annual visitors
- Morrison Yard Residences offers the closest pedestrian entrance to the bridge



Bridge pedestrian and bike access



Morrison Drive

Crosswalk + Median

Future Johnson Street Extension →

Future Mixed Use Development

Available

Leased

# SITE PLAN

Leased
  Available

← Morrison Yard Office Building

← Future Kimpton Hotel



**Suite 100**  
 Available: 6,786 SF

**Suite 200**  
 Available: 3,781 SF

**Suite 250**  
 Leased daltile

**Suite 300**  
 1,352 – 3,445 SF

**Suite 350**  
 Leased **BODYROK**


**Suite 400**  
 Leased SHEAR EXCELLENCE

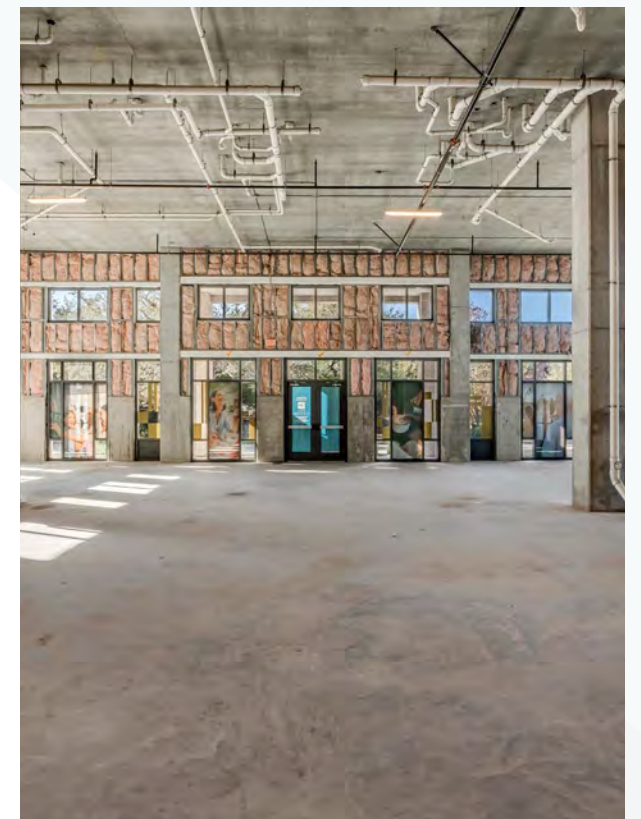
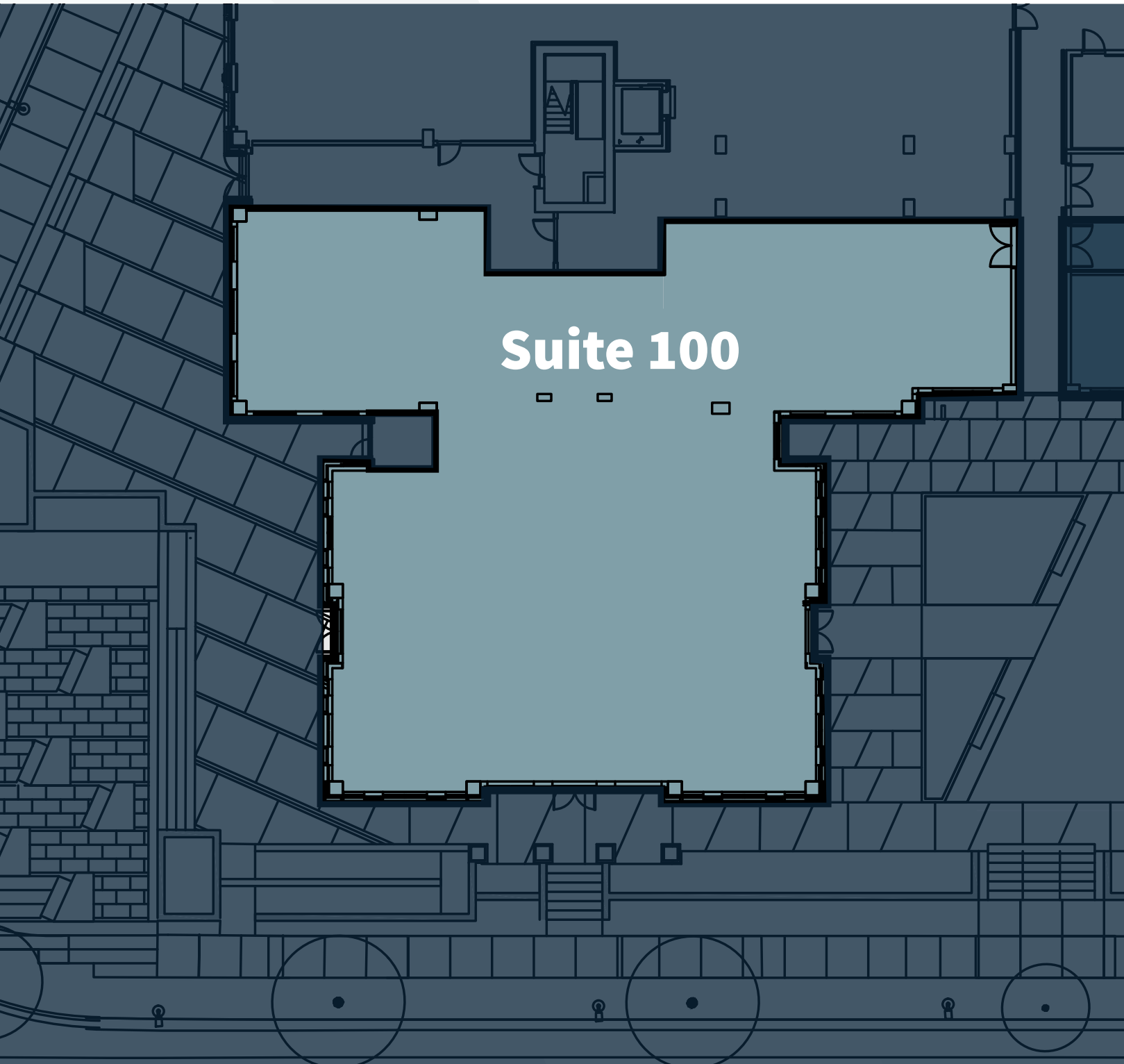
**Suite 450**  
 Leased **BARRY'S**

# SUITE 100

6,786 SF


*Slated for Food and Beverage*

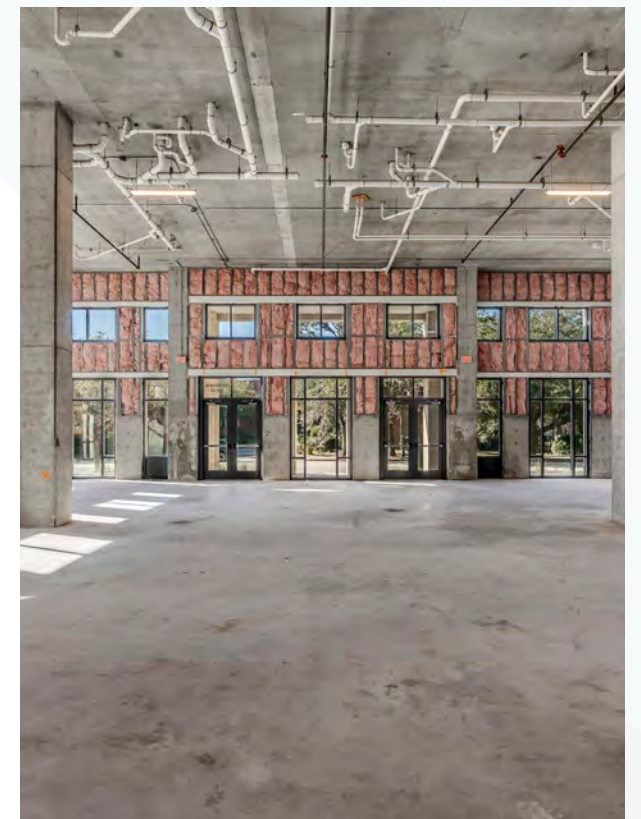
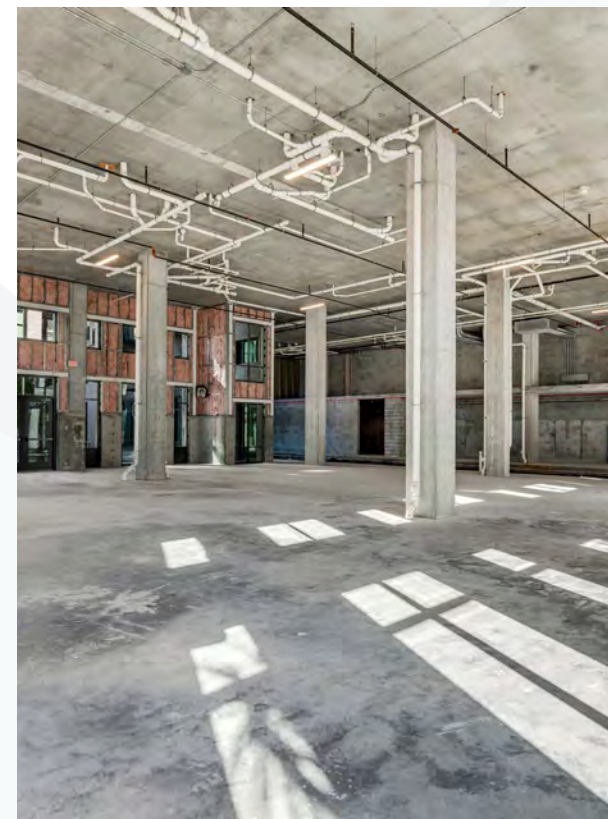
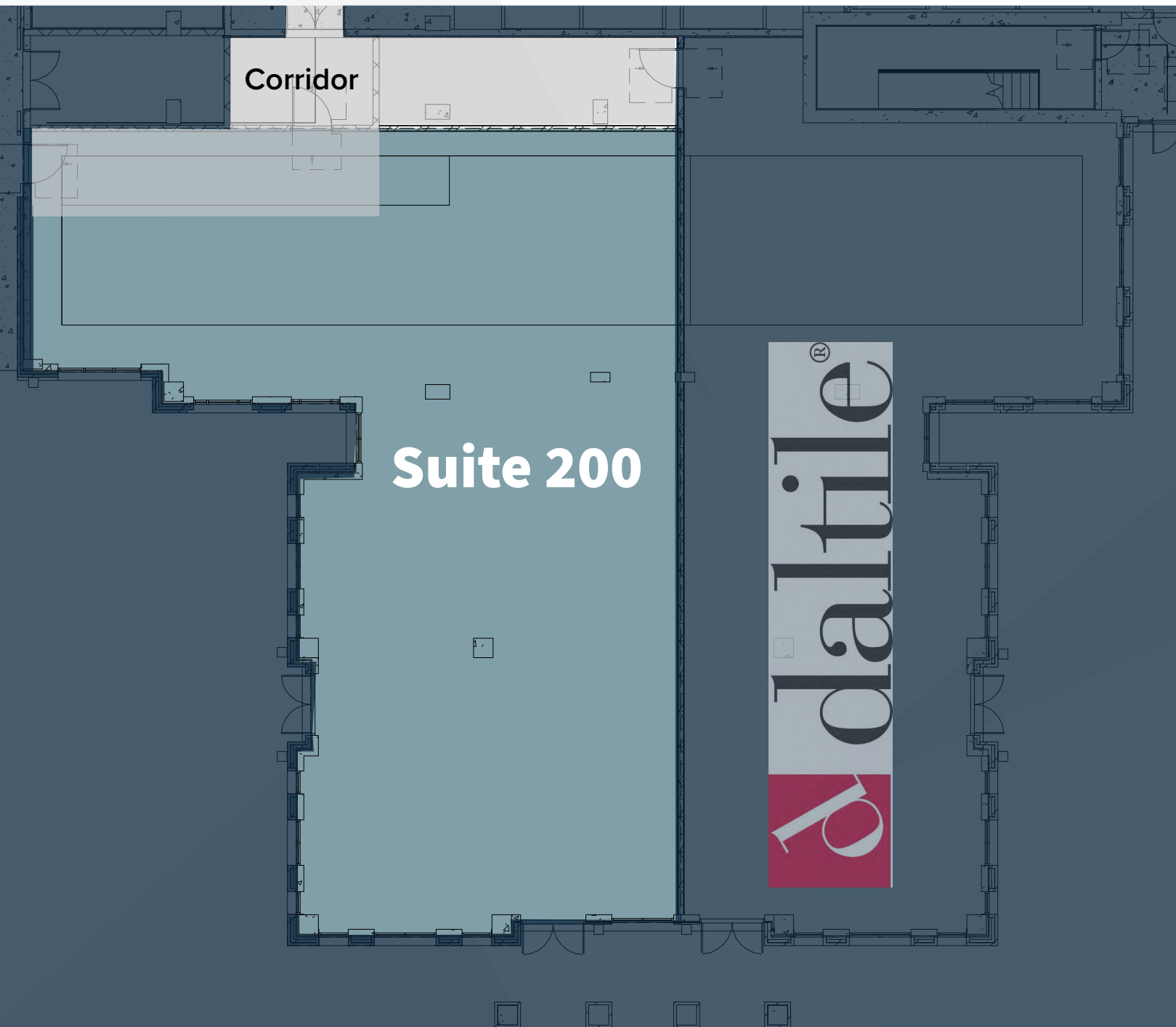
 [Click for virtual tour](#)



# SUITE 200

3,781 SF


 [Click for virtual tour](#)

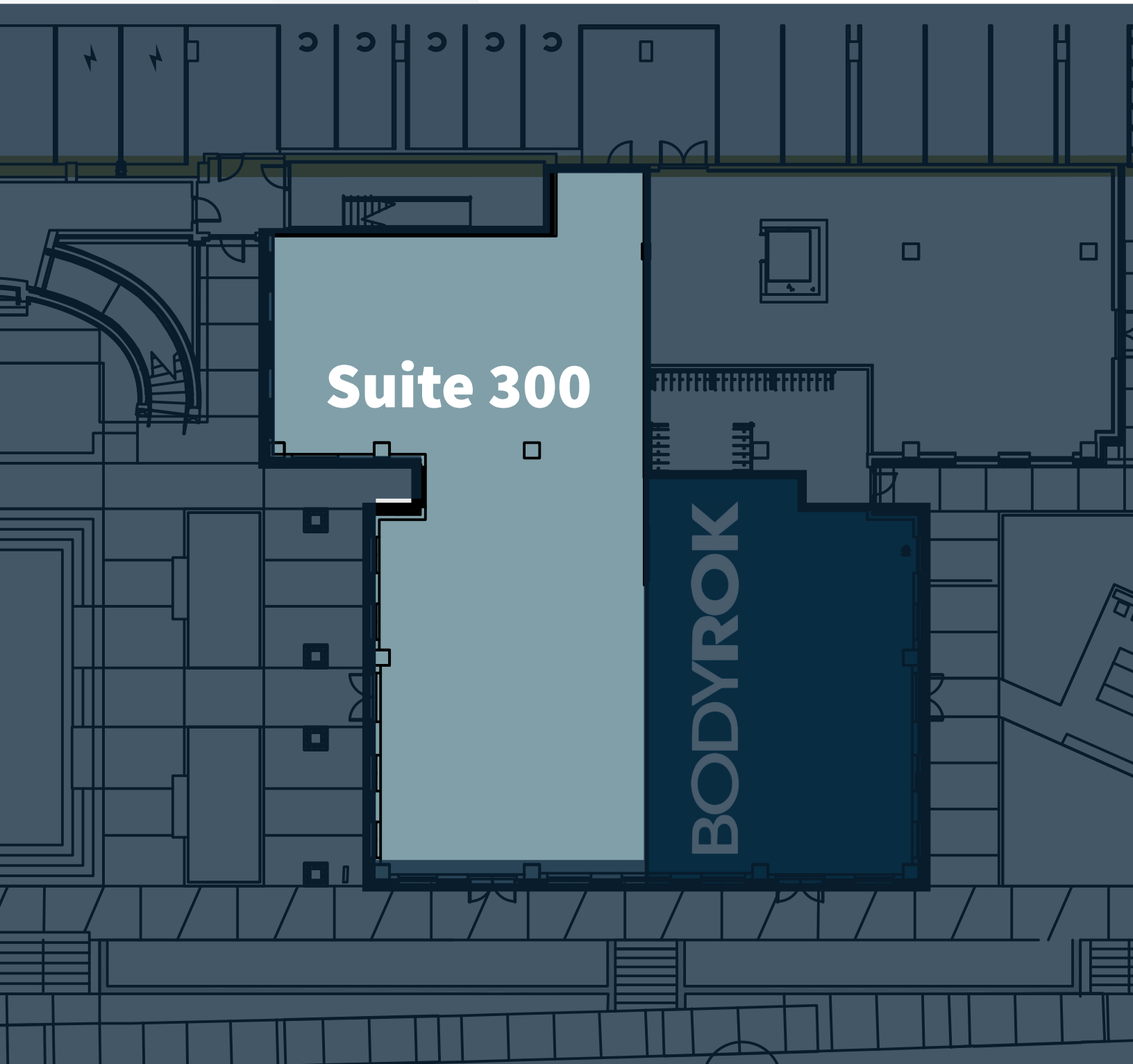


# SUITE 300

**3,617 SF**

*Current configuration*

 [Click for virtual tour](#)

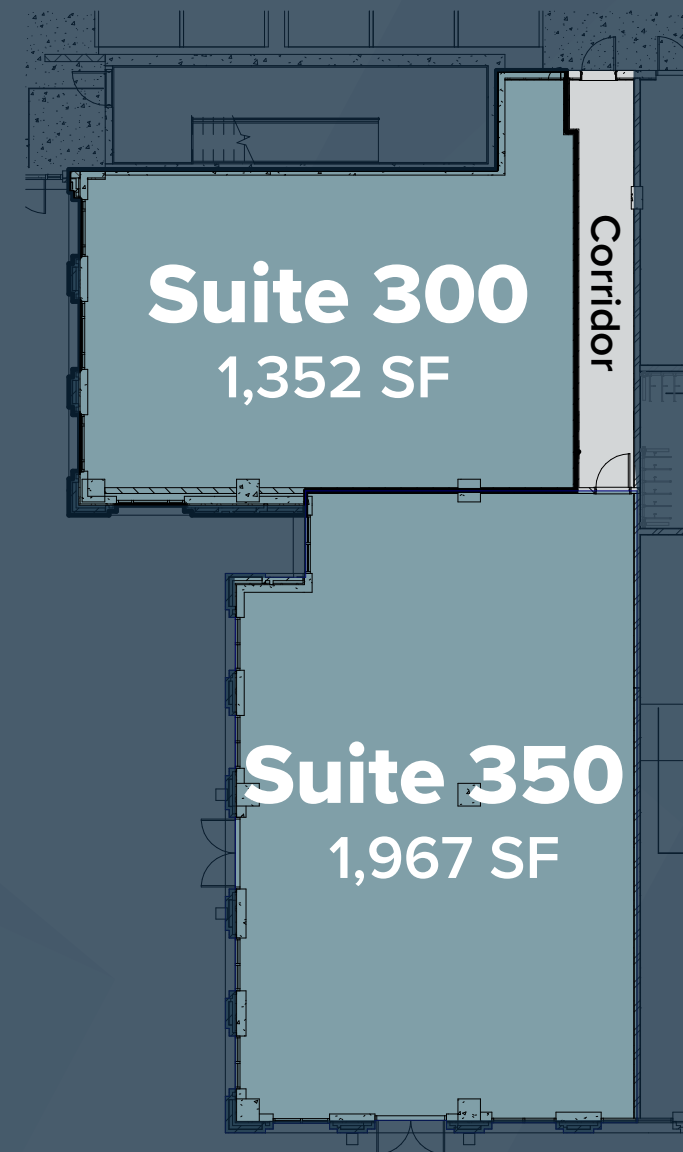


# SUITE 300-Subdivision Plan

*Ownership is open to subdividing Suite 300 horizontally to accommodate various footprint requirements*

 [Click for virtual tour](#)

*\*Hypothetical Plan*





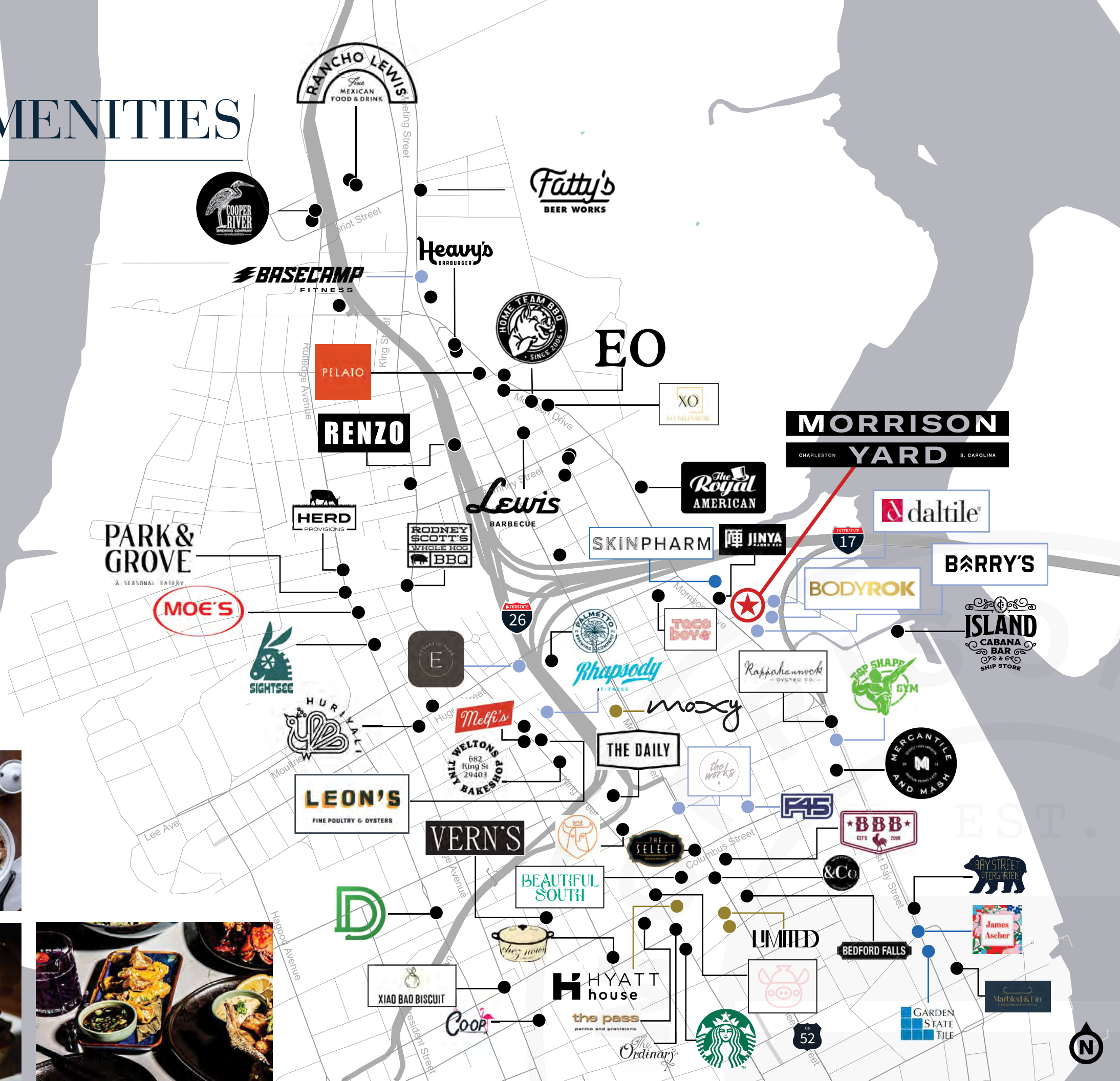
# NEIGHBORING AMENITIES

Food & Beverage

Retail

Fitness

Hotels



# CHARLESTON'S GROWING RESIDENTIAL CORRIDOR



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