



# FOR LEASE

**2,050 SF OF CLASS-A RETAIL SPACE**

**997 MORRISON DRIVE, CHARLESTON, SC 29403**



# THE PROPERTY

## INTRODUCING THE CHARLESTON TECH CENTER: *Where Innovation Meets Opportunity*

The Charleston Technology Center (CTC) is a cutting-edge facility designed to be the epicenter of innovation on the Upper Peninsula, and it's where startups take flight and tech companies thrive. Here, collaboration and convenience intersect, offering a glimpse into the city's fastest-moving future in the dynamic corridor between I-26 and Hwy 17.

Charleston Tech Center is more than just a location; it's a testament to Charleston's growing tech district. It fosters a vibrant sense of community and pushes the boundaries of innovation. Both available retail suites come equipped with essential amenities, including restrooms, grease traps, and openings for hoods. Ideal for tech-centric businesses that demand state-of-the-art infrastructure. There is abundant outdoor space and a terrace that opens up to a brand-new urban park. This park promises a rich array of activities, performances, and live music, adding a dash of culture to your retail space.

The CTC is strategically located just three blocks away from the planned Low Line pedestrian and bike path, offering easy access from downtown to the northern peninsula. Accessibility is a breeze for your customers. Retailers will have the option to validate parking for their customers, ensuring a seamless shopping experience. Charleston Tech Center is surrounded by a multitude of restaurants, breweries, and the highly desirable North Morrison Corridor, ensuring that patrons will have a wide variety of options for dining and entertainment. The building is also situated only five blocks from the renowned King Street Shopping District.

In the ever-evolving landscape of the tech world, The Charleston Technology Center is your chance to secure prime retail space within a community that's at the forefront of innovation. Don't miss out on the opportunity to claim your space at CTC today!



### ADDRESS

997 Morrison Drive, Charleston, SC 29403



### PARKING

(+/-) 816 Car Parking Deck



### SPACE AVAILABLE

Suite 105: 2,050 SF



### LEASE RATE

\$35.00/SF, NNN



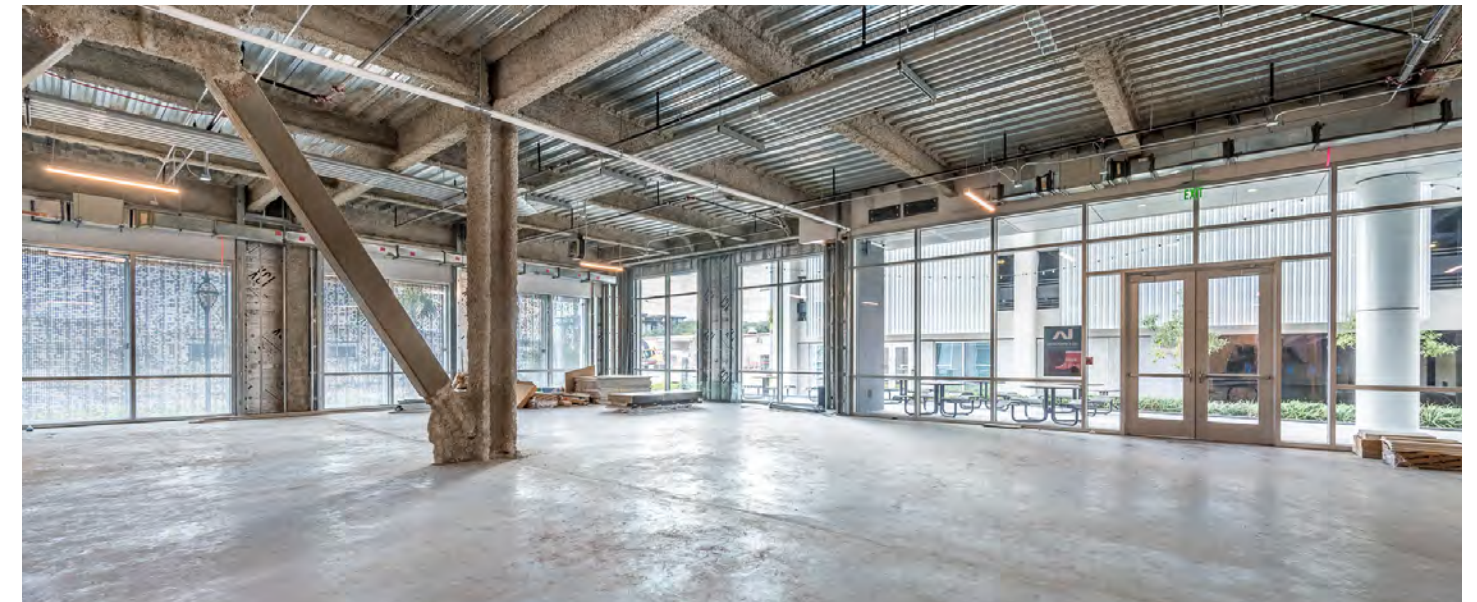
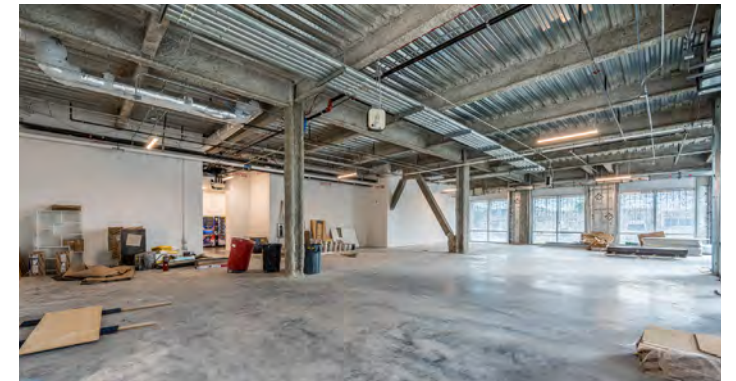
### SPACE FEATURES

Has grease trap and opening for hood





# PROPERTY PHOTOS

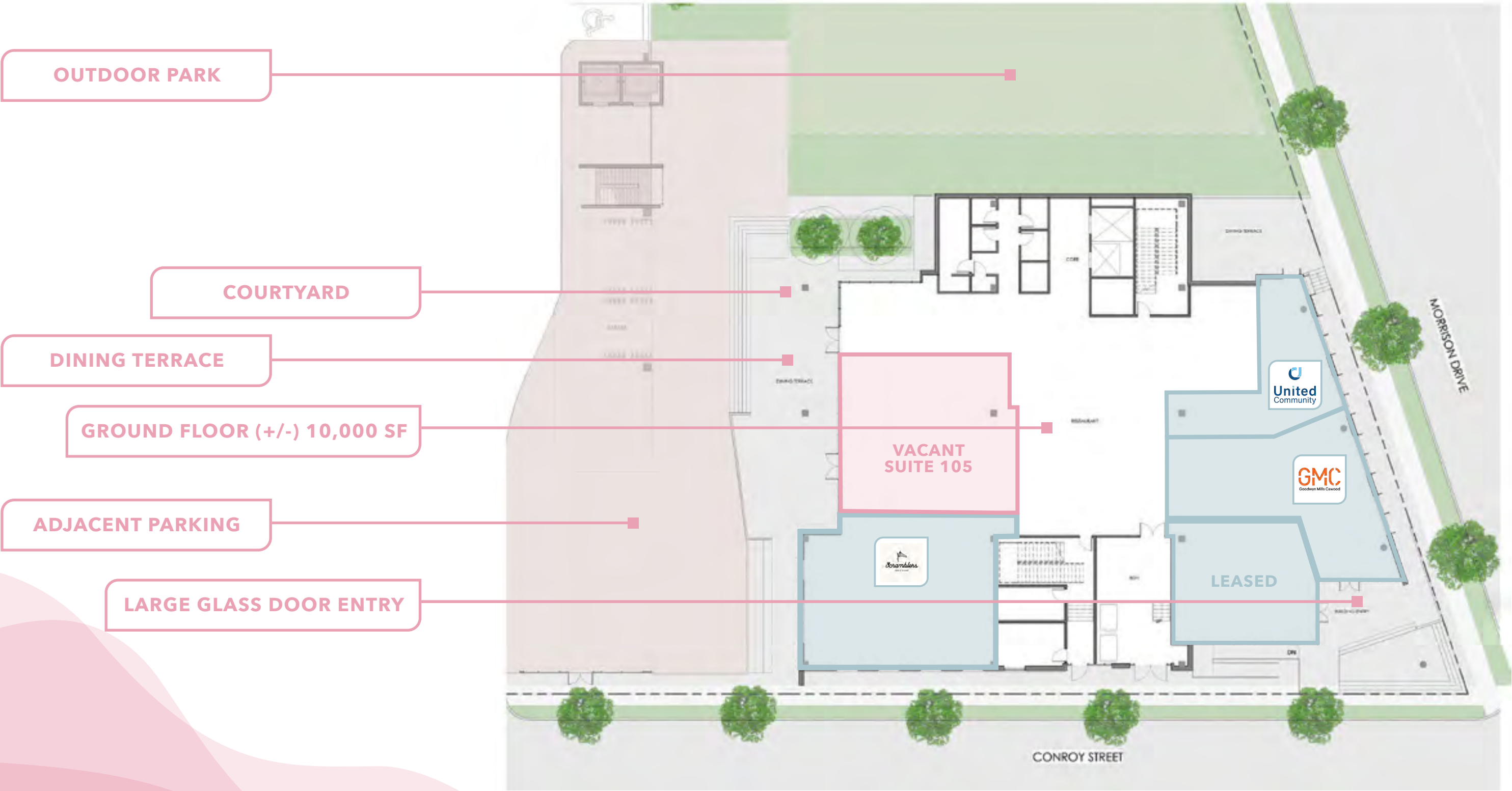




# SUITE AVAILABILITIES



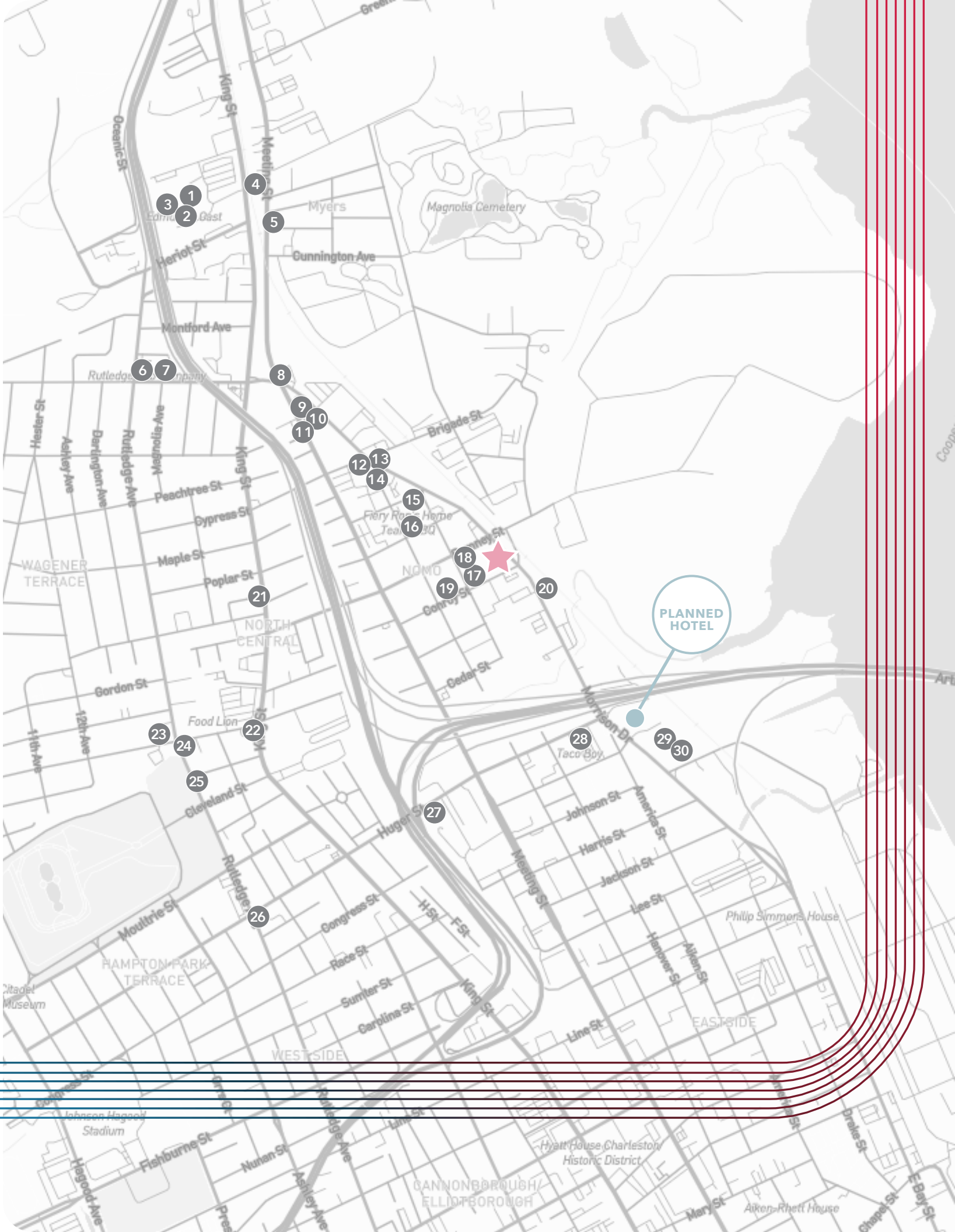
# GROUND FLOOR AMENITIES



# CENTRALLY LOCATED

THE HEART OF CHARLESTON'S NOMO DISTRICT

- |    |   |    |   |    |   |
|----|---|----|---|----|---|
| 1  |    | 11 |    | 21 |    |
| 2  |    | 12 |    | 22 |    |
| 3  |    | 13 |    | 23 |    |
| 4  |    | 14 |    | 24 |    |
| 5  |    | 15 |   | 25 |    |
| 6  |  | 16 |  | 26 |  |
| 7  |  | 17 |  | 27 |  |
| 8  |  | 18 |  | 28 |  |
| 9  |  | 19 |  | 29 |  |
| 10 |  | 20 |  | 30 |  |





# RECENT + FUTURE DEVELOPMENTS

## 01. CORMAC APARTMENTS

303-unit Class A apartment building. Built in 2023.

## 02. THE MORRIS

115,000 SF Class A office building. Built in 2022.

## 03. FOUNDRY POINT APARTMENTS

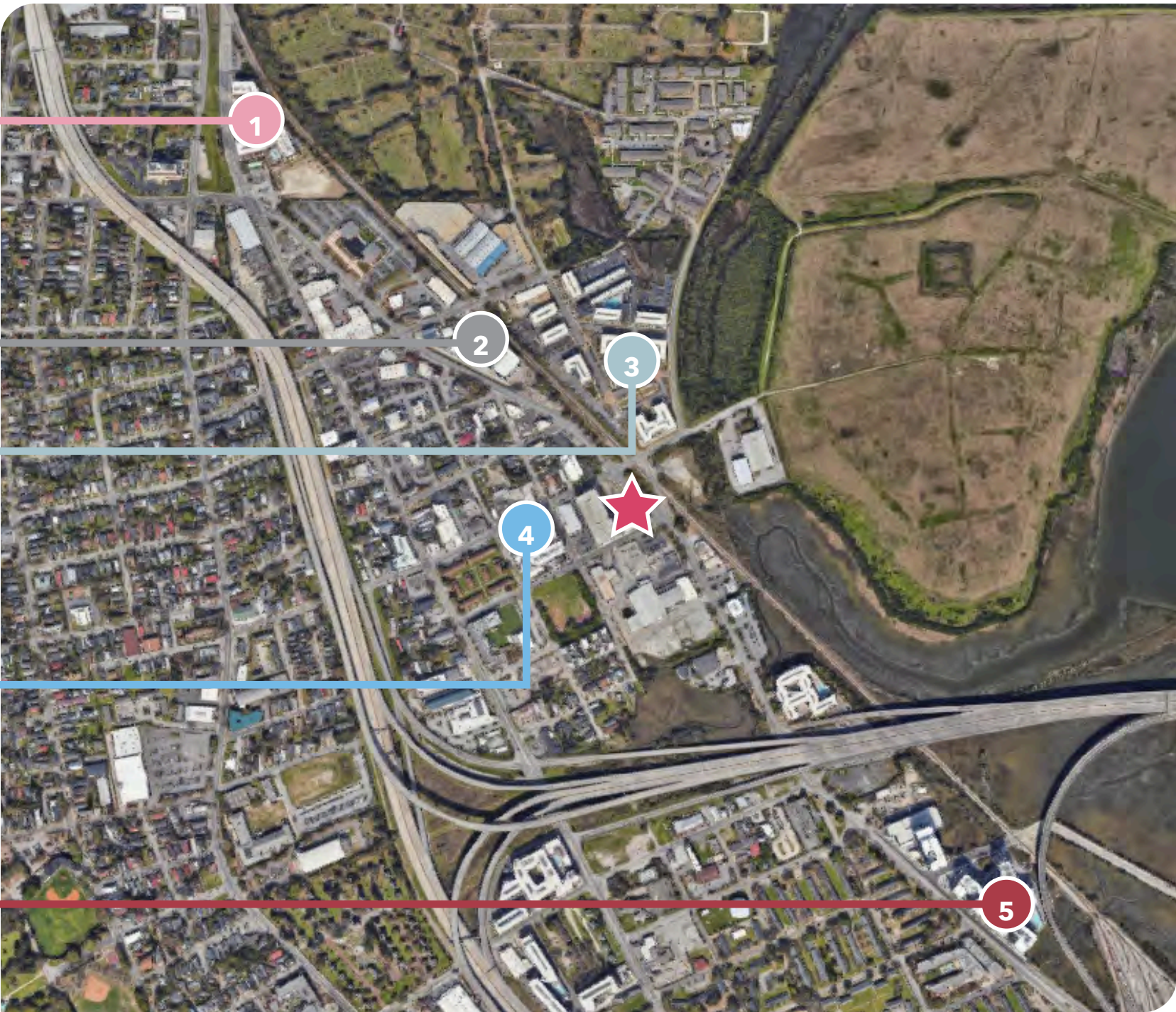
276-unit Class A apartment building. Built in 2019.

## 04. THE ATLANTIC ON ROMNEY

304-unit Class A apartment building. Nearing completion.

## 05. MORRISON YARD

Mixed Use project featuring 135,000 SF Class A office, 379 apartment units built in 2022. Third phase will be 150-room Kimpton hotel.





# MARKET OVERVIEW

Created around 1950 when East Bay Street was extended northward, Morrison Drive has seen explosive growth in recent years, which can be attributed to the upper peninsula's close proximity to the historic district and easy access to nearby suburbs, as well as favorable local zoning and being located within the Opportunity Zone. The corridor has attracted a diverse and vibrant collection of breweries, restaurants, office buildings, and multi-family housing developments, in addition to a high concentration of technology companies that have helped give Morrison Drive the nickname the "Creative Corridor".

## CHARLESTON TECH CENTER DEMOGRAPHICS:



**90,000 SF**  
Total Office  
Square Feet



**(+/-) 425**  
Employees working

## DEMOGRAPHICS (WITHIN A 1-MILE RADIUS):



**6,636**  
Total  
Households



**15,982**  
Total Daytime  
Population



**\$85,940**  
Average HH  
Income



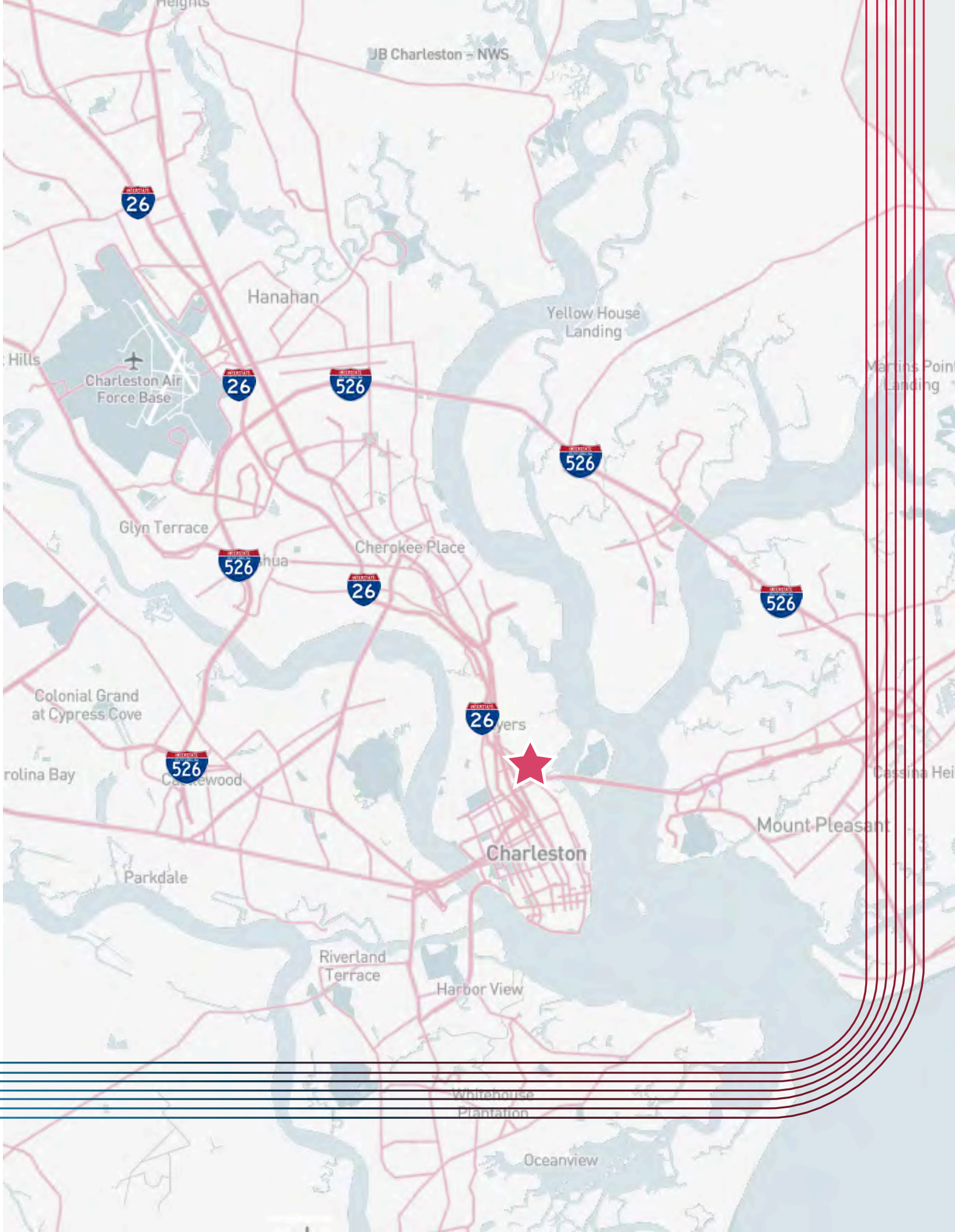
**649**  
Total  
Businesses



**34.8**  
Median Age



**14,451**  
Total  
Population







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