ILA- Office or Assembly For Lease 1142 Morrison Drive

1142 Morrison Drive Charleston, SC 29403







Our Team

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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for ILA – 1142 Morrison Drive Charleston, SC 29403.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

EXECUTIVE SUMMARY



ADDRESS	1142 Morrison Drive
Ask Price Office	\$30 PSF Full Service
Ask Price Assembly/ Event	\$20 PSF Full Service
Availability	April 2025
Uses	Office, Assembly, event convention, other
Lease Structure	Full Service
Square Footage (see slide 7-8)	1,000 - 28,000 SF
Ceiling Heights (assembly space)	Up to 40 foot
Frontage	Over 600 Feet on Morrison Dr
Lease Term	1-3 Years
TMS #	461-09-01-007, 461-09-01-008
Zoning	Upper Peninsula – Amusement and Recreation Services Overlay

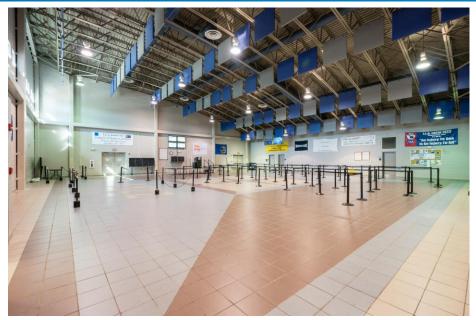
Charleston Commercial is pleased to present for lease 1142 Morrison Drive, the former Head Quarters of the International Longshoremen's Association "ILA". The ILA offers a unique opportunity to lease 1,000 square feet up to 28,000 square feet of office, assembly and/or event space. The property consists of two large assembly halls on either end of the building in addition to office, conference and lounge space throughout. The suites can be leased on a per suite basis (Please see Slide 7-8 for breakdown). The suites are available on a Short Term basis (1-3 years) as the site will eventually be redeveloped. Please reach out to learn more.

The site is located in the North Morrison corridor which has seen a wave of development including apartments, hotels and mixed-use developments. The 4.5 acre site has over 100 yards of visibility on Morrison and incredible visibility.



PHOTOS





Meeting/Assembly 1 Unit A



Meeting/Assembly 2 Unit F



Common Area



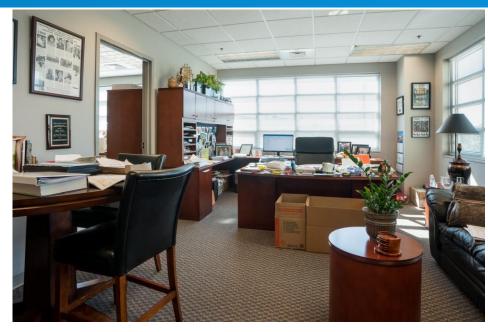
PHOTOS







Office Suites (1,2,3) Units B, C, G



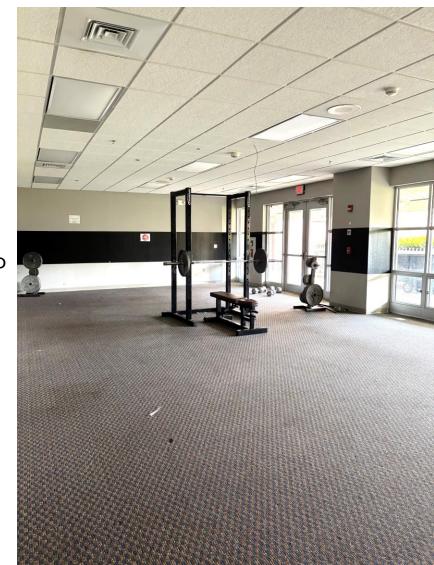


PHOTOS





Meeting (Small) Unit E



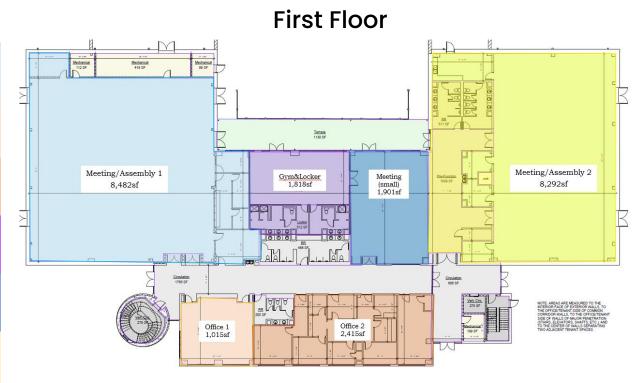
Gym Unit D

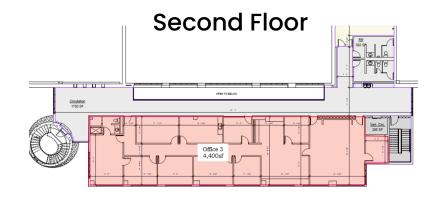
SUITES



Space	Unit	Floor	RSF	Rent per SF	Monthly Rent
Meeting/Assembly 1	Α	1	8482	\$20.00	\$14,136.72
Office 1	В	1	1015	\$30.00	\$2,538.44
Office 2	С	1	2415	\$30.00	\$6,037.45
Gym & Locker	D	1	1818	\$20.00	\$3,029.75
Meeting Small	E	1	1901	\$30.00	\$4,752.48
Meeting/Assembly 2	F	1	8292	\$20.00	\$13,819.68
Office 3	G	2	4400	\$30.00	\$11,000.94

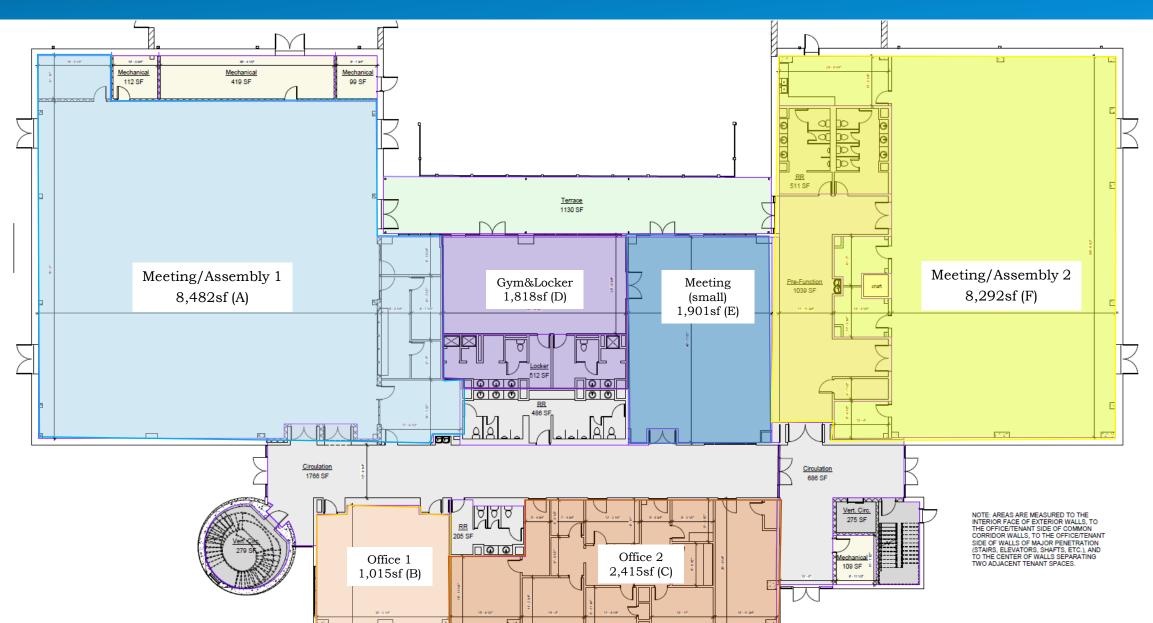
All Suites are Full Service
Tenant responsible for janitorial servicing suite.
Landlord to handle all additional property expenses.
Lease Term of 1–3 Years will be considered





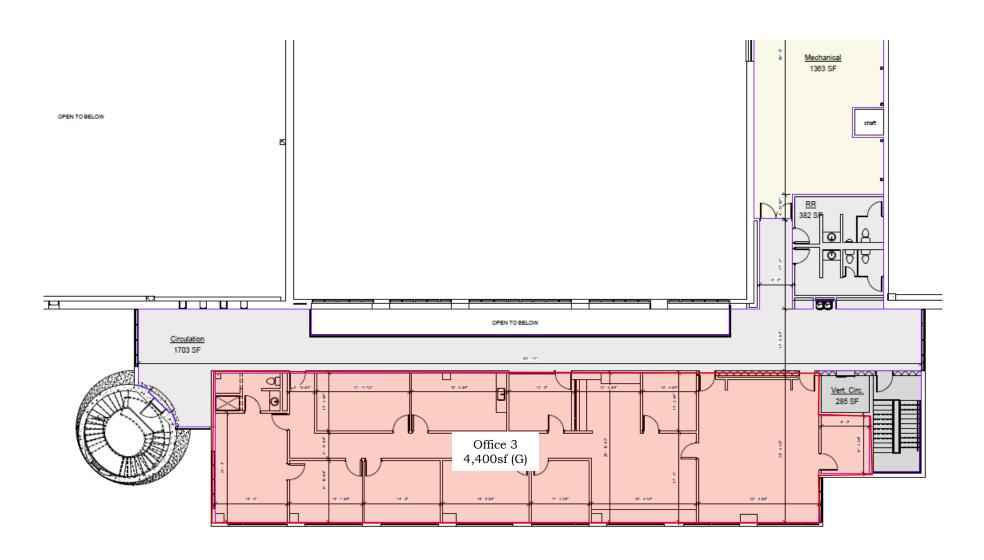
1st FLOOR PLAN





2nd FLOOR PLAN





AERIALS







DEMOGRAPHICS



Population			
	1 mile	3 mile	5 mile
2020 Population	9,848	47,408	128,414
2024 Population	11,668	53,697	137,403
Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$82,911	\$93,863	\$99,819
Median Household Income	\$48,994	\$62,105	\$71,599

