

MORRISON YARD

CHARLESTON 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. Three of the eight 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, and Daltile will open in early 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 (scheduled for completion in 2025), 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 Common Area



Residences Lobby



Common Area Green Space



First Floor Retail Opportunities



Residences Common Area



Residences Fitness Center



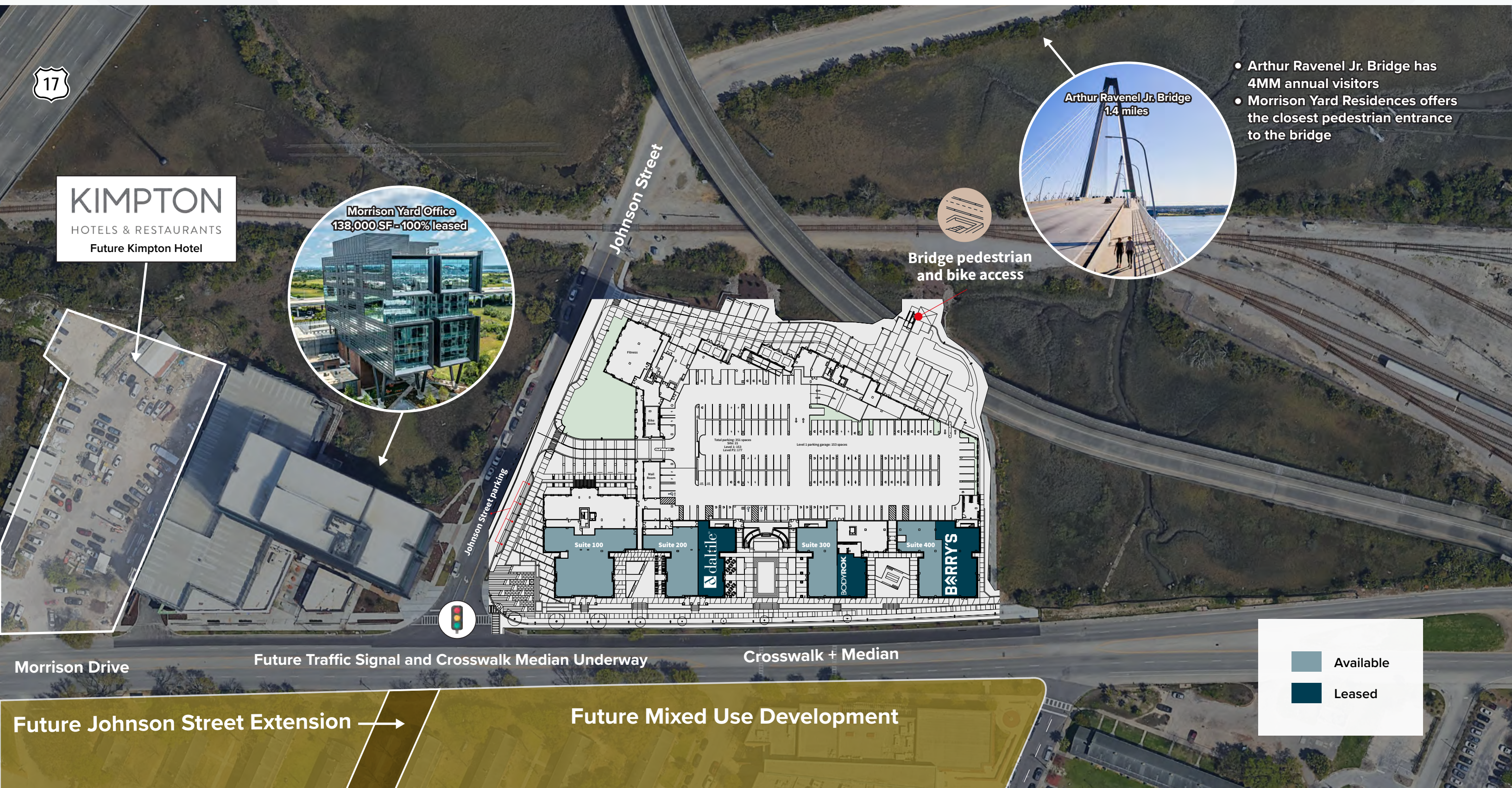
Residences Lobby



CHARLESTON OVERVIEW AND STATS

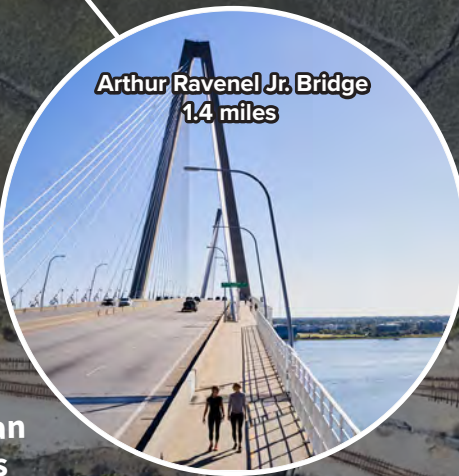
- **#1** Top City in the U.S. – Travel & Leisure 2023
- **#1** The South's Best City – Southern Living 2023
- Charleston region population: **849,000**
- New people moving to Charleston region each day: **40+**
- **20,000+** Jobs Forecasted to be created in the next 3 years
- Increase in employment over 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



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KIMPTON
HOTELS & RESTAURANTS
Future Kimpton Hotel



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

Bridge pedestrian and bike access

Available

Leased

Morrison Drive

Future Traffic Signal and Crosswalk Median Underway

Crosswalk + Median

Future Johnson Street Extension →

Future Mixed Use Development

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 

Suite 300
Available: 3,617 SF


Suite 350
Leased 

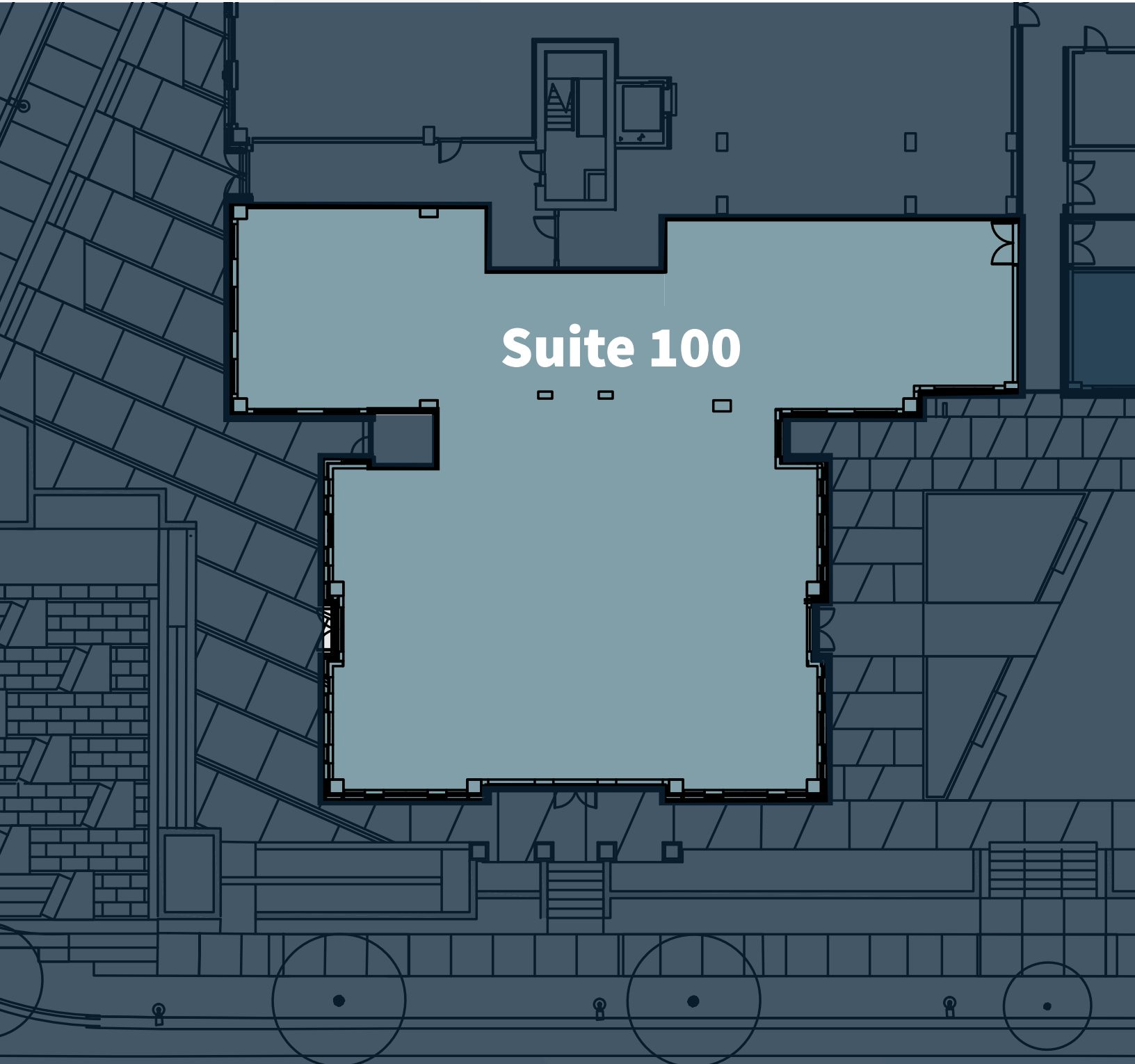
Suite 400
Available: 3,445 SF

Suite 450
Leased 

SUITE 100


6,786 SF

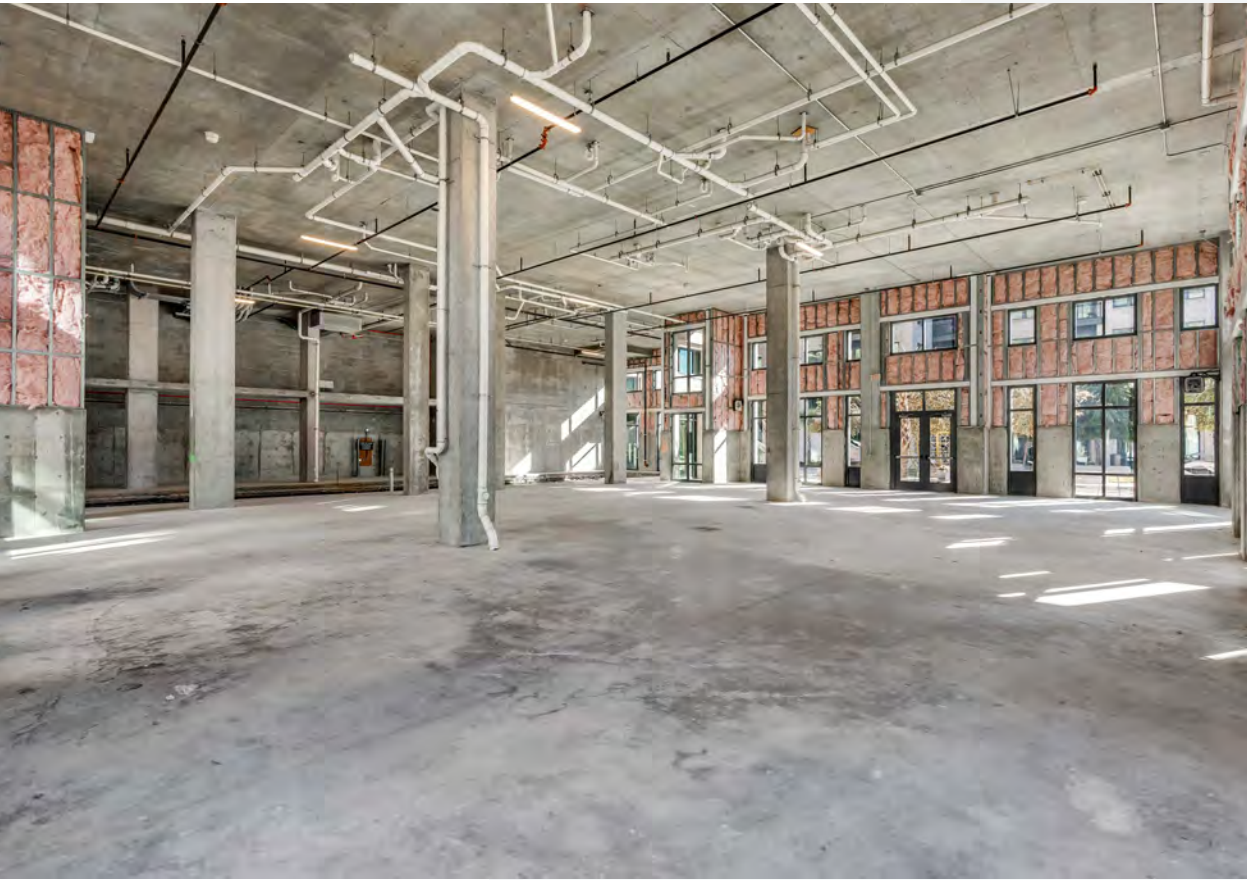
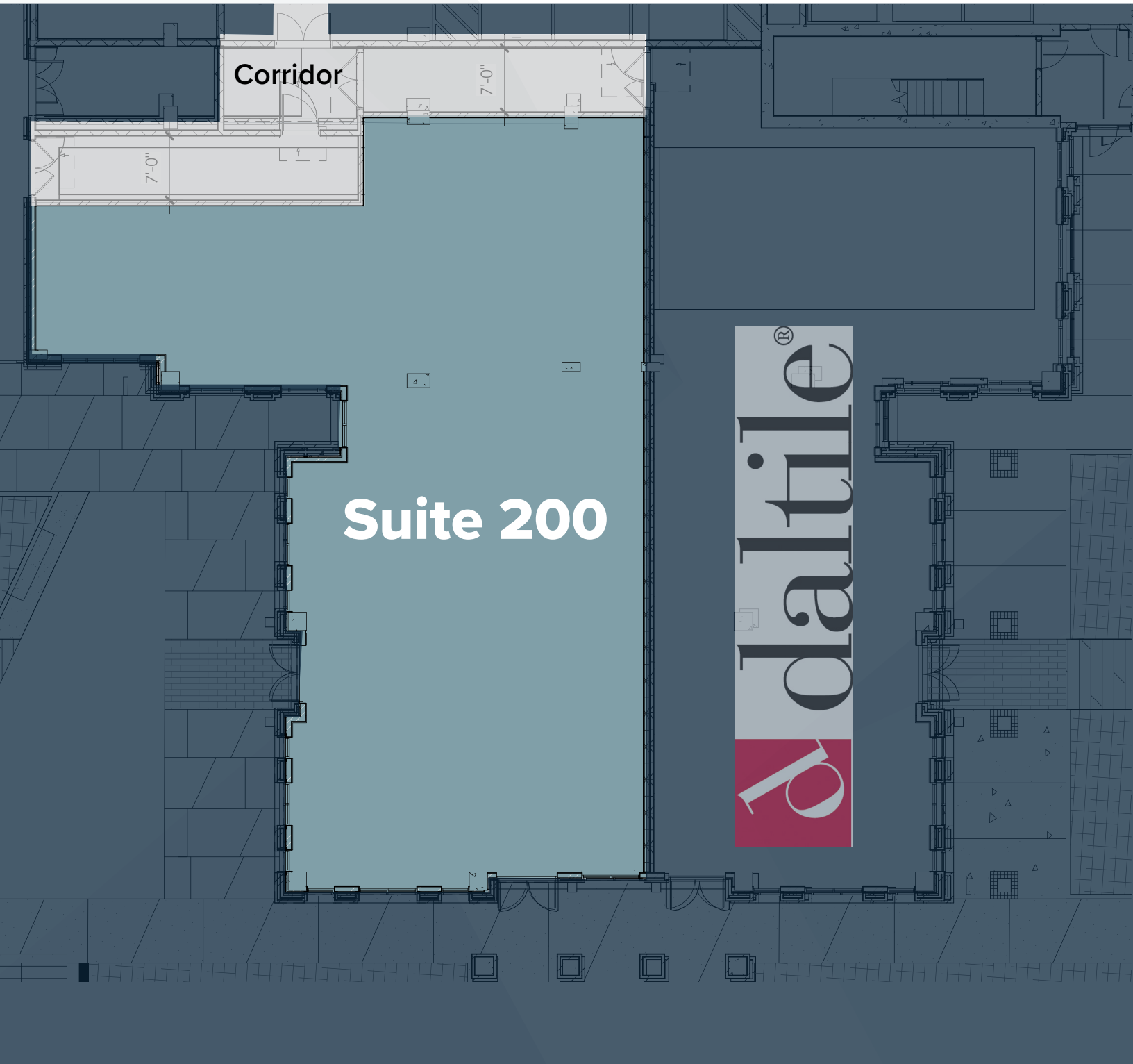
 Click for virtual tour



SUITE 200


3,781 SF

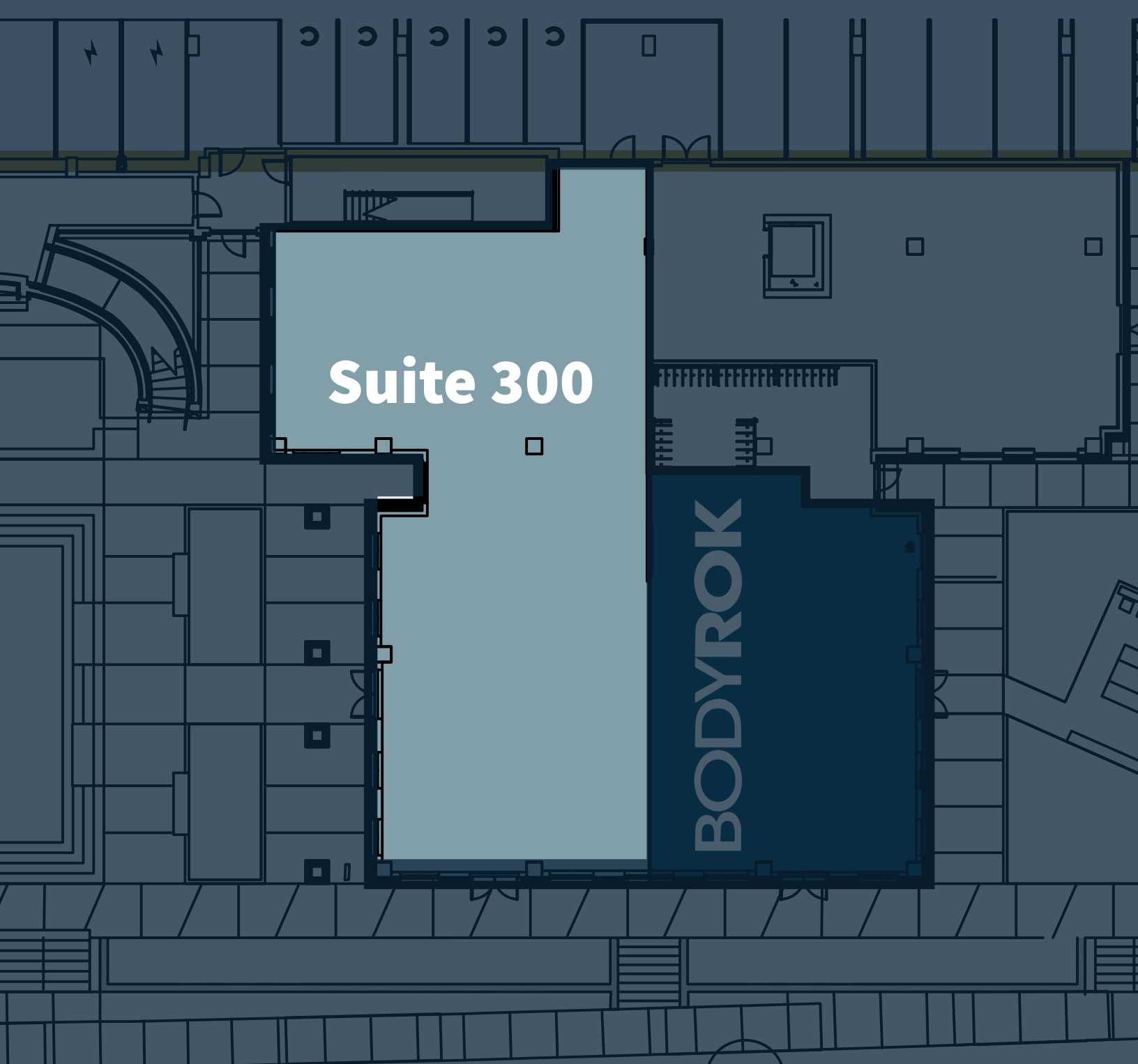
 [Click for virtual tour](#)



SUITE 300

3,617 SF
Current configuration

 Click for virtual tour

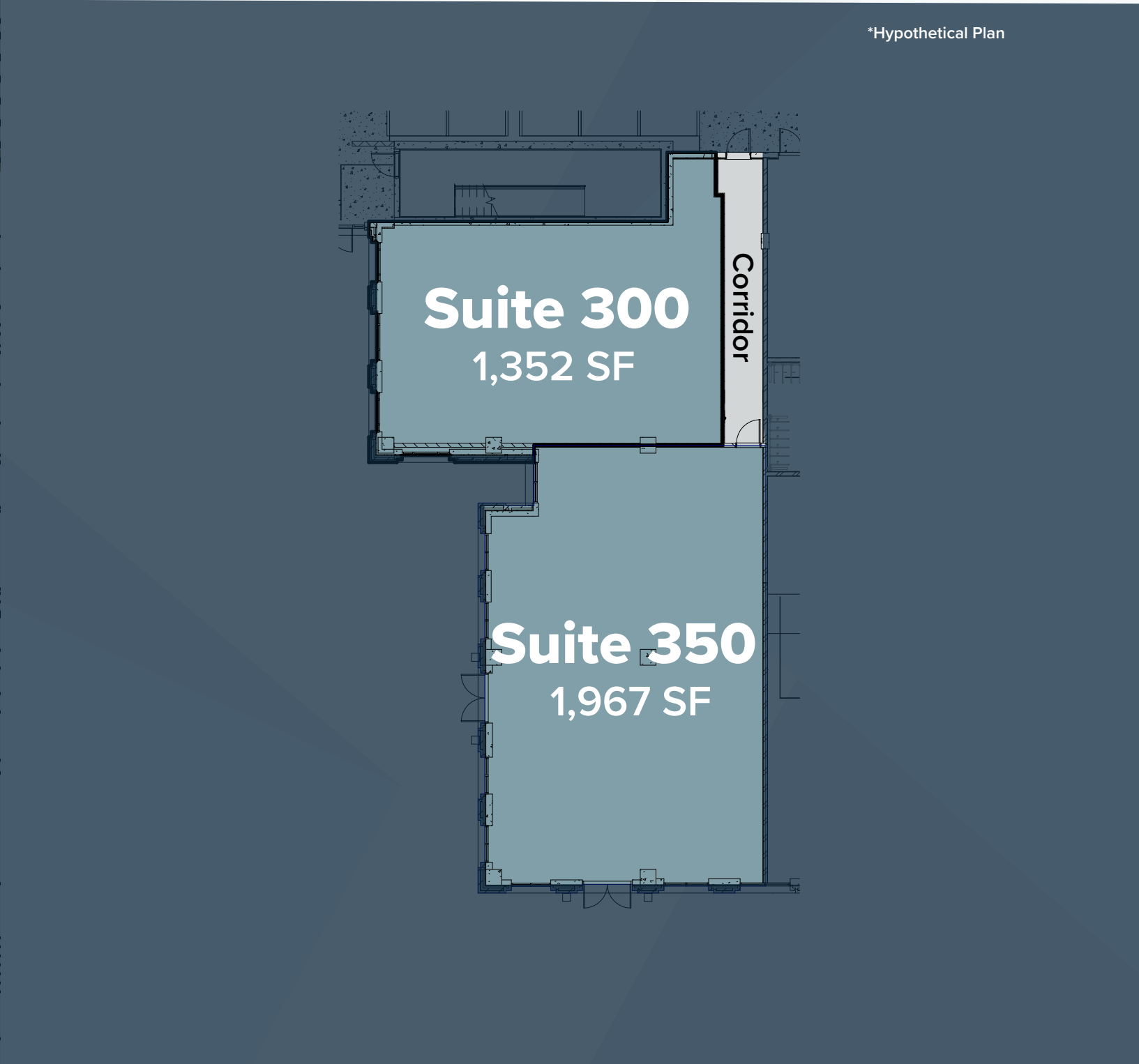


SUITE 300-Subdivision Plan

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

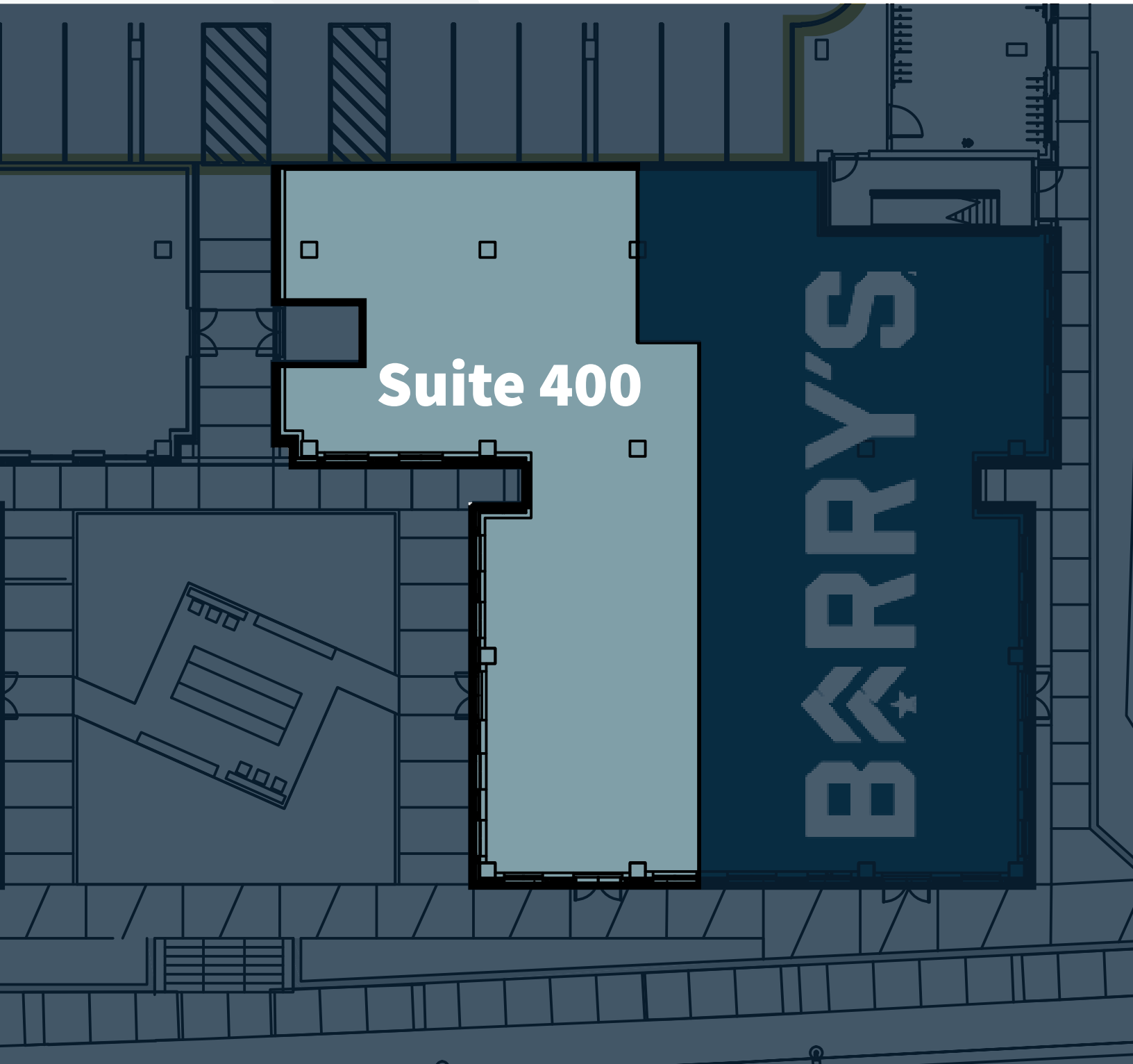
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*Hypothetical Plan



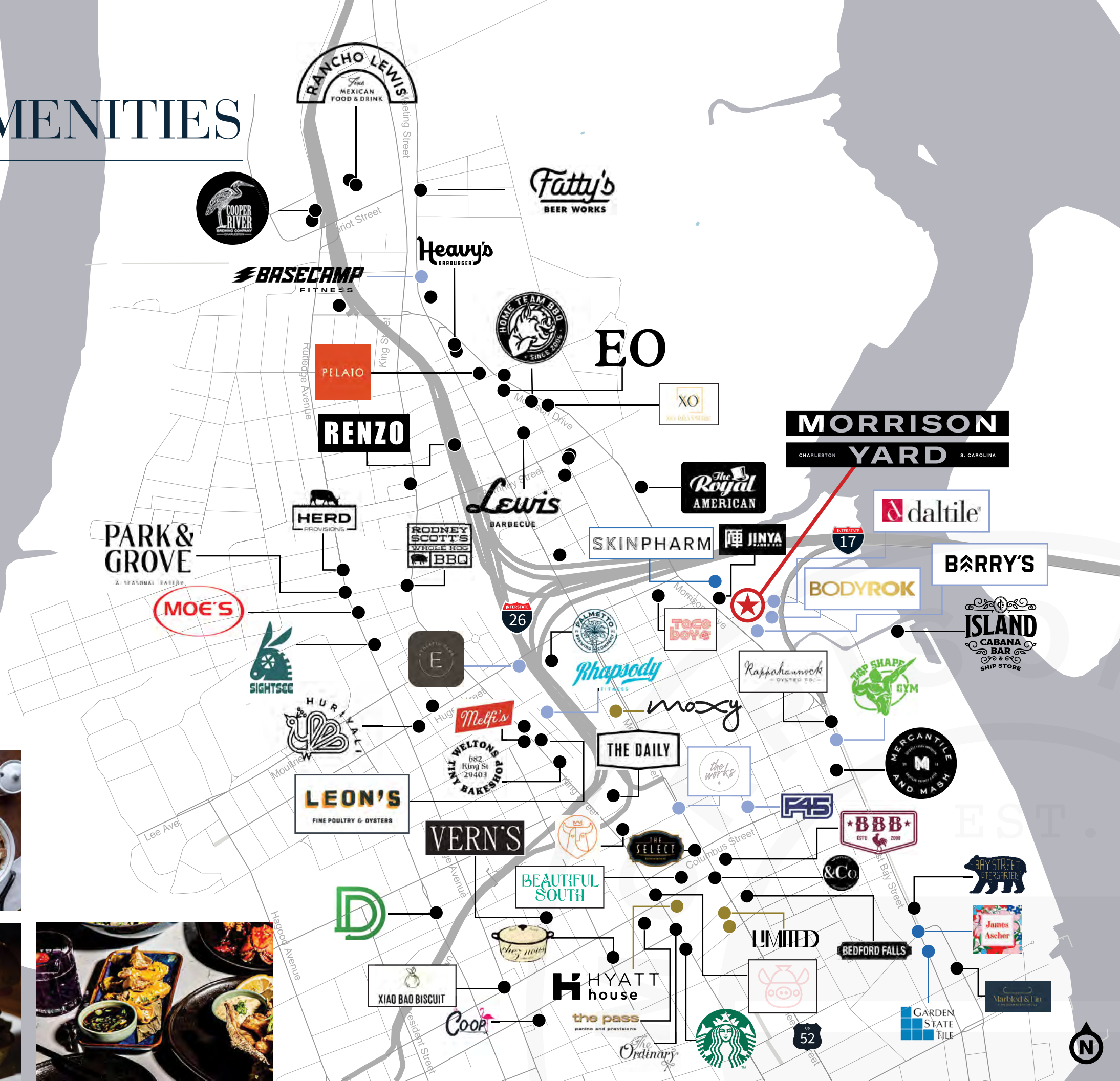
SUITE 400

3,445 SF



NEIGHBORING AMENITIES

- Food & Beverage
- Retail
- Fitness
- Hotels



CHARLESTON'S GROWING RESIDENTIAL CORRIDOR



MORRISON

CHARLESTON

YARD

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