

1859 Summerville Avenue,  
North Charleston, SC 29405



creative office  
+  
showroom  
+  
retail

East side, facing King Street



West side, facing I-26



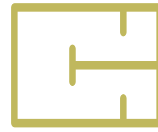
# IN THE HEART OF THE PENINSULA

Lumberyard is a reclaimed warehouse in the Upper Peninsula that will set the standard for adaptive re-use environments in this thriving submarket of Charleston. Ideally situated between the two major thoroughfares of King Street and I-26, the visibility, access and presence of Lumberyard will be unmatched.

With open floor plans and warehouse designs, there are a multitude of options for innovative businesses of every shape and size. With over 60,000 square feet of space, we offer unique layouts and mixed-use opportunities for creative office, flex, showroom and retail space.



4 office spaces totaling  
±5,220 SF



1 retail space totaling  
±5,670 SF



14'-16' exposed ceiling  
heights, brick & beam



Vibrant work  
environment with  
abundant natural light



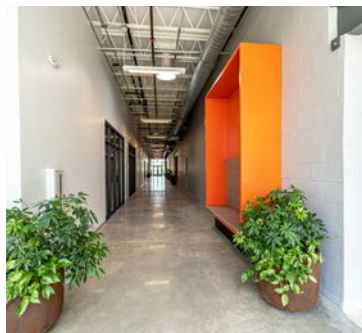
Visibility and branding opportunity  
on I-26 & King St Extension

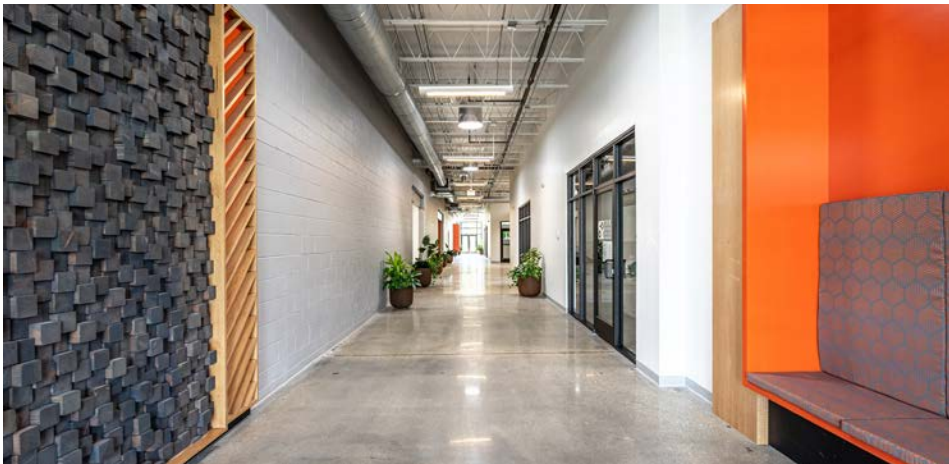


Over 3 spaces/1,000 RSF  
surface on-site parking



Surrounded by  
neighborhood restaurants  
and Charleston Brewery District





# A CENTRAL LOCATION

.25

miles to main artery King Street

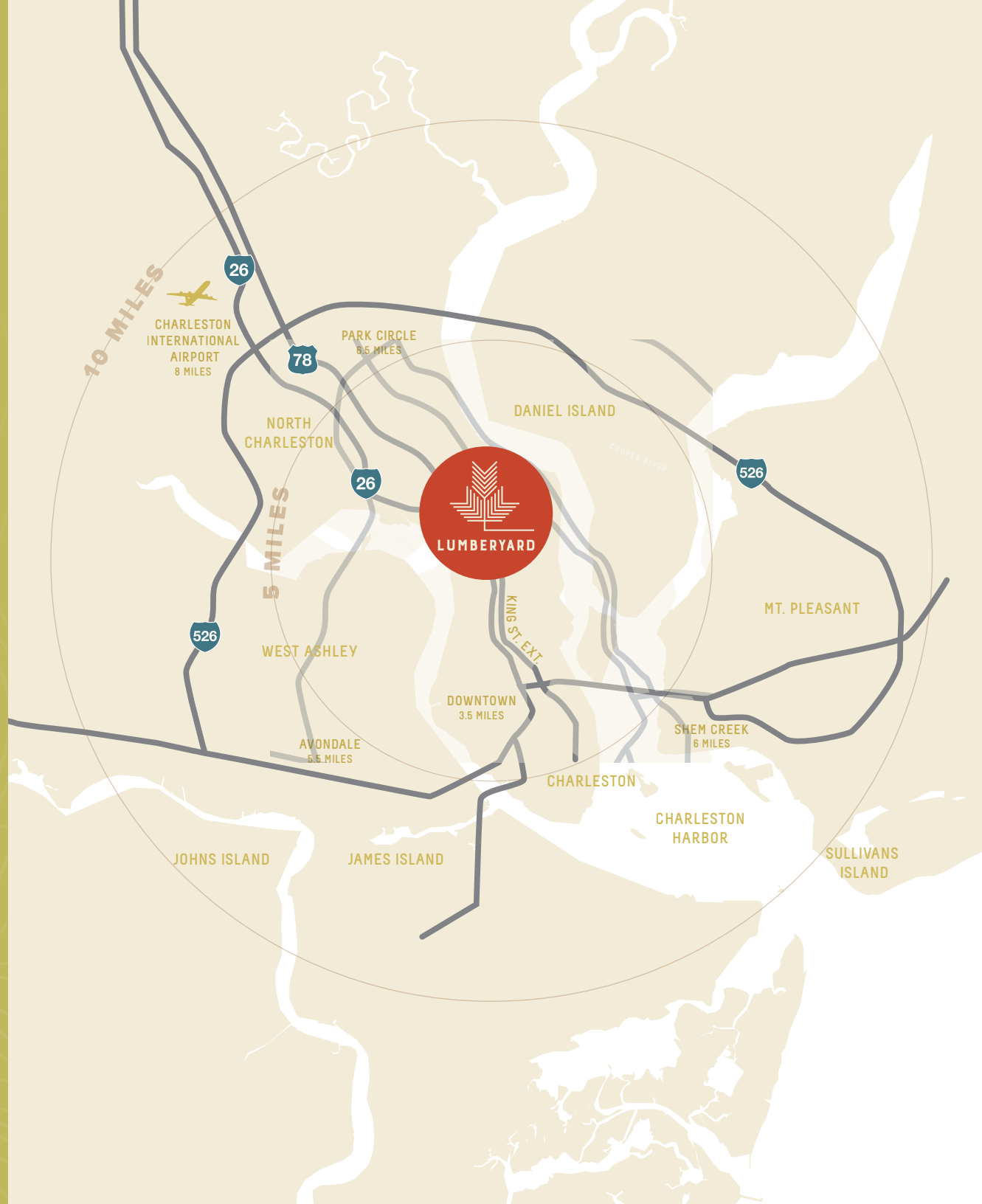
2

right-hand turns to I-26

.5

miles to new Meeting Street  
I-26 Interchange

1859 SUMMERVILLE AVE,  
CHARLESTON, SC



# A GROWING TALENT POOL

## POINTS OF INTEREST

- 1 The Wonderer
- 2 The Refinery
- 3 Munkle Brewing
- 4 Pacific Box & Crate  
Rancho Lewis | Sushi Wa  
Edmond's Oast Brewery
- 5 Half Mile North
- 6 Fattys Beer Works
- 7 Container Bar
- 8 Santis
- 9 Rutledge Cab Co.
- 10 Heavy's Burger Bar
- 11 Pale Horse Crossfit
- 12 Big Work Fitness
- 13 Goat Sheep Cow
- 14 The Daily
- 15 Edmund's Oast
- 16 Home Team BBQ
- 17 Lewis Barbecue
- 18 Revelry Brewing Co.
- 19 Lofi Brewing
- 20 Taco Boy

## MULTI-FAMILY DEVELOPMENT + HOTELS

- A Magnolia Site
- B The Atlantic on Romney
- C Foundry Point
- D Morrison Yard Residences
- E The Moxy



**RANCHO LEWIS**  
Fine MEXICAN FOOD & DRINK

THE WONDERER  
CHARLESTON

THE  
**REFINERY**  
CHARLESTON



**PACIFIC BOX & CRATE**



b a b a s  
on cannon





ASHLEY RIVER



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20

78

26

EXI

EXIT

EXIT

LOWLINE

NOMO

WAGNER  
TERRACE

DOWNTOWN

17

20

1/2  
mile  
north

NEW MEETING STREET INTERCHANGE  
(I-26 EAST & WESTBOUND)



COOPER RIVER

# PROJECT OVERVIEW



Available Leased

## SUITE 140

968 SF

## SUITE 150

1,734 SF

\* Suite 140 and 150 can be combined for a total of 2,702 SF

## RETAIL SPACE

5,670 RSF

Additional flyer available for retail space

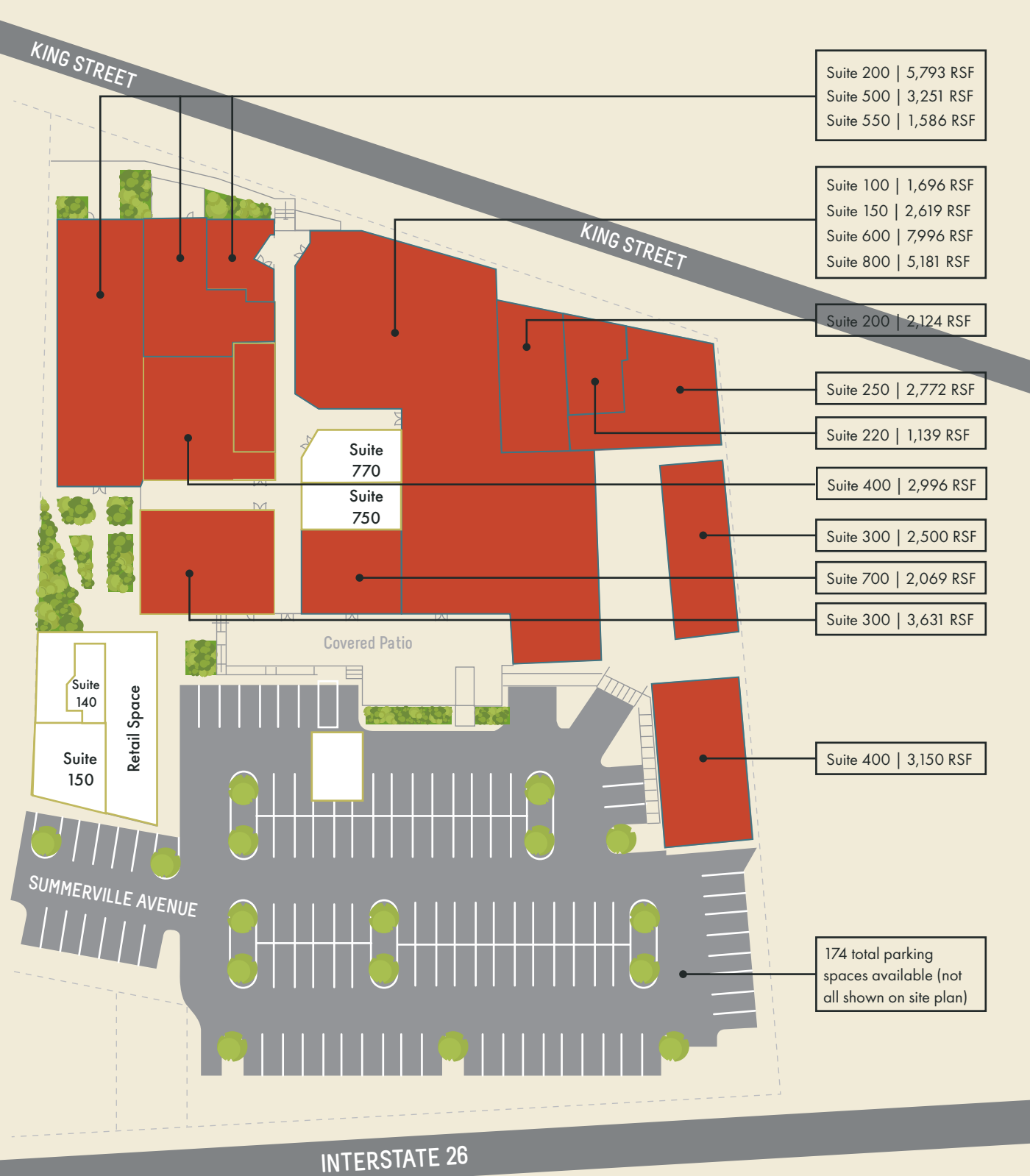
## SUITE 750

1,388 SF

## SUITE 770

1,130 SF

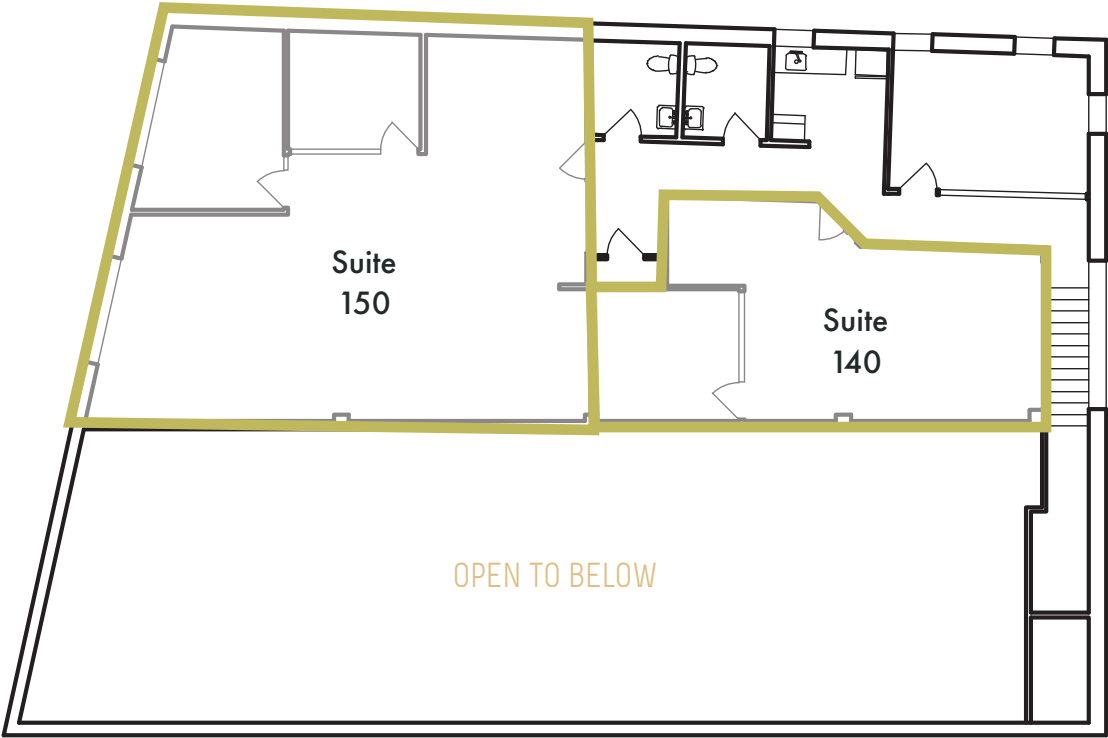
\* Suite 770 and 750 can be combined for a total of 2,518 SF



FLOOR  
PLANS



BUILDING  
100



SUITE 140

968 SF

SUITE 150

1,734 SF

\*Suite 140 and 150 can be combined for a total of 2,702 SF

SUITE 770

1,130 SF

SUITE 750

1,388 SF

\* Suite 770 and 750 can be combined for a total of 2,518 SF



# WHY NORTH MORRISON - NOMO?

These blocks are the realm of the city's craftspeople and brewers, architectural studios and tech workplaces, generations of longshoremen, residential neighborhood, and repurposed warehouses & rail sheds. The dynamic Upper Peninsula is also home to some of Charleston's best new-build restaurants on the blocks with Brooklyn inspired Italian, salty margaritas, burger bars, upscale Cantonese and Sichuan Chinese, low country BBQ, marina bar and ship store and more. It's a lively, convenient place to be...



## THE NEWEST CULINARY DESTINATION

Some of Charleston's newest and well established restaurant's are right around the corner



## BREWERY DISTRICT

From theatrical performances and live music venues to art galleries and craft markets, immerse yourself in a rich tapestry of creativity and history.

## ON THE RISE

Fueled by trailblazing developments like Morrison Yard, developers have tapped into the potential of Charleston and are creating unique light-filled and amenity rich office destinations.



## COASTAL LIVING

Life is easy in the low country. With its picturesque beaches, green golf courses, waterfront parks, and opportunities for boating, fishing, and water sports, Charleston offers a coastal lifestyle that is highly sought after.

ACCESS FROM  
**ANYWHERE & CONNECTED**  
TO EVERYTHING





15 minutes | 8 miles

30 minutes | 15 miles

10 minutes | 6 miles

20 minutes | 10 miles

20 minutes | 9 miles

10 minutes | 4 miles



@LUMBERYARDCHS

LUMBERYARDCHS.COM

Get in touch

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**LUMBERYARD**

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