

MORRISON

CHARLESTON

YARD

S. CAROLINA



MORRISON YARD RETAIL AND OFFICE OPPORTUNITIES AVAILABLE FOR LEASE

±1,500-6,986 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 delivered in 2023 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 a median income of \$133,000. The retail vacancies are ready for Tenant upfit, offering great flexibility with suites ranging from 1,500 to 6,986 SF. Two of the eight suites have been leased to BodyRok and Barry's, both of which are their flagship locations in the Charleston market. BodyRok opened their doors November 2024 and Barry's will open early 2025. Upcoming improvements to the vicinity include a traffic light at the corner of Morrison Drive and Johnson Street, a 250-key Kimpton boutique hotel directly next to the Office, pedestrian and bicycle access to the Ravenel bridge directly behind the Residences, and a future mixed-use development directly across the street on Morrison Drive.



Residences Lobby



Retail Opportunities First Floor



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



SITE PLAN

Leased
 Available
 Pending

← Office Building

← Kimpton Hotel



↑
 Arthur Ravenel Jr. Bridge

Bridge pedestrian and bike access

Suite 100

Suite 150

Suite 200

Suite 250

Suite 300

Suite 400

BODYROK

BARRY'S

Suite 100
Available: 4,200 SF

Suite 150
Available: 2,268 SF

Suite 200
Available: 3,744 SF

Suite 250
Available: 3,242 SF

Suite 300
Available: 3,617 SF

Suite 400
Lease Pending


Suite 350
Leased **BODYROK**

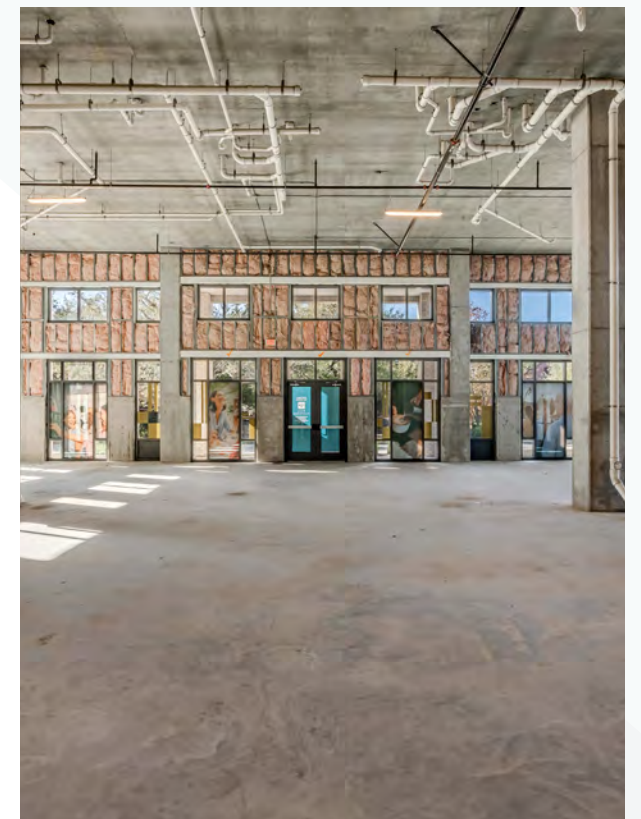
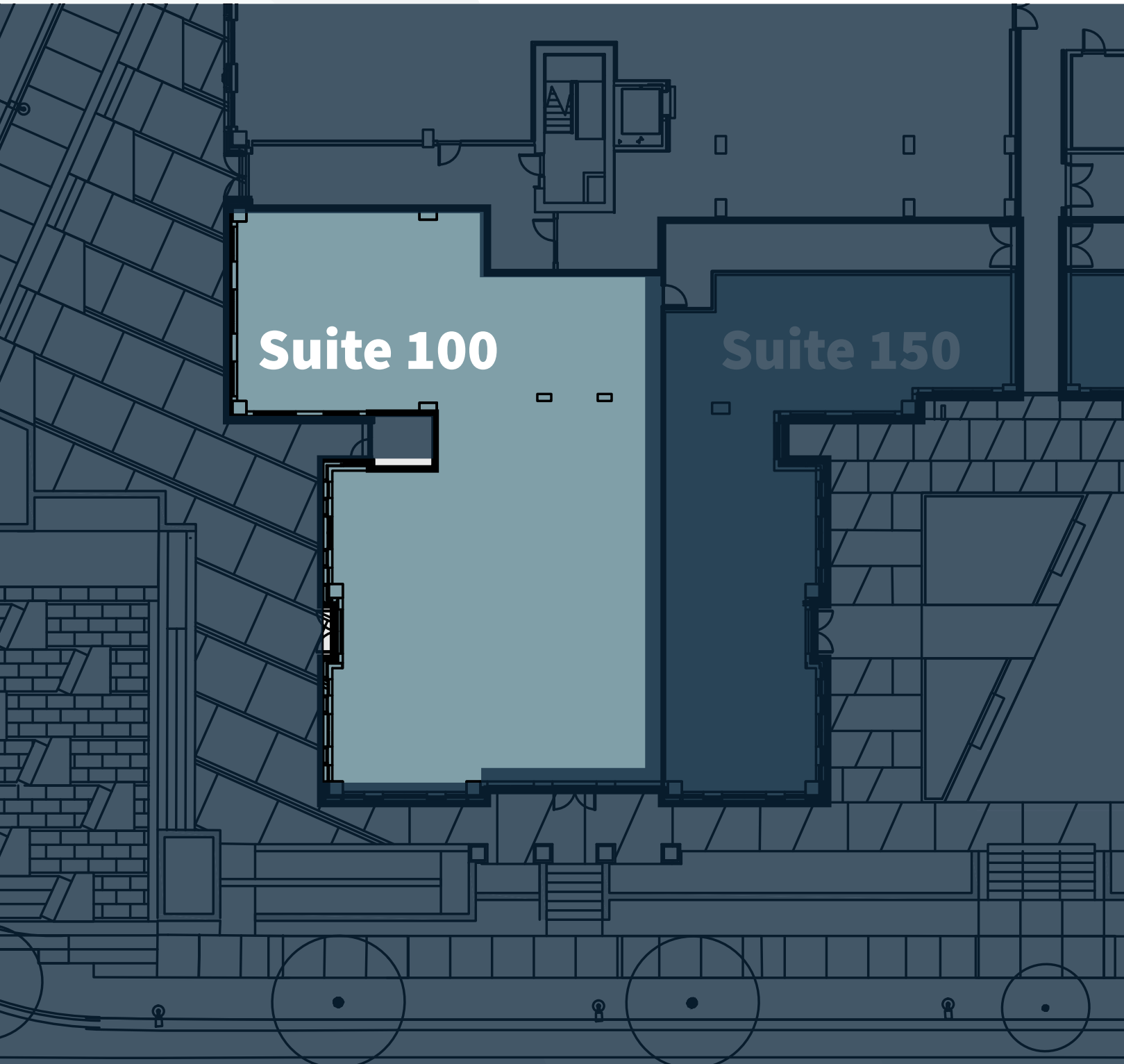
Suite 450
Leased **BARRY'S**

Traffic Signal and Crosswalks

SUITE 100


4,200 SF

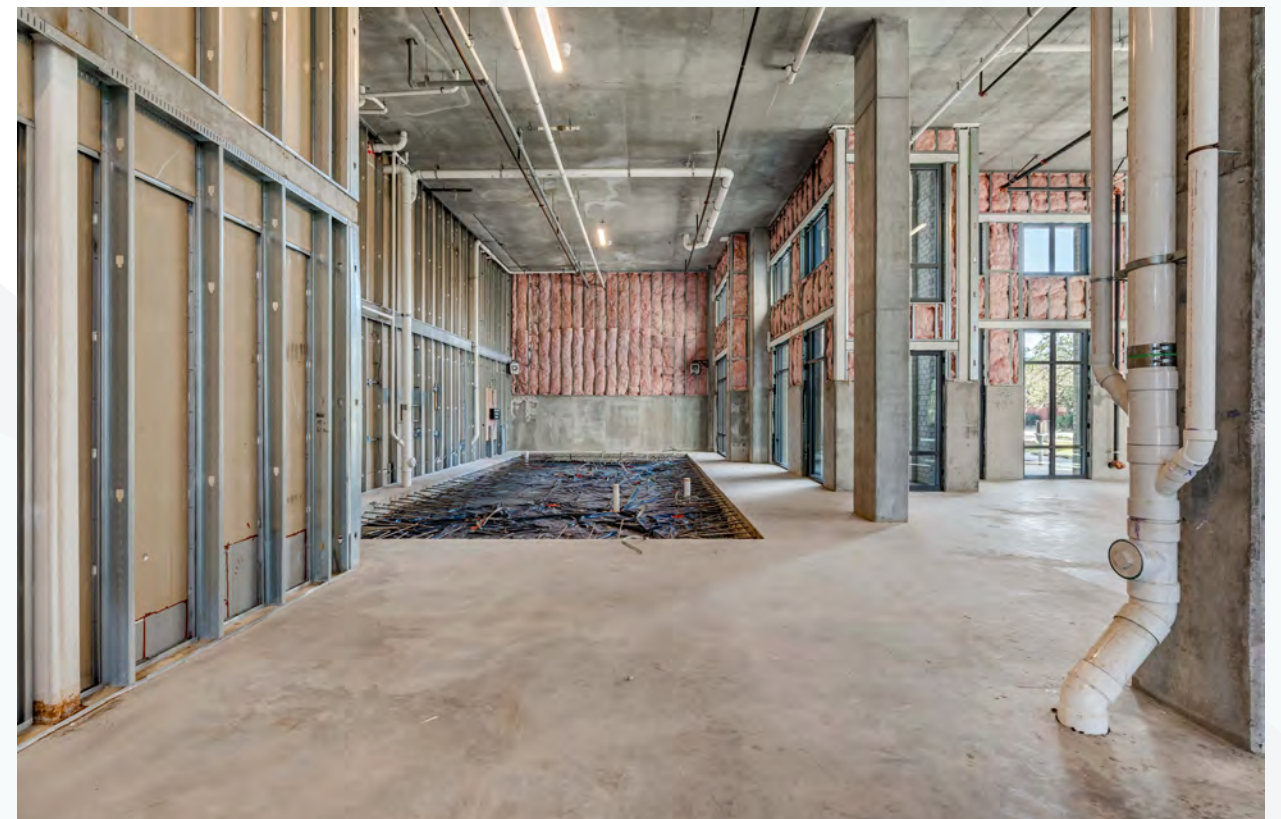
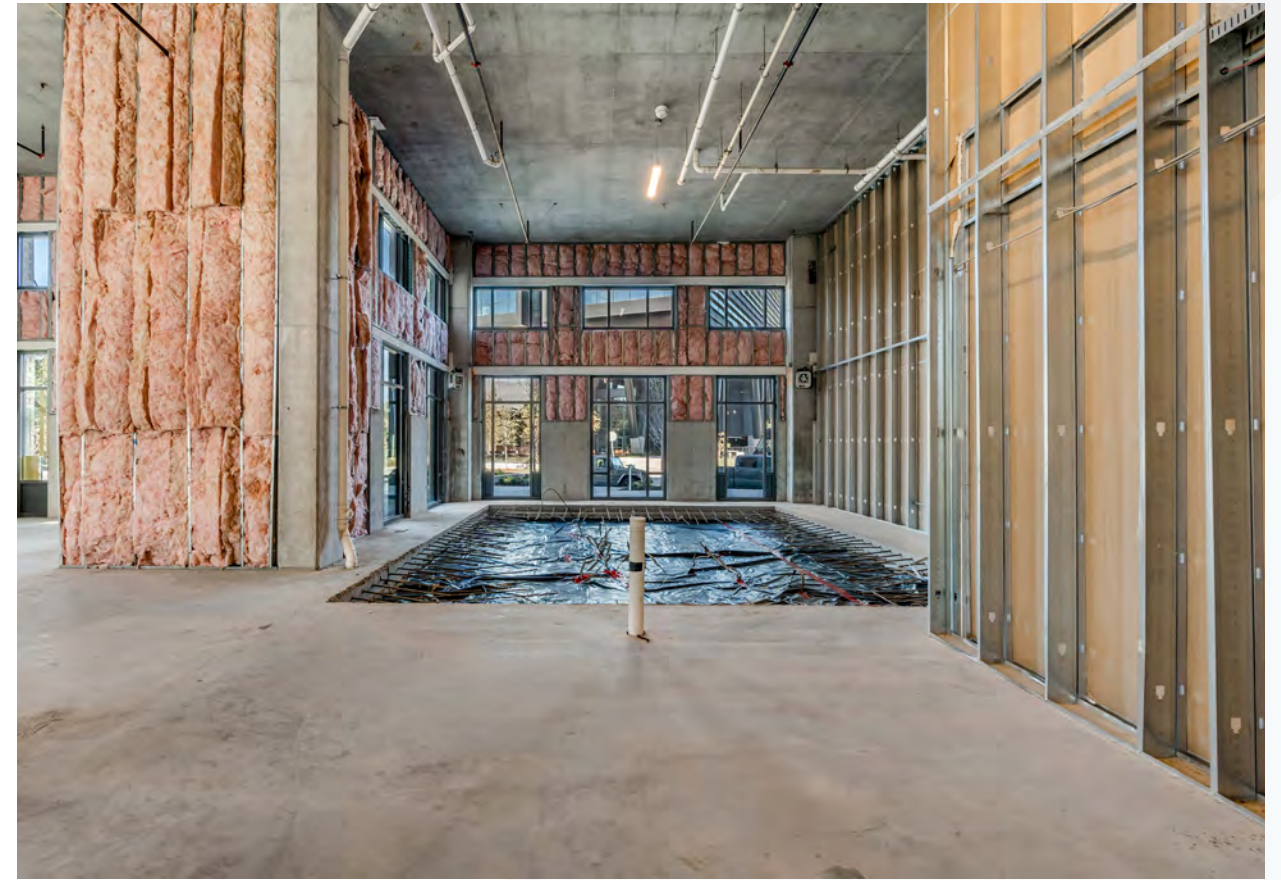
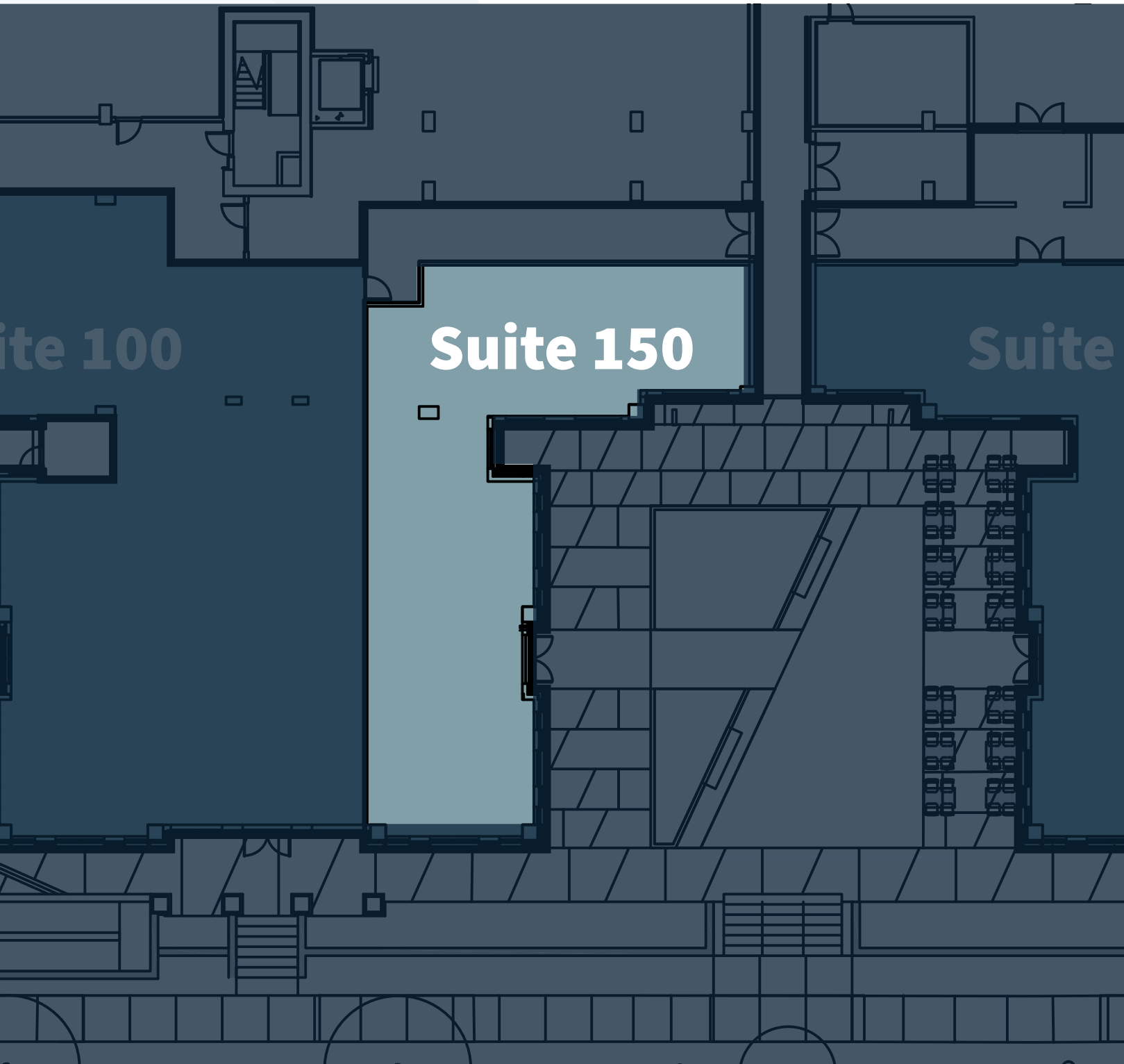
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SUITE 150


2,268 SF

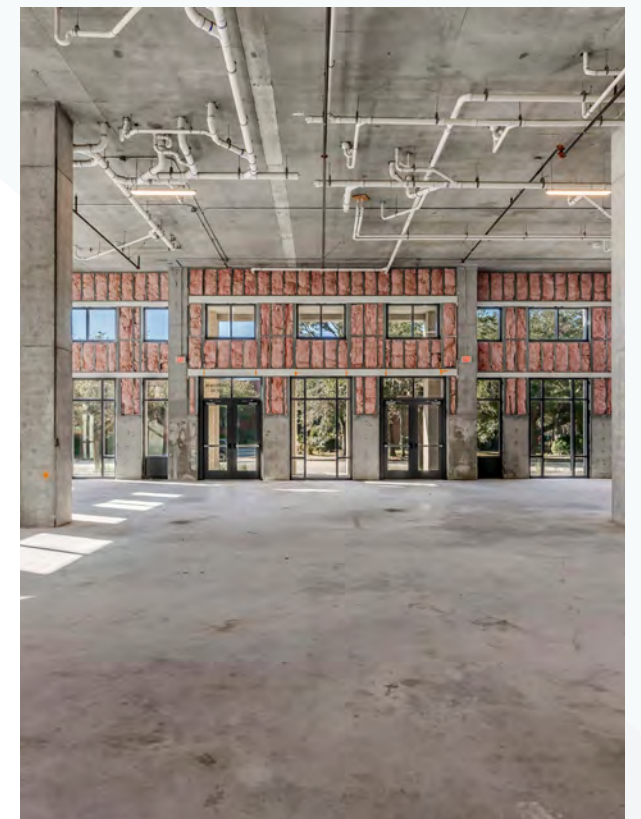
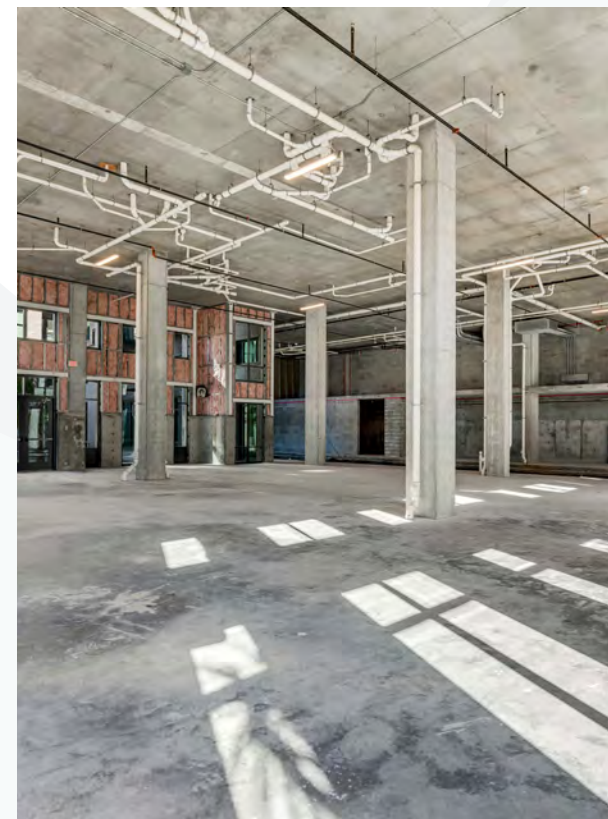
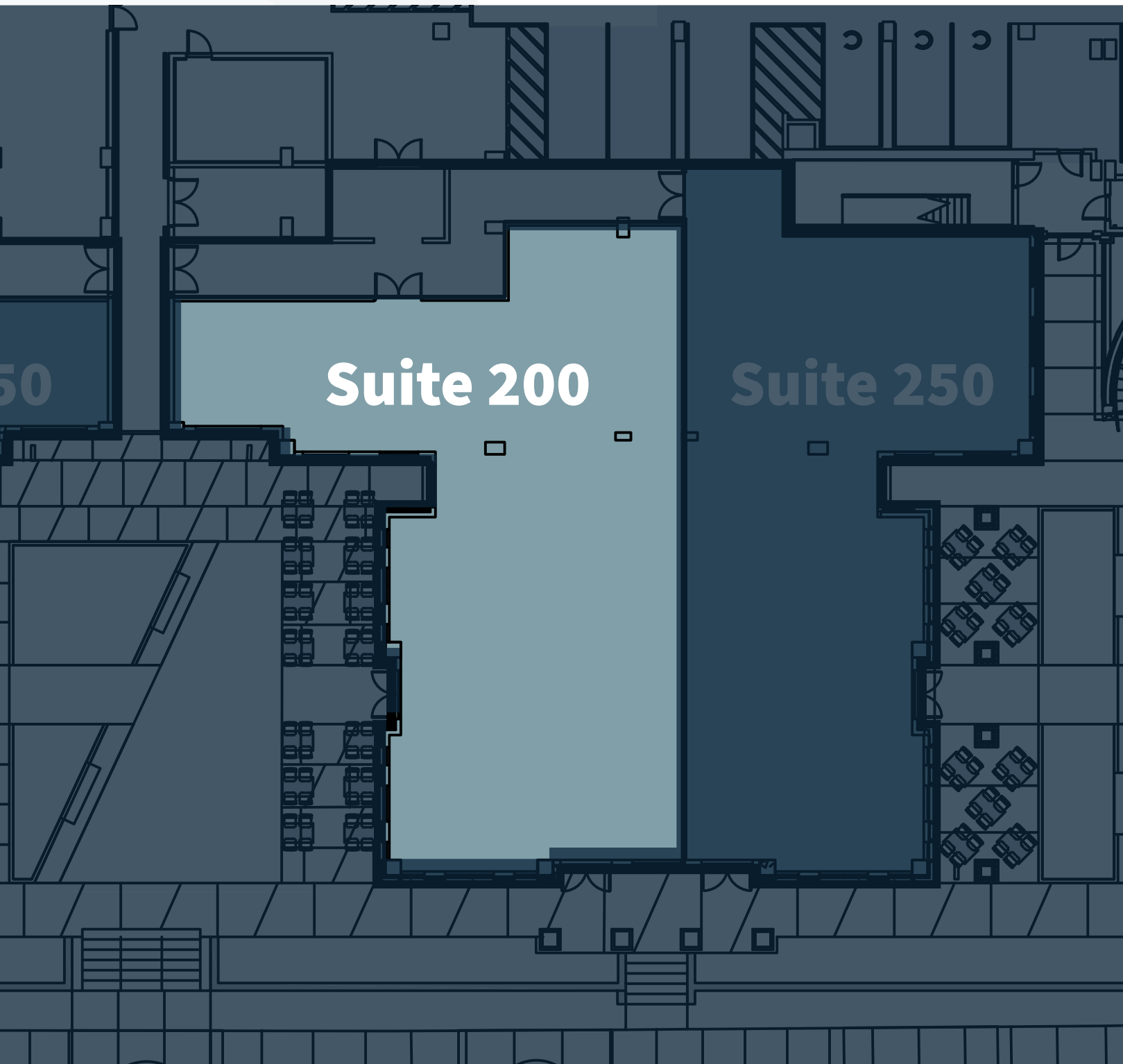
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SUITE 200


3,744 SF

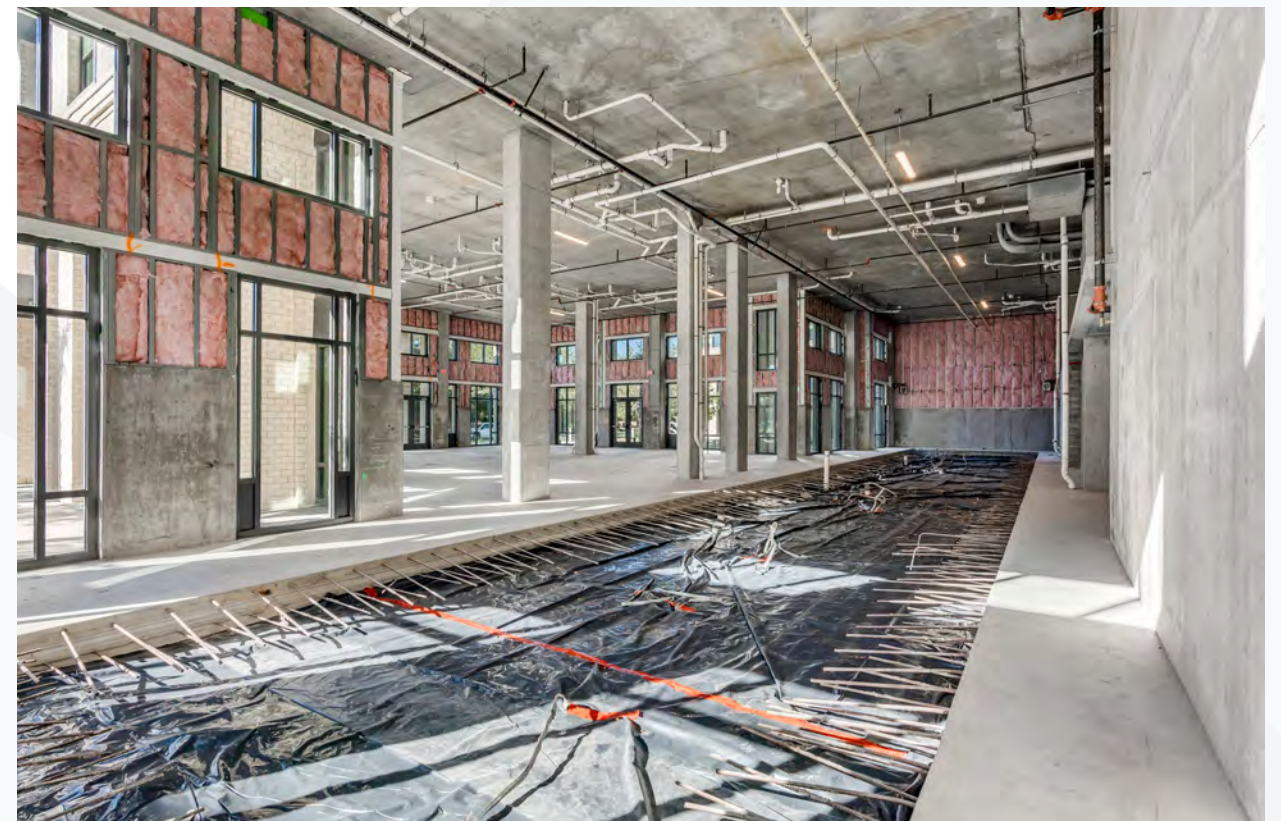
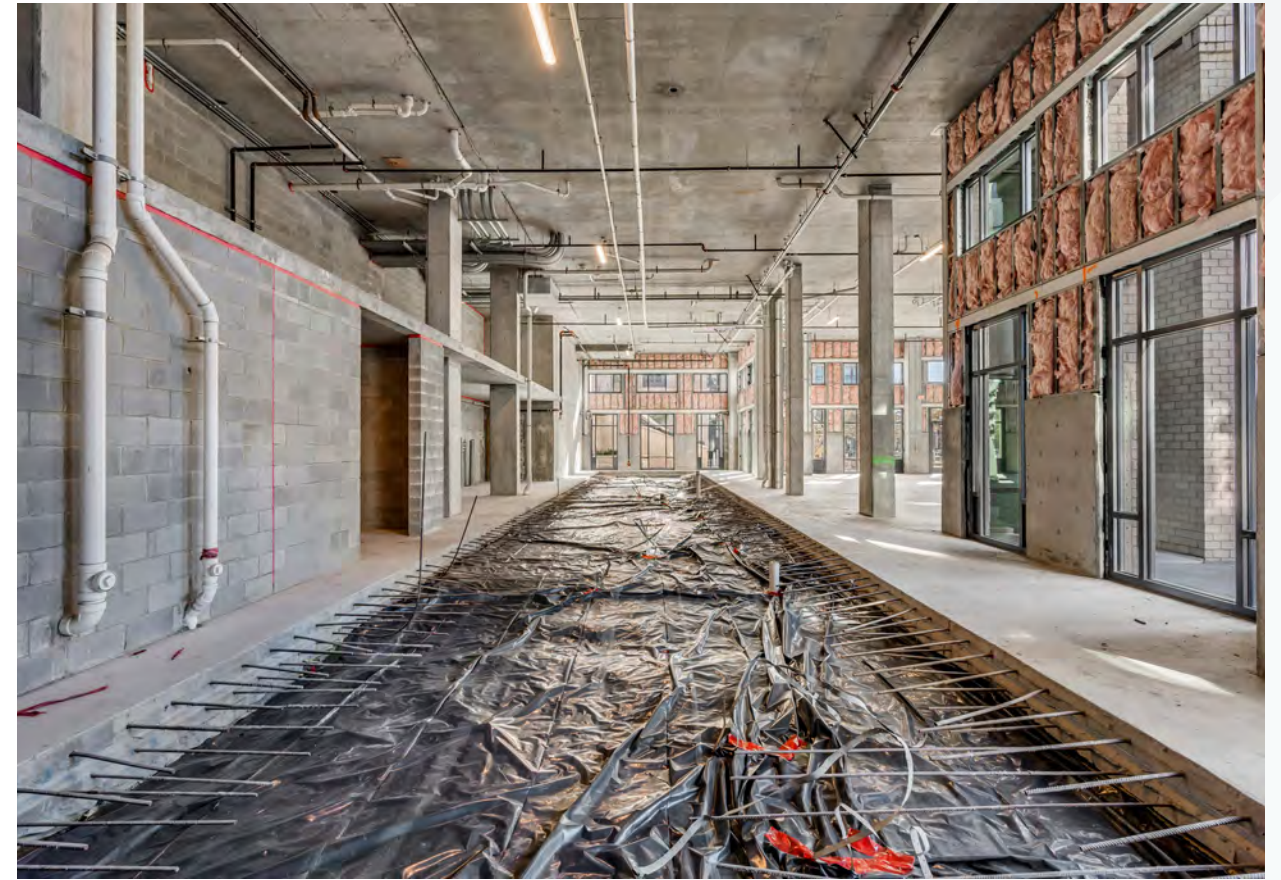
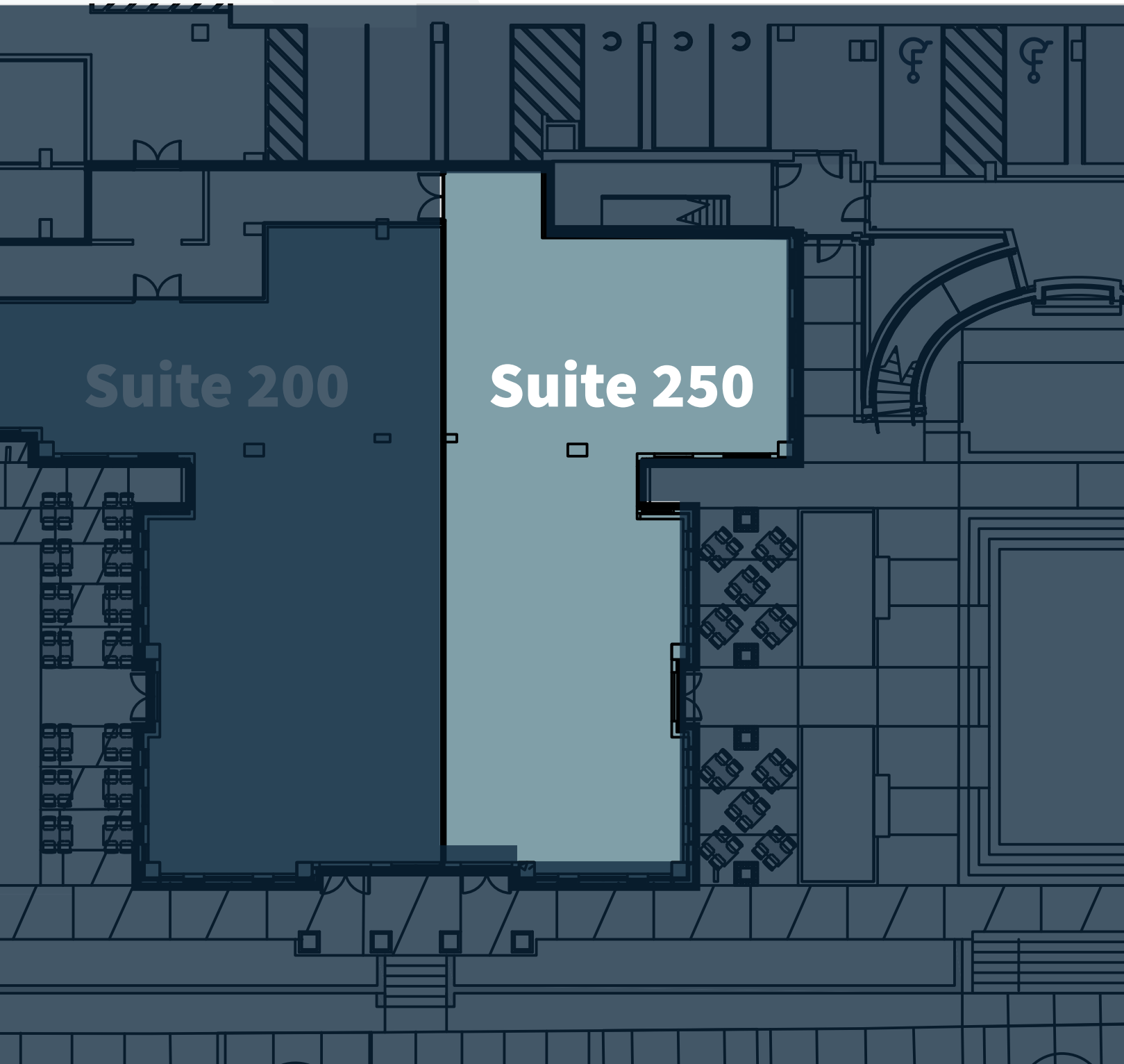
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SUITE 250


3,242 SF

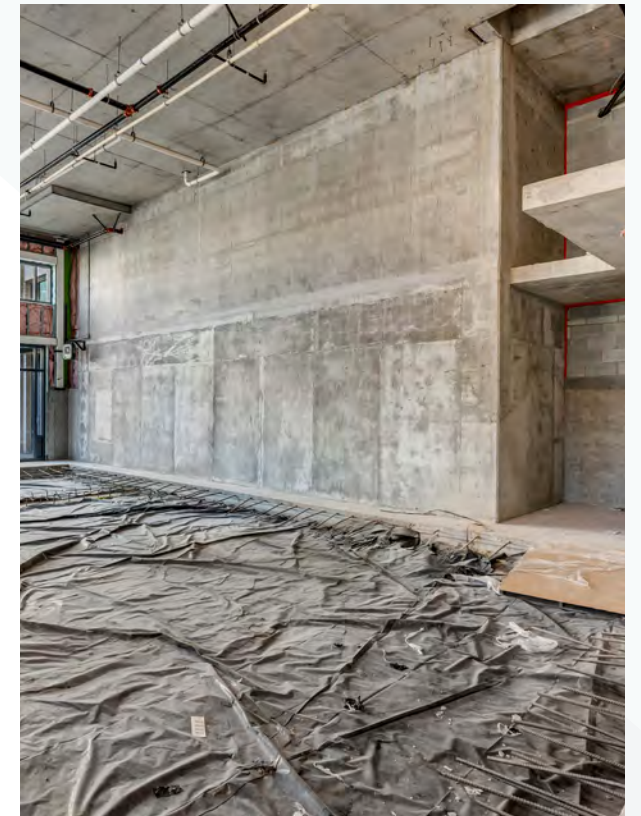
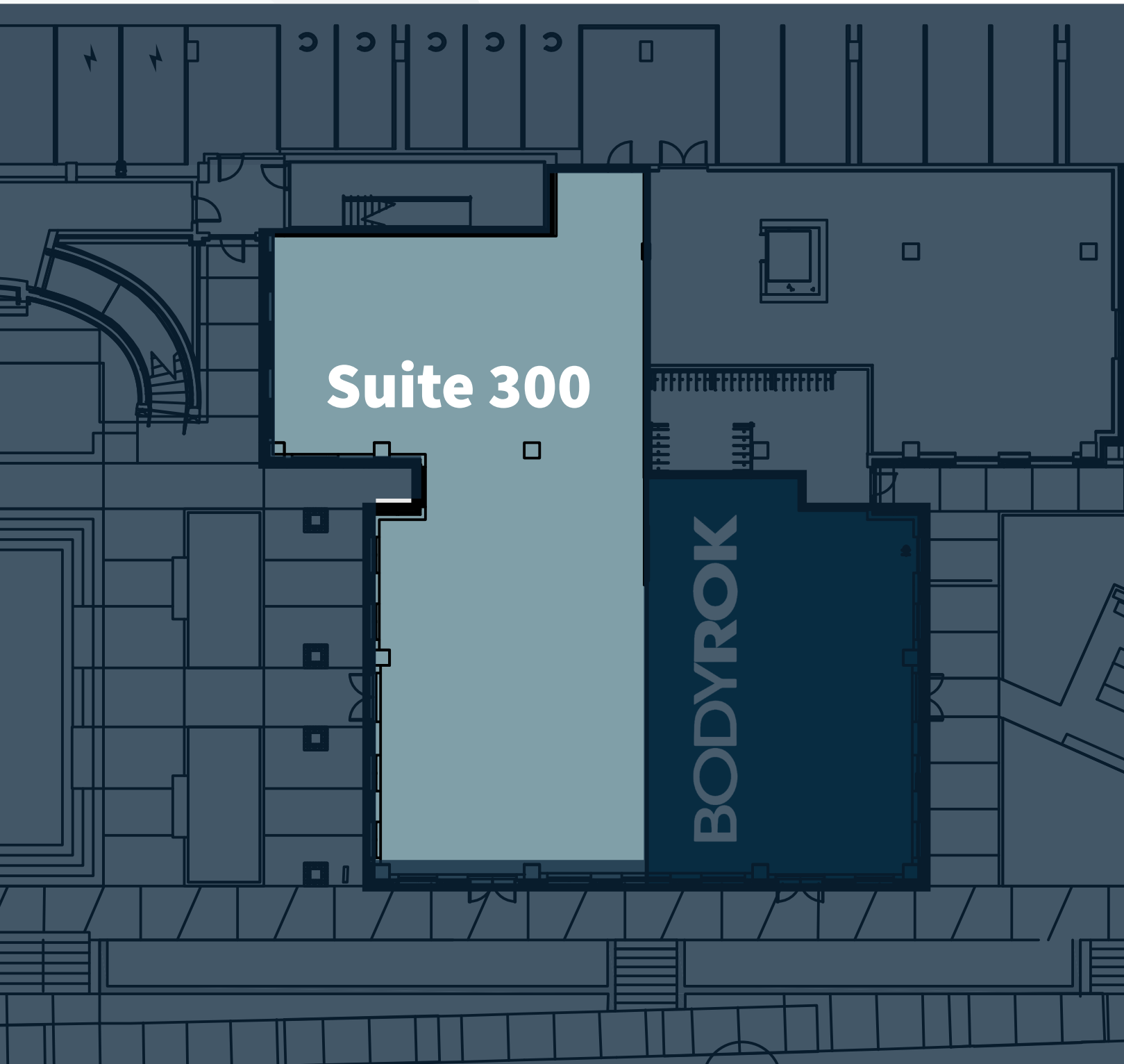
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SUITE 300

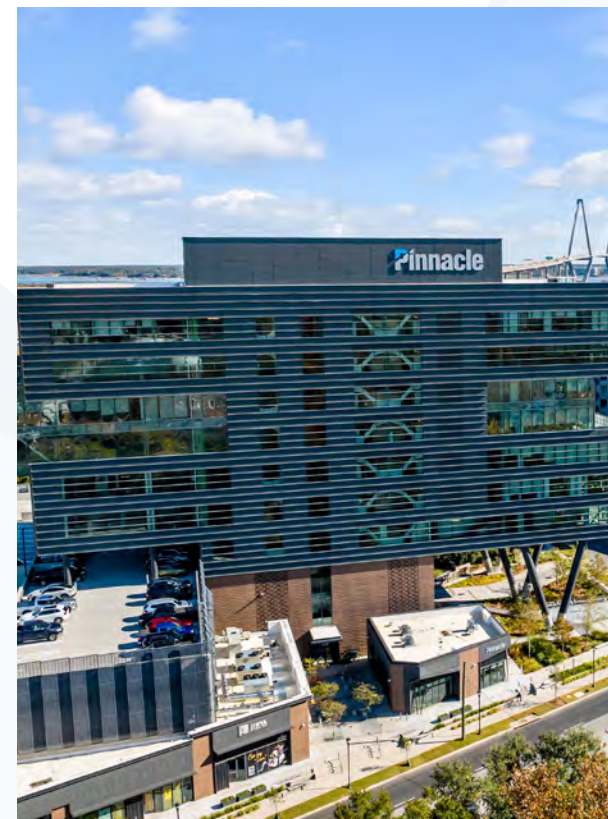
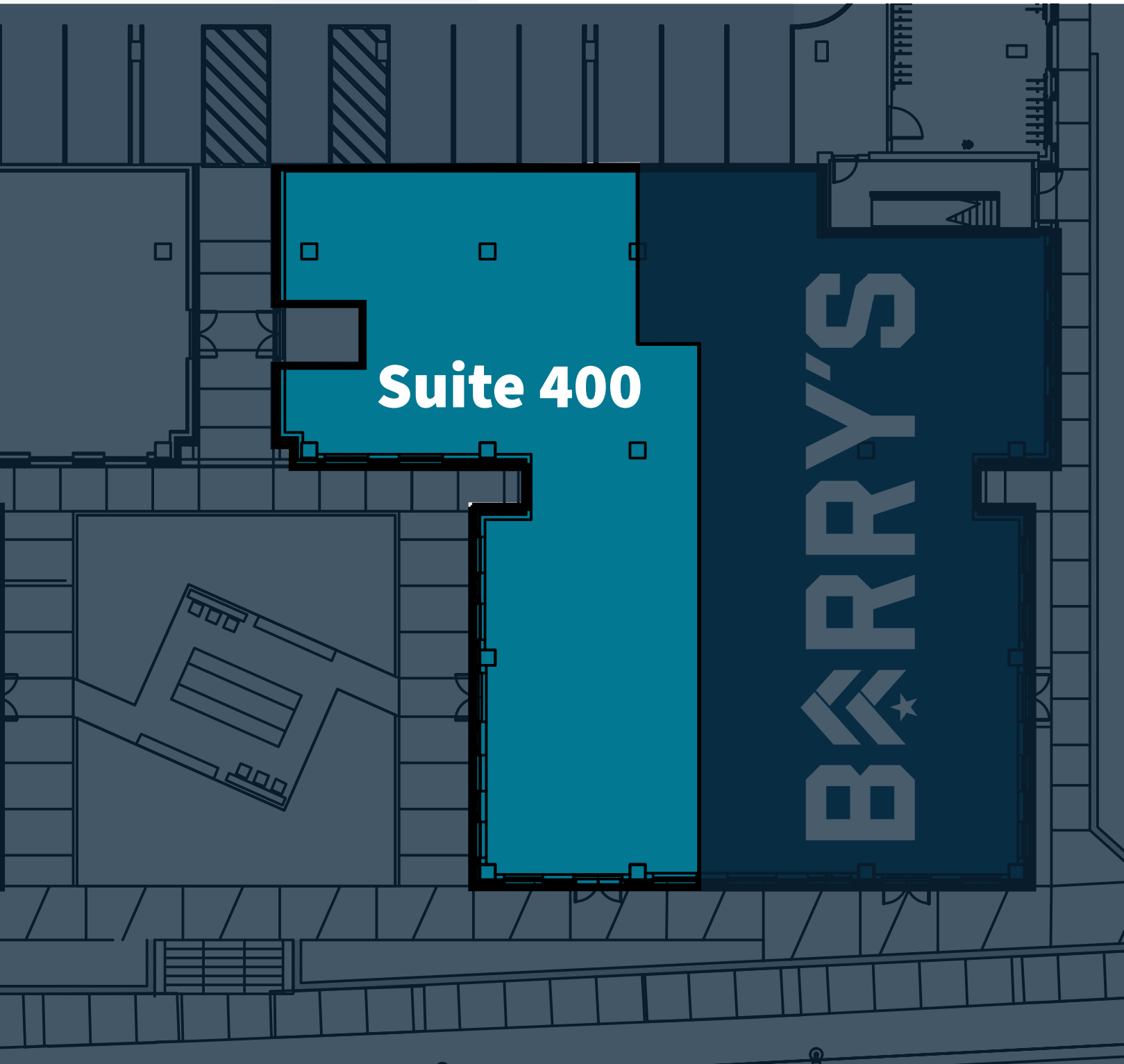
3,617 SF

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SUITE 400

3,445 SF



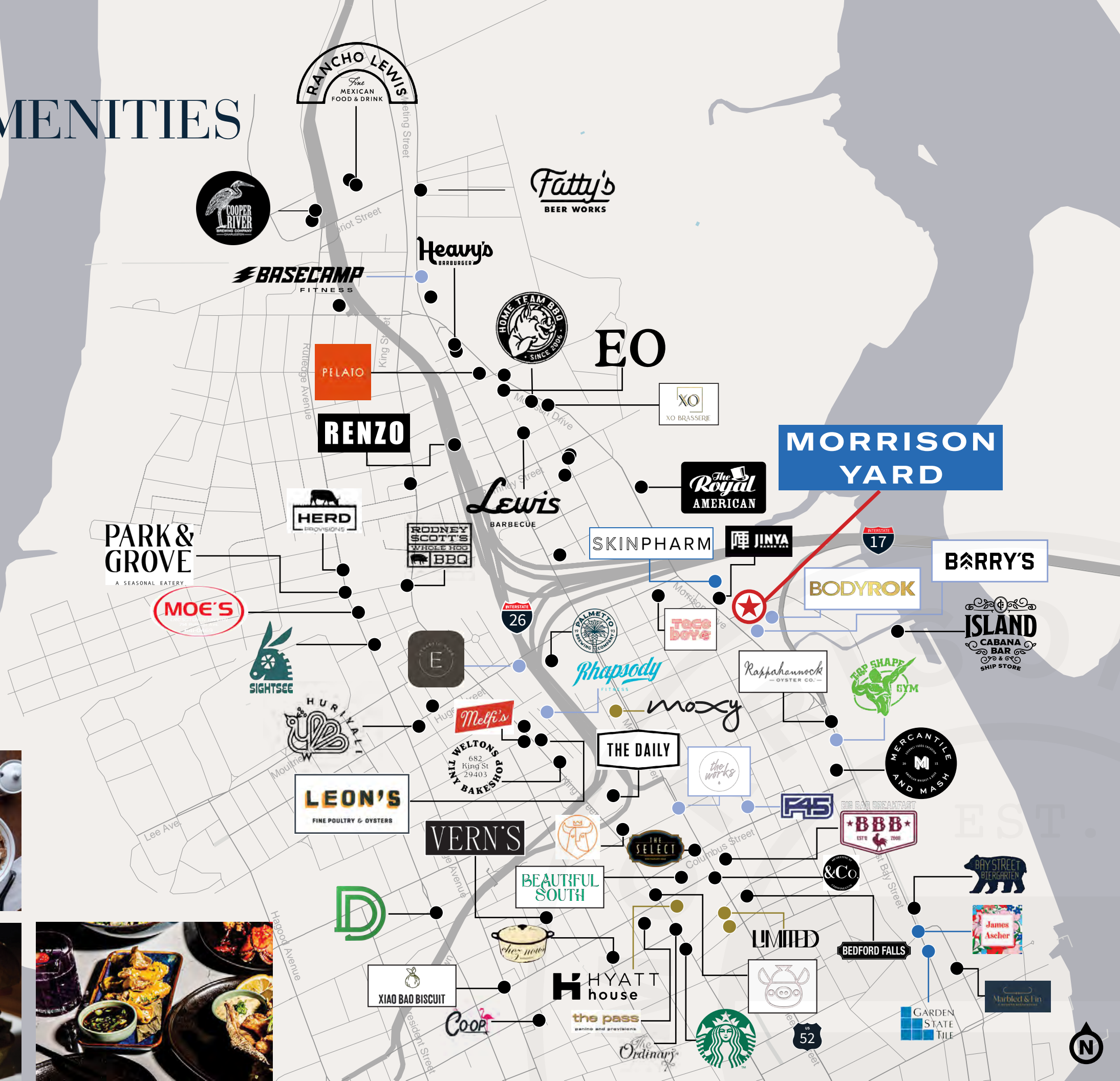
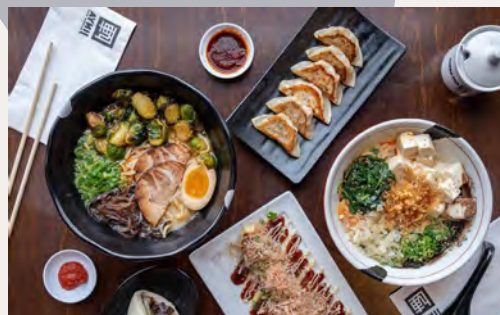
NEIGHBORING AMENITIES

Food & Beverage

Retail

Fitness

Hotels



CHARLESTON'S GROWING RESIDENTIAL CORRIDOR



MORRISON YARD

CHARLESTON S. CAROLINA



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