







## PACIFIC BOX

An iconic adaptive reuse project in Charleston's North Morrison (NoMo) district, Pacific Box blends historic warehouse architecture with modern design and vibrant community energy. The campus features a dynamic mix of food, retail, wellness, and office space, all centered around lush courtyards and thoughtfully designed outdoor gathering areas.

More than a collection of buildings, Pacific Box is a destination—attracting entrepreneurs, creatives, and food lovers alike. With flexible floorplans, soaring ceilings, and strong visibility, the available retail spaces offer a rare opportunity to plug into one of Charleston's most forward-thinking communities.









# Charleston

## WHERE HISTORIC CHARM MEETS MODERN MOMENTUM.

Charleston, South Carolina, is one of the fastest-growing and most sought-after cities in the country — celebrated for its unmatched quality of life, thriving economy, and vibrant cultural scene.

With a rich heritage dating back more than 350 years, Charleston seamlessly blends cobblestone streets, world-class dining, coastal living, and a dynamic business environment. The city's global recognition as a top destination and its steady influx of new residents, visitors, and businesses continue to fuel its evolution.

**7.79M**

ANNUAL  
VISITORS

**#1**

U.S. CITY  
BY TRAVEL+LEISURE

**6.15M**

PASSENGERS INTO  
CHARLESTON INTERNATIONAL  
AIRPORT

**\$12.8B**

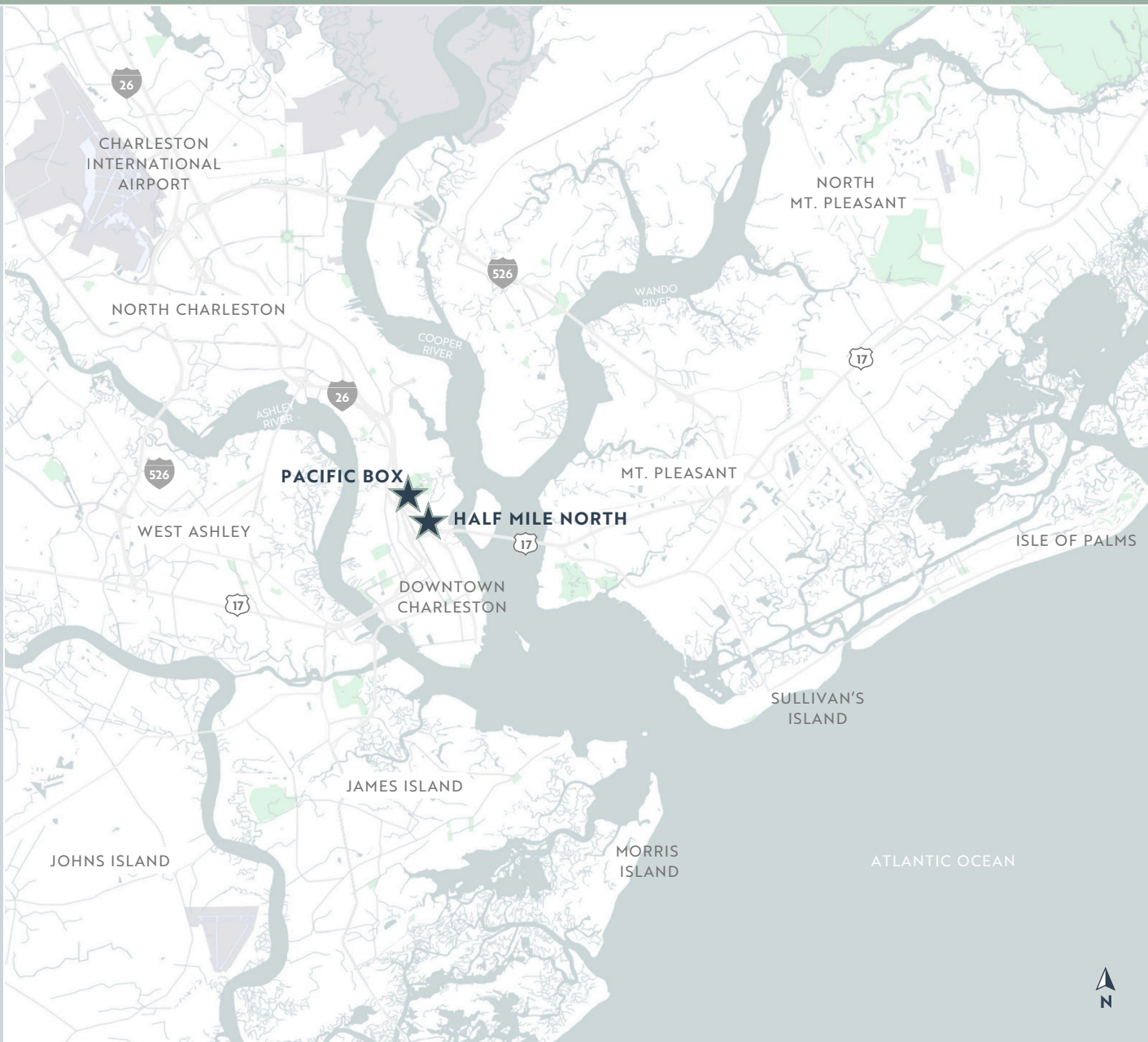
ANNUAL  
ECONOMIC IMPACT  
OF TOURISM

**8.8%**

POPULATION GROWTH  
2020-2024

**#1**

U.S. SMALL CITY  
BY CONDE NAST  
TRAVELER





[OVERVIEW](#)

[LOCATION](#)

[FEATURES](#)

[SITE PLAN](#)

[RENDERINGS](#)

[CONTACT](#)



PACIFIC BOX









### ▲ CHARLESTON FOOD & WINE FESTIVAL

THE CHARLESTON WINE + FOOD INFUSES HOMEGROWN FLAVOR WITH TOP CHEFS, WINEMAKERS, AUTHORS, STORYTELLERS, ARTISANS, EXPERTS, AND FOOD ENTHUSIASTS FROM AROUND THE GLOBE FOR A FIVE-DAY EVENT.



### ▲ HATCH CHILE FESTIVAL

PITMASTER JOHN LEWIS OF LEWIS BARBECUE AND RANCHO LEWIS HOSTS AN ANNUAL CELEBRATION OF HATCH CHILE SEASON AT PACIFIC BOX!



### ▲ CREDIT ONE CHARLESTON OPEN ▲

THE LARGEST WOMEN'S ONLY PROFESSIONAL TENNIS TOURNAMENT IN NORTH AMERICA, THE TOURNAMENT WELCOMES NEARLY 90,000 TENNIS FANS TO THE STATE-OF-THE-ART CREDIT ONE STADIUM ON DANIEL ISLAND EACH SPRING.

## Annual Events

### ➤ COOPER RIVER BRIDGE RUN

THE RUN INCLUDES WORLD-CLASS COMPETITION IN A UNIQUE SETTING WITH UNPARALLELED PARTICIPANT SATISFACTION, ALL WHILE SUPPORTING LOWCOUNTRY CHARITIES AND GRANTS.



### ➤ SPOLETO FESTIVAL USA

SPOLETO FESTIVAL USA FILLS CHARLESTON'S HISTORIC THEATERS, CHURCHES, AND OUTDOOR SPACES WITH PERFORMANCES BY RENOWNED ARTISTS AS WELL AS EMERGING PERFORMERS IN THE ARTS.



### ➤ HIGH WATER MUSIC FESTIVAL

HIGH WATER BRINGS MUSICIANS FROM ALL OVER THE WORLD TO THE BEAUTIFUL RIVERFRONT OF N. CHARLESTON, CREATING A MUSICAL OASIS.









# Site Features



60,000 SF  
TOTAL RETAIL



SPACE DELIVERS  
Q3 2026



EASY ACCESS TO I-26,  
DOWNTOWN CHARLESTON,  
MOUNT PLEASANT, NORTH  
CHARLESTON

75,000 SF  
TOTAL OFFICE



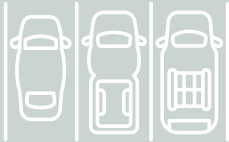
NORTH MORRISON  
NEIGHBORHOOD



GREEN SPACE  
FOR ACTIVATION



PATIO OPPORTUNITIES



385 PARKING  
SPACES



# Retail Availability

## 1501 KING ST

**A120** 6,341 SF  
1,149 SF Patio

## 1503 KING ST



**C200** At Lease

## 1505 KING ST

**B100-A** 2,369 SF

**B100-B** 3,370 SF

**B100-C** 3,373 SF  
1,026 SF Patio

 Available  
 Leased





## B100-C (FACING COURTYARD)





## B100-B/C (FRONT)





A120





A120





## COURTYARD







## PACIFIC BOX



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