

PACIFIC
BOX

ASANA PARTNERS | THRIFT COMMERCIAL



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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.





PACIFIC BOX



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

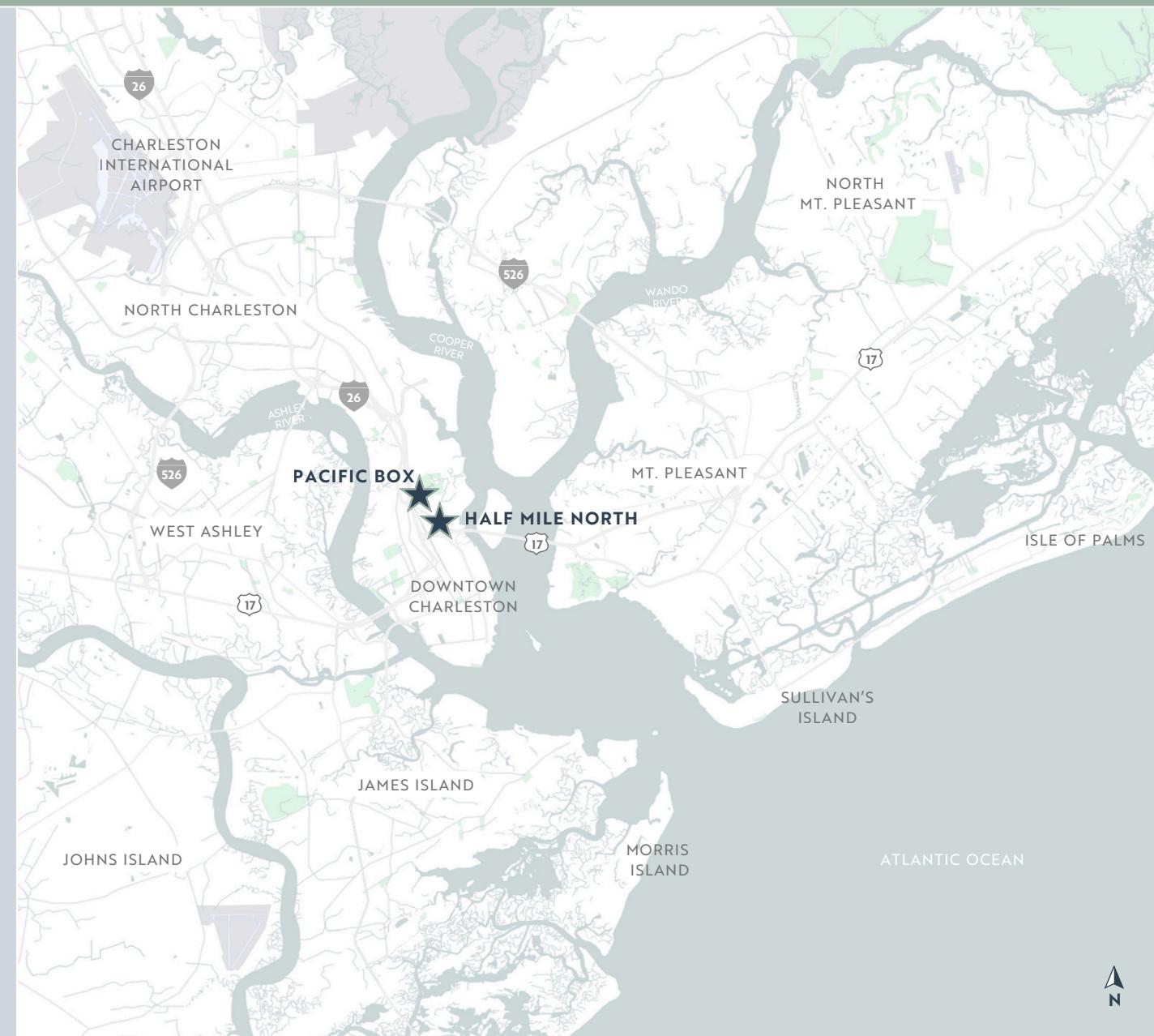
ANNUAL
ECONOMIC IMPACT
OF TOURISM

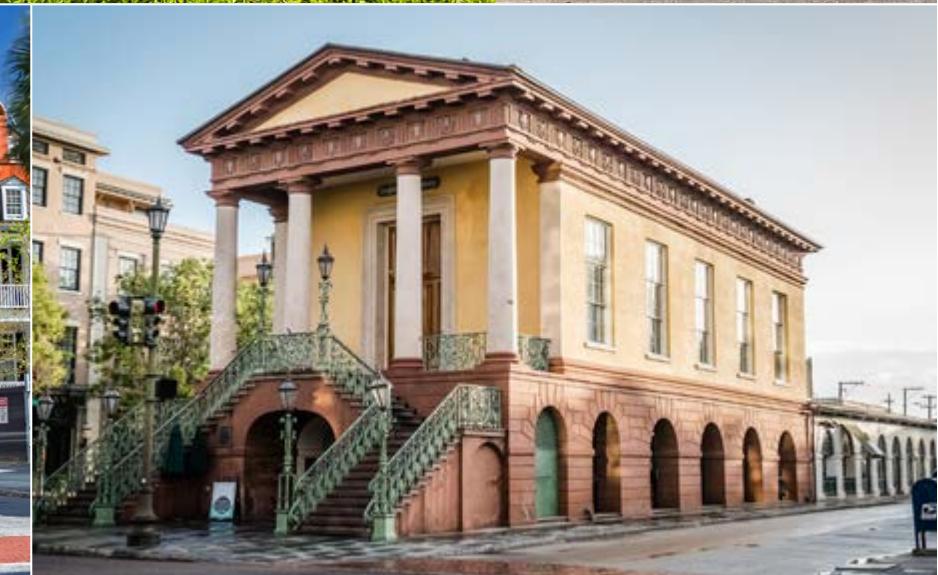
8.8%

POPULATION GROWTH
2020-2024

#1

U.S. SMALL CITY
BY CONDE NAST
TRAVELER



[OVERVIEW](#)[LOCATION](#)[FEATURES](#)[SITE PLAN](#)[RENDERINGS](#)[CONTACT](#)





Annual Events

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.

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



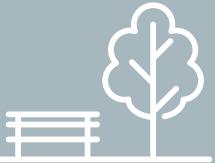
60,000 SF TOTAL RETAIL 

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









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