

pacific box
NORTH MORRISON

ASANA PARTNERS | THRIFT COMMERCIAL



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

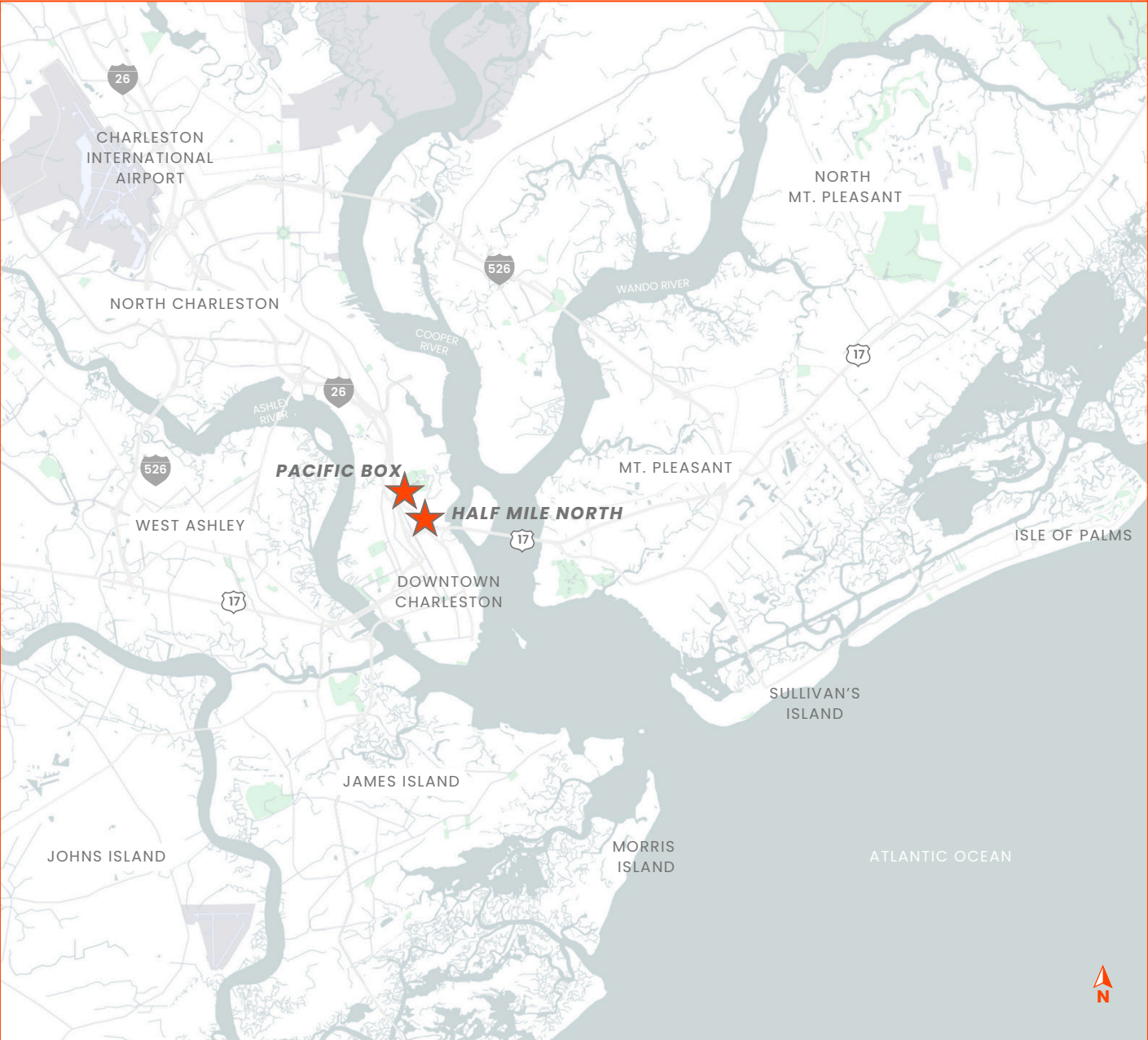
ANNUAL ECONOMIC IMPACT OF TOURISM

8.8%

POPULATION GROWTH 2020-2024

#1

U.S. SMALL CITY BY CONDE NAST TRAVELER



[OVERVIEW](#)

[LOCATION](#)

[FEATURES](#)

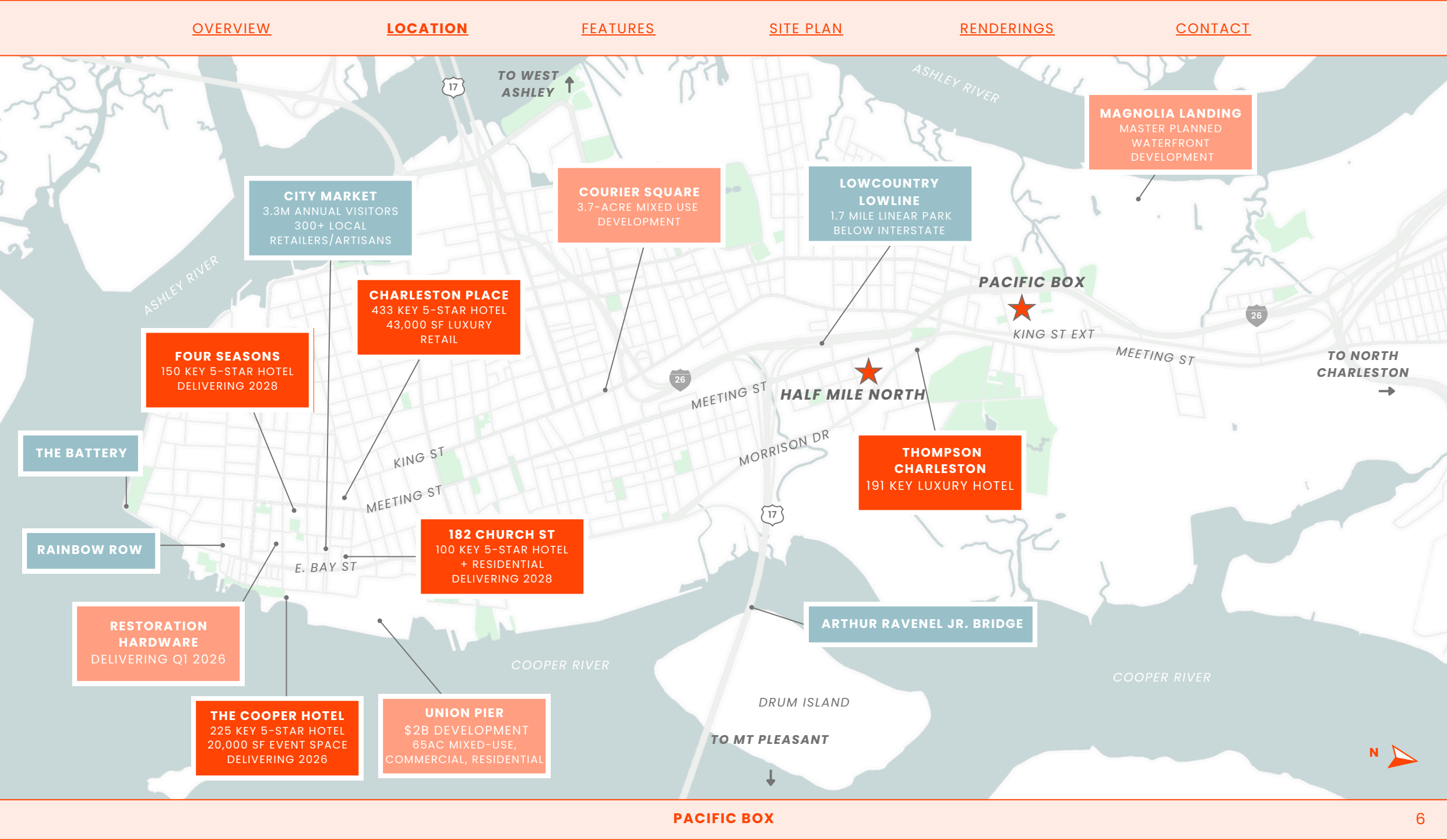
[SITE PLAN](#)

[RENDERINGS](#)

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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.





OVERVIEW

LOCATION

FEATURES


SITE PLAN

RENDERINGS


CONTACT

site features


60,000 SF
TOTAL RETAIL




SPACE DELIVERS
Q3 2026




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



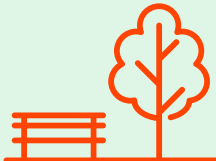
75,000 SF
TOTAL OFFICE

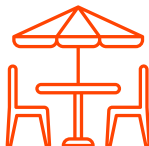




NORTH MORRISON
NEIGHBORHOOD

GREEN SPACE
FOR ACTIVATION






PATIO OPPORTUNITIES

385 PARKING
SPACES

PACIFIC BOX

9

OVERVIEW	LOCATION	FEATURES	SITE PLAN	RENDERINGS	CONTACT
<div>retail availability</div>			 <div><div>Available</div><div>Leased</div></div> <div>SECOND FLOOR</div> <div>SECOND FLOOR</div>		
1501 KING ST					
<div>A120</div> <div>6,285 SF</div> <div>1,130 SF Patio</div>					
1503 KING ST					
<div>C200</div> <div>500 - 2,985 SF</div>					
1505 KING ST					
<div>B200</div> <div>10,823 SF</div> <div>LEVEL 1</div> <div>1,628 SF</div> <div>LEVEL 2</div> <div>9,195 SF</div> <div>1,665 SF Patio</div> <div>B100-A</div> <div>2,369 SF</div> <div>B100-B</div> <div>3,370 SF</div> <div>B100-C</div> <div>3,373 SF</div> <div>1,026 SF Patio</div>					
PACIFIC BOX					



B100-C (FACING COURTYARD)



B100-B/C (FRONT)

A120



A120



COURTYARD





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