PACIFIC BOX



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.





RANCHO LEWIS

NAMED TOP 5
CHARLESTON RESTAURANT
BY POST AND COURIER



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

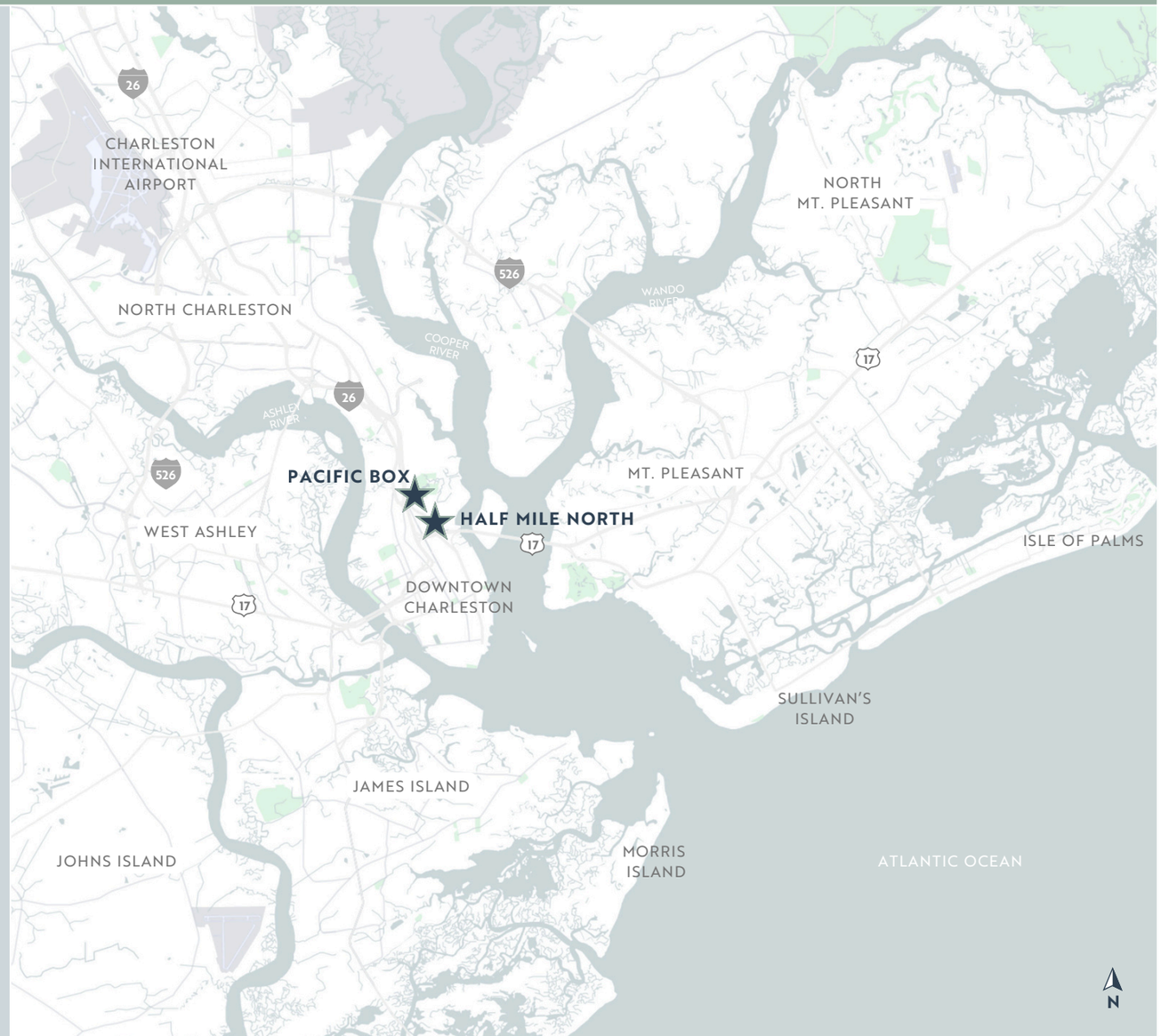
#1
U.S. CITY BY TRAVEL+LEISURE

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










King St
ONE WAY




TO WEST ASHLEY
17
ASHLEY RIVER
MAGNOLIA LANDING
4K+ MULTI UNITS, 200K+ SF RETAIL, 1,000+ HOTEL KEYS, ~1M SF OFFICE
CITY MARKET
3.3M ANNUAL VISITORS
300+ LOCAL RETAILERS/ARTISANS
COURIER SQUARE
3.7-ACRE MIXED USE DEVELOPMENT
LOWCOUNTRY LOWLINE
1.7 MILE LINEAR PARK BELOW INTERSTATE
PACIFIC BOX
ASHLEY RIVER
CHARLESTON PLACE
433 KEY 5-STAR HOTEL
43,000 SF LUXURY RETAIL
KING ST EXT
26
MEETING ST
TO NORTH CHARLESTON
FOUR SEASONS
150 KEY 5-STAR HOTEL
DELIVERING 2028
26
MEETING ST
HALF MILE NORTH
THE BATTERY
KING ST
MEETING ST
MORRISON DR
THOMPSON CHARLESTON
191 KEY
LUXURY HOTEL
17
RAINBOW ROW
182 CHURCH ST
100 KEY 5-STAR HOTEL
+ RESIDENTIAL
DELIVERING 2028
E. BAY ST
RESTORATION HARDWARE
DELIVERING Q1 2026
ARTHUR RAVENEL JR. BRIDGE
COOPER RIVER
COOPER RIVER
THE COOPER HOTEL
225 KEY 5-STAR HOTEL
20,000 SF EVENT SPACE
DELIVERING 2026
UNION PIER
$2B DEVELOPMENT
65AC MIXED-USE,
COMMERCIAL, RESIDENTIAL
DRUM ISLAND
TO MT PLEASANT
N

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!

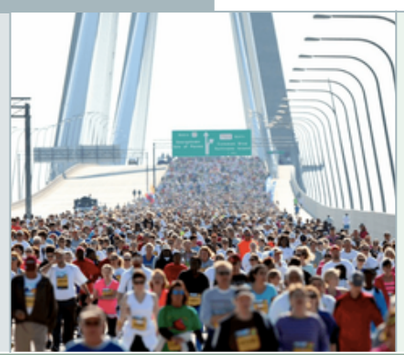


CREDIT ONE CHARLESTON OPEN

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.



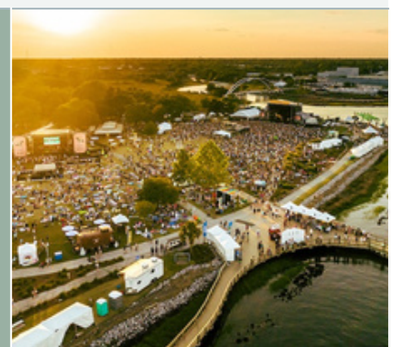
SPOLETO FESTIVAL USA

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.



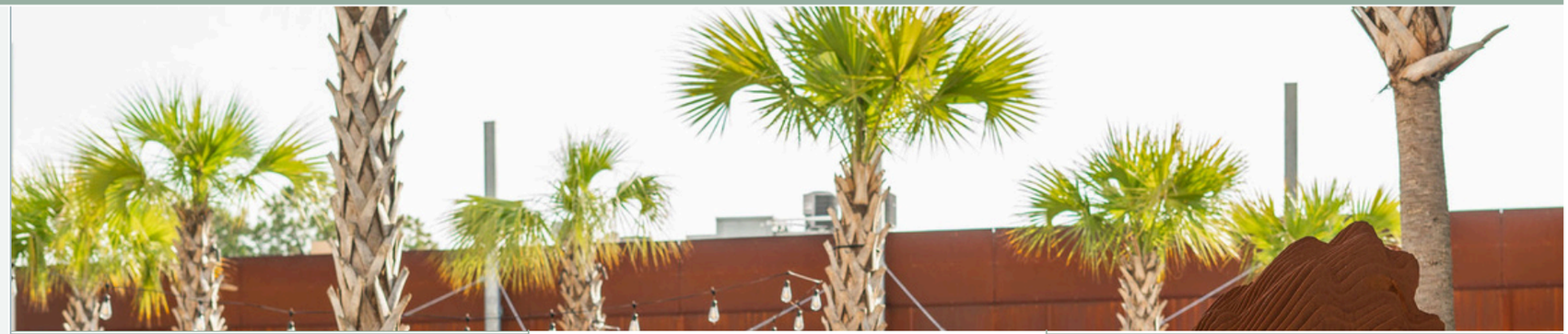
HIGH WATER MUSIC FESTIVAL

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




Magnolia LANDING
MUNKLE BREWING Co
THE QUIN RETAIL & OFFICE SPACE
PACIFIC BOX
RANCHO LEWIS True MEXICAN FOOD & DRINK
Fatty's BEER WORKS
EDMUND'S OAST BREWING Co
SUSHI-WA
Heavy's
babas goat. sheep. cow.
THOMPSON HOTELS
XO XO BRASSERIE
EDMUND'S OAST PELATO
CONTAINER BAR
THE MORRIS
HALF MILE NORTH
Lewis BARBECUE
HOME TEAM BBQ SINCE 2006
WEST ASHLEY
ASHLEY RIVER
COOPER RIVER
DRUM ISLAND
the Harbinger cafe & bakery
RODNEY SCOTT'S WHOLE HOG BBQ
The ARCHER
TACOBOY
JINYA RAMEN BAR
PALMETTO BREWING COMPANY
BARRY'S
MORRISON YARD
ETHOS
moxy HOTELS
LITTLE JACK'S
Melfi's
LEON'S
Rappahannock OYSTER CO.
THE DAILY BY BUTCHER & BEE
the works
VERN'S
Chez Nous
The Ordinary
INDACO ITALIAN FOOD & WINE
8-Minute Drive to Mt. Pleasant
6-Minute Drive to Downtown
N

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 500 - 2,985 SF

1505 KING ST

B100-A 2,227 SF

B100-C 3,380 SF
1,026 SF Patio



B100-C (FACING COURTYARD)



B100-B/C (FRONT)



A120



COURTYARD





PACIFIC BOX

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