

Introducing the Upper Peninsula's Most Iconic Office Building:

MORRISON

CHARLESTON

YARD

S. CAROLINA

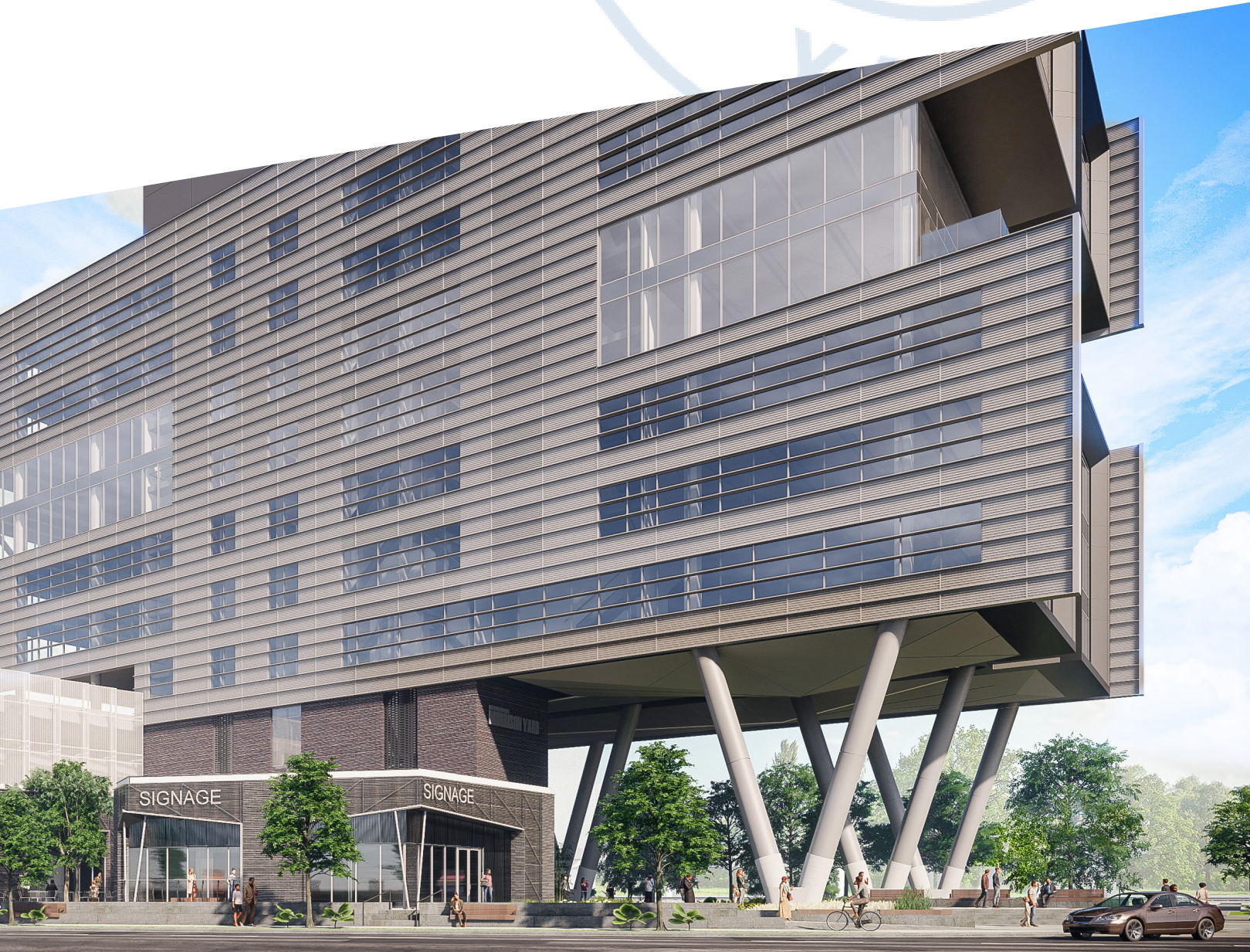


850 MORRISON DR.



MODERN, MOMENTOUS, MORRISON YARD.

Morrison Yard is a prominent new development located at 850 Morrison Drive in Charleston, South Carolina. Welcoming commuters to the Upper Peninsula, the property is situated at the base of the Arthur Ravenel Jr. Bridge. Breathtaking waterfront views and ease of access make Morrison Yard a standout in the area.



12 stories in Charleston's Upper Peninsula

THE PROJECT:



2,500 – 123,000 s.f. of office available on floors 5-11



20,000 s.f. floor plates



12 story building



Ground floor retail



Up to 4/1,000 s.f. parking



Signage visible from Arthur Ravenel Jr. Bridge



Delivering Summer 2022



Rooftop event space

MORE HEIGHT, MORE LIGHT, MORE VIEWS.

Morrison Yard's office availability is unlike anything in Charleston. Soaring ceiling heights, modern architecture, Arthur Ravenel Jr. Bridge views through floor to ceiling glass.

Up to 10' ceiling heights

9' tall windows



1 left turn off Arthur Ravenel Jr. Bridge & 1 mile to Downtown Charleston



Gateway to Downtown Charleston

Located just 1 left turn off the Arthur Ravenel Jr. Bridge, and 4 minutes away from King Street, tenants will enjoy the short ride to all of the dining and retail that Downtown Charleston has to offer.

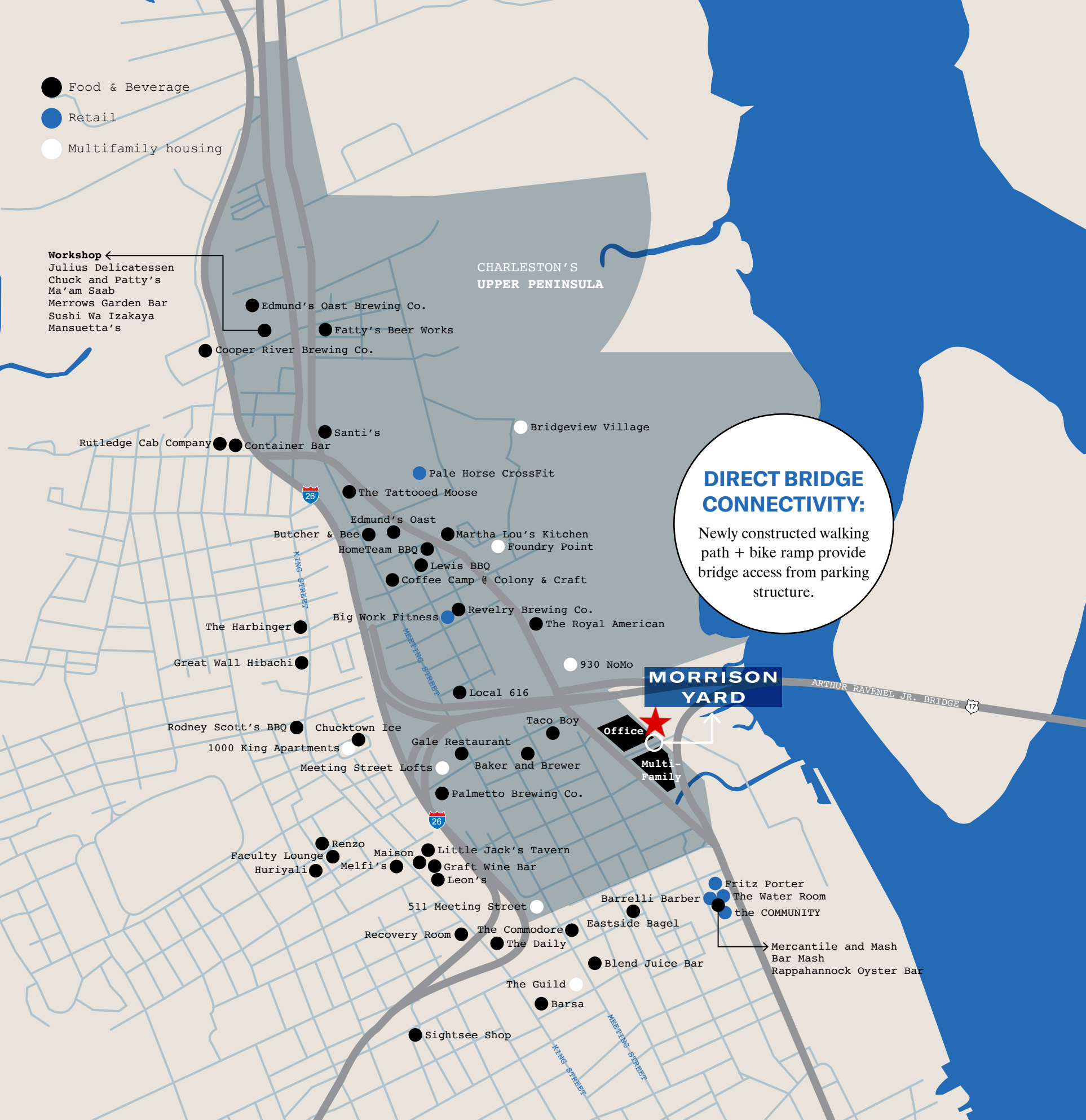
- Food & Beverage
- Retail
- Multifamily housing

Workshop ←
 Julius Delicatessen
 Chuck and Patty's
 Ma'am Saab
 Merrows Garden Bar
 Sushi Wa Izakaya
 Mansuetta's

CHARLESTON'S
 UPPER PENINSULA

DIRECT BRIDGE CONNECTIVITY:
 Newly constructed walking path + bike ramp provide bridge access from parking structure.

MORRISON YARD



A LIVELY, CONVENIENT LOCATION.

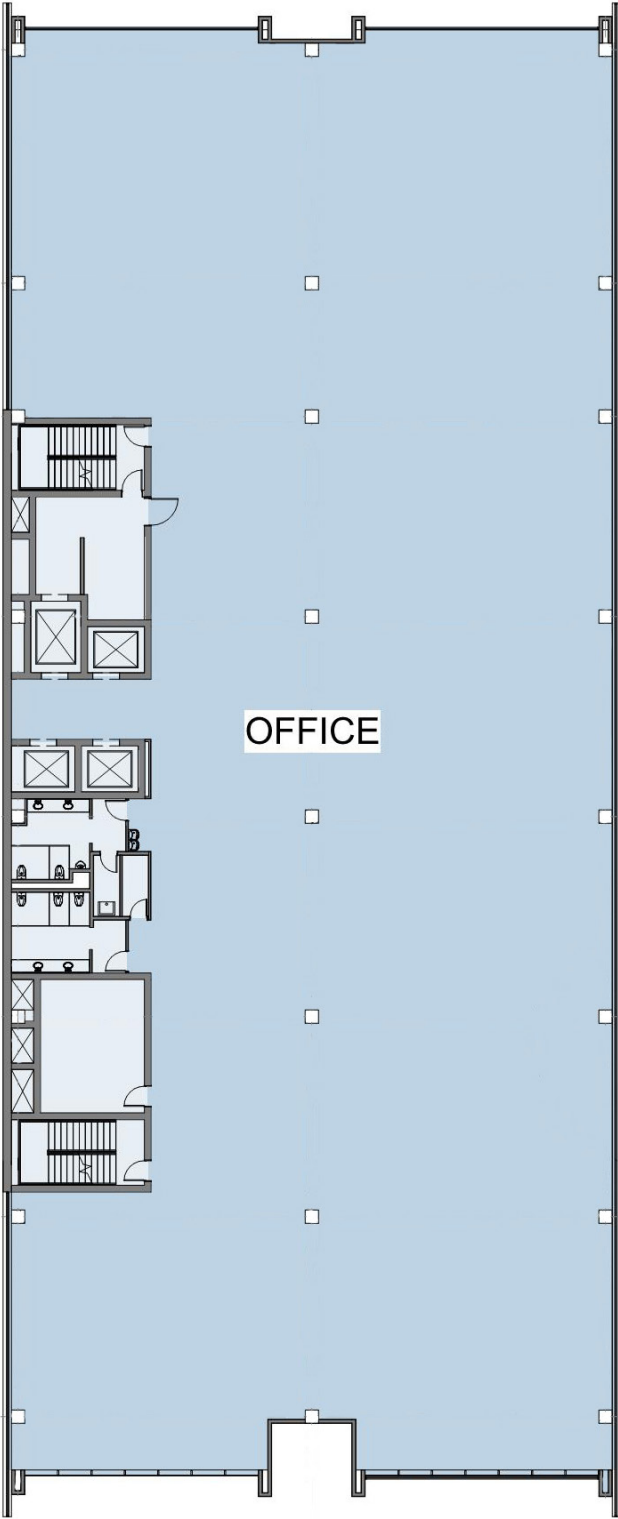
Charleston's best amenities all within 1 mile



MORRISON YARD FLOOR PLANS

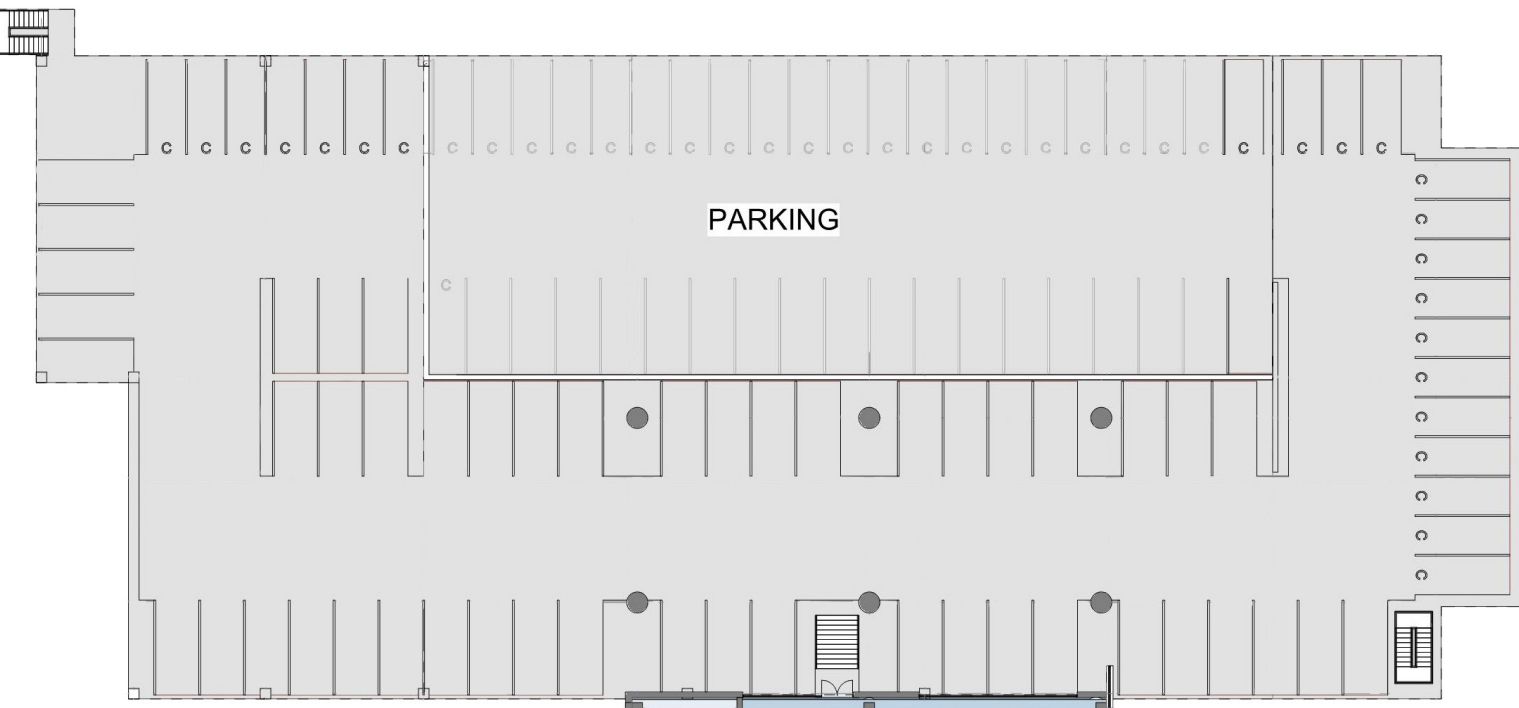
**Highly efficient ±20,000 s.f.
floorplates for maximum flexibility**

CLICK ON THE FLOOR BELOW FOR VIRTUAL WALK-THROUGH

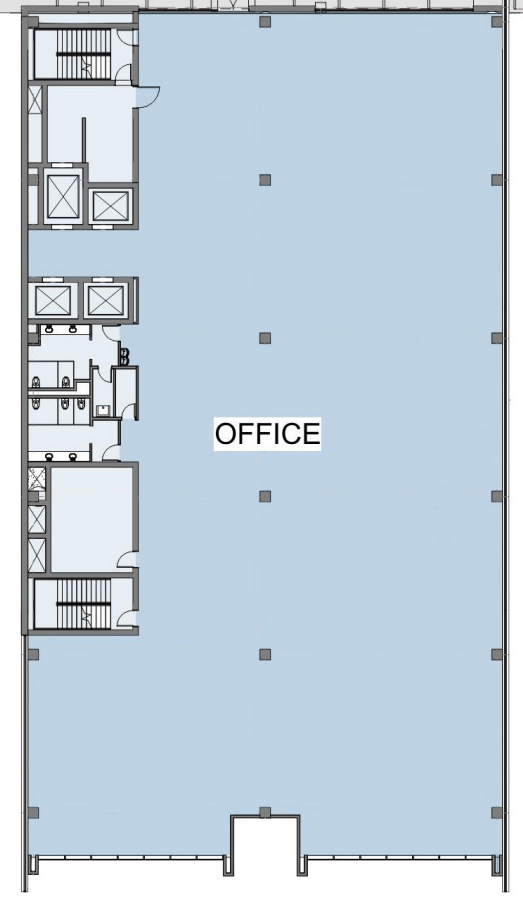


TYPICAL OFFICE FLOOR

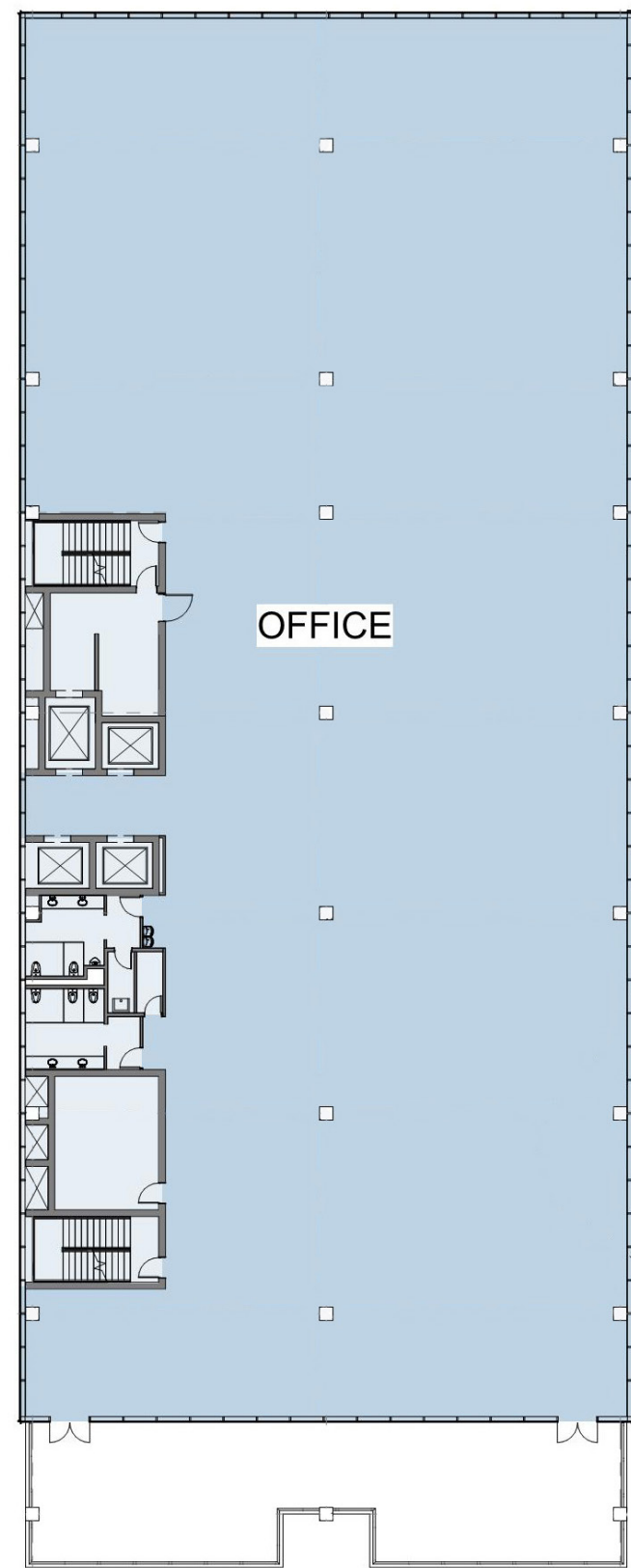
Floors 6, 7, 10, 11
20,000 s.f.



Parking ratio
3/1,000



FIRST OFFICE FLOOR
Floor 5
15,000 s.f.



Exclusive balcony
space

Floors 8, 9
20,000 s.f.

View from rooftop



ABOUT THE DEVELOPERS



The Keith Corporation

The Keith Corporation (TKC) is a full service commercial real estate firm headquartered in Charlotte, NC. TKC was founded by Graeme M. Keith Sr. and Graeme (Greg) M. Keith Jr. in 1989 as a single-tenant, net lease development company. Since then, TKC has completed over \$3 billion worth of development consisting of 310+ projects in 35 states and 5 countries. TKC's philosophy has always been to cultivate trust, build long-lasting relationships with our clients and leverage our development expertise so that our clients can focus on their core competencies. Our clients range from multi-national Fortune 500 corporations, top rated hospitals & health systems, to young, entrepreneurial companies. As a result of this philosophy, coupled with a conservative and strategic growth strategy, TKC has steadily matured into one of the largest and most well respected private full-service commercial real estate firms in the nation.



Mixson Properties

Mixson Properties is led by Charleston and Industry veteran Jeff Mixson. Jeff has over 22 years of experience in the commercial real estate industry after starting his career as a civil engineer. His commercial real estate career started at Highwoods Properties where he spent five years and oversaw the leasing and marketing of their seven million square foot portfolio. Jeff then worked at Holder Properties for almost 17 years where he was an officer of the company and lead the company's growth in South Carolina. He was primarily responsible for the development, leasing and marketing of over one million square feet of speculative office, corporate headquarters and special use facilities. Through his time at Highwoods and Holder, Jeff was personally responsible for lease and investment sales transactions representing more than \$700 million in value.



Origin Development Partners

Origin Development Partners, LLC is a Charleston, South Carolina real estate development and acquisition firm focused on income producing and value-add real estate opportunities throughout the Southeast. The principals of Origin Development Partners with over 75 years of experience possess a distinctive combination of expertise in design, entitlement, development, and real estate finance. We seek to manage investment risk through strict underwriting standards, extensive due diligence, creative debt and equity structures, and strategic acquisitions/dispositions. The goal of Origin Development Partners is to create long term relationships and deliver value to our investors and partners by understanding their tolerance for risk and specific investment goals.



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