A BETTER USER EXPERIENCE STARTS HERE

The Charleston Technology Center (CTC) is where startups soar and tech companies triumph in exploring new areas of innovation. Built for collaboration and convenience on the Upper Peninsula, it will mirror the city’s fast-moving future in the area between I-26 and Hwy. 17. Designed to be home to a full house of tech-centric companies, CTC will serve as a centerpiece of Charleston’s burgeoning tech district with a monument to the work-play continuum.

The Charleston Digital Corridor is the anchor tenant with a full-floor lease.

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997 MORRISON DR
CHARLESTON, S.C.

CHSTECHCENTER.ORG
6-STORY, CLASS-A OFFICE SPACE +/- 90,000 SF AND RETAIL SPACE AVAILABLE.

BIKE RACKS AND SHOWERS TO ACCOMMODATE BIKING OR RUNNING TO WORK, OR DAILY EXERCISE.

AREA’S MOST ACCESSIBLE OFFICE LOCATION. CONVENIENT AND ACCESSIBLE TO ALL AREAS OF THE TRI-COUNTY.

WITHIN WALKING DISTANCE TO A MULTITUDE OF RESTAURANTS, HOTELS, FAMILY HOUSING AND OTHER AMENITY RETAIL.

ACCESS TO ADJACENT +/- 816 PARKING GARAGE OWNED AND MANAGED BY CITY OF CHARLESTON.

UNIQUE 6TH FLOOR SHARED ROOFTOP AMENITIES, CONFERENCE FACILITY AND TERRACE WITH OUTSTANDING VIEWS.

ONSITE CITY PARK WITH ACTIVITY STATIONS BETWEEN THE OFFICE BUILDING AND PARKING GARAGE.

CONTEMPORARY LOBBY WITH GROUND FLOOR LIFESTYLE RETAIL AMENITIES.

OPPORTUNITY ZONE LOCATION QUALIFIES TENANTS TO MAKE AND RECEIVE TAX-ADVANTAGED INVESTMENT.
FUTURE DEVELOPMENT PARK COURTYARD CTC OFFICE SPACE & AMENITY RETAIL +/- 90,000 Sq Ft

+/- 816 CAR PARKING DECK
IN THE HEART OF THE UPPER PENINSULA

ONE OF THE MOST ACCESSIBLE OFFICE BUILDINGS IN THE AREA

- 2 MINUTES EASY ACCESS TO I-26 AND HWY 17
- 15 MINUTES TO CHARLESTON INTERNATIONAL AIRPORT
- ADJACENT TO DOWNTOWN CHARLESTON
- 7 MINUTES TO WEST ASHLEY
- 4 MINUTES TO MT. PLEASANT
- 10 MINUTES TO BEACHES

MAP:
- North Charleston
- 15 MINS TO AIRPORT
- 7 MINS TO WEST ASHLEY
- ADJACENT TO DOWNTOWN
- 4 MINS TO MT PLEASANT
- 10 MINS TO BEACHES
WITHIN WALKING DISTANCE

4 BLOCKS
FROM THE PLANNED
LOWCOUNTRY
LOWLINE GREENWAY

5 BLOCKS
FROM KING STREET
SHOPPING DISTRICT

HALF-MILE RADIUS
21+ RESTAURANTS
3 FITNESS CENTERS
5 BARS & BREWERIES

1-MILE RADIUS
7 MULTI-FAMILY
DEVELOPMENTS WITH
OVER 1500 UNITS TOTAL
GROUND FLOOR AMENITY RETAIL

- Courtyard
- Outdoor Park
- Dining Terrace
- Ground Floor Amenity Retail +/- 10,000 RSF
- Adjacent Parking
- Morrison Drive
- Conroy Street
- Large Glass Door Entry
TYPICAL FLOORPLATE 2*-5

- Furnished office suites available
- Available office space up to 60,000 SF
- Dedicated adjacent parking
- Floors 3-5 available
- Lease rates available upon request

*Floor 2 leased to Charleston Digital Corridor

Each floorplate +/- 16,600 SF
6TH FLOOR AND ROOFTOP AMENITY

AVAILABLE SUITES UP TO 12,500 SF

ROOFTOP AMENITIES

SHARED CONFERENCE FACILITIES

COMMON ROOFTOP TERRACE WITH OUTSTANDING VIEWS OF DOWNTOWN CHARLESTON, THE RAVENEL BRIDGE AND COOPER RIVER

OFFICE AND CONFERENCE FACILITY +/- 12,500 SF

TERRACE W/ VIEWS OF THE RAVENEL BRIDGE AND COOPER RIVER