



Project Highlights:

- 38,400 s.f. adaptive reuse project
- Originally Built 1939 and rehabilitated in 2005-06
- Mix of office, studios, restaurant and flex space
- 2008 SC State Historic Preservation Award
- Listed on National Register of Historic Places
- \$3.5 million investment
- Utilization of historic tax credits
- Featured in January 31, 2007 issue of New York Times
- LEED-based design criteria

10 Storehouse Row



Architect: BNIM Architects **MEP Engineers:** DWG Consulting

Construction Manager: Bovis Lend Lease

CityCraft Services: Development Financing and Tax Credit Procurement Leasing and Marketing Ongoing Property Management
Historic Standards Compliance

10 Storehouse Row is located in The Navy Yard at Noisette, among several historically significant storehouse buildings which are referred to as Storehouse Row. The building was built by the Navy in 1939 as a warehouse and distribution center. In the building's earlier years, trains would pull into the warehouse through a large opening that fronts Noisette Boulevard. A 25-ton bridge crane would then unload freight and move it to trucks that would access the building through one of 15 garage doors located on the north side of the building. The building was 'built to last' with formed-in-place concrete walls and heavy-gauge steel construction. Natural light floods the space through full-length rows of clerestory windows on both sides of the high-bay. The new interior walls have been constructed with transparent and translucent materials, allowing for the building's natural light to

transmit through the partitions. Natural wood and steel finishes have been used in a way that plays off of the design of shipping crates which used to fill the warehouse.

The building is filled with a diverse tenant mix. Vapor Apparel, one of the region's fastest growing companies occupies around 20,000 s.f. of office and production space. Biohabitats, Deloitte LLP and Ikhana Construction occupy office spaces. Charleston Mattress Company, Anna Bells Restuarant and a handful of artists, non-profits and small businesses round out the tenant base.

10 Storehouse has been home to several of the region's most well-known events, and stays busy with activity. Visitors and occupants are drawn to the historic industrial character and artfully designed, modern additions.