



THE OFFICES AT
NEXTON

N E W O W N E R S H I P





201 SIGMA DRIVE / SUMMERVILLE SC

AVAILABILITY

PRE-BUILT OFFICE SUITES AVAILABLE
Office Space From 1,852 – 43,927 RSF

- › A modern, Class A+ office building completed in 2014
(Certified LEED® Gold)
- › Offering high quality office space at competitive rents
- › A convenient commute to work - ideally located along I-26 & Highway 17A
- › Ample on-site parking at a 4/1,000 RSF ratio
- › Highly efficient floor plates can accommodate a variety of tenant sizes and layout requirements
- › Easy access to Charleston International Airport & historic downtown Charleston
- › A short walk to a growing number of nearby amenities including new restaurants, hotels, retailers, and services
- › Part of the Nexton mixed-use development – South Carolina's first gigabit community providing the fastest internet connection (1024mbps, up to 20x faster than the national average)



Please contact Bridge Commercial for pricing and additional information

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2 0 1 S I G M A D R I V E / S U M M E R V I L L E S C



LOCATION

SUMMERVILLE – A HUB OF COMMERCIAL BUSINESS AND RESIDENTIAL ACTIVITY

The Offices at Nexton is located in Summerville's Nexton mixed-use community. Located just 25 miles from historic Charleston at the intersection of I-26 & 17A, this 4,500+ acre development features over 10,000 residential homes, 6,000,000 square feet of commercial space, and 2,000 acres of parks and nature trails.

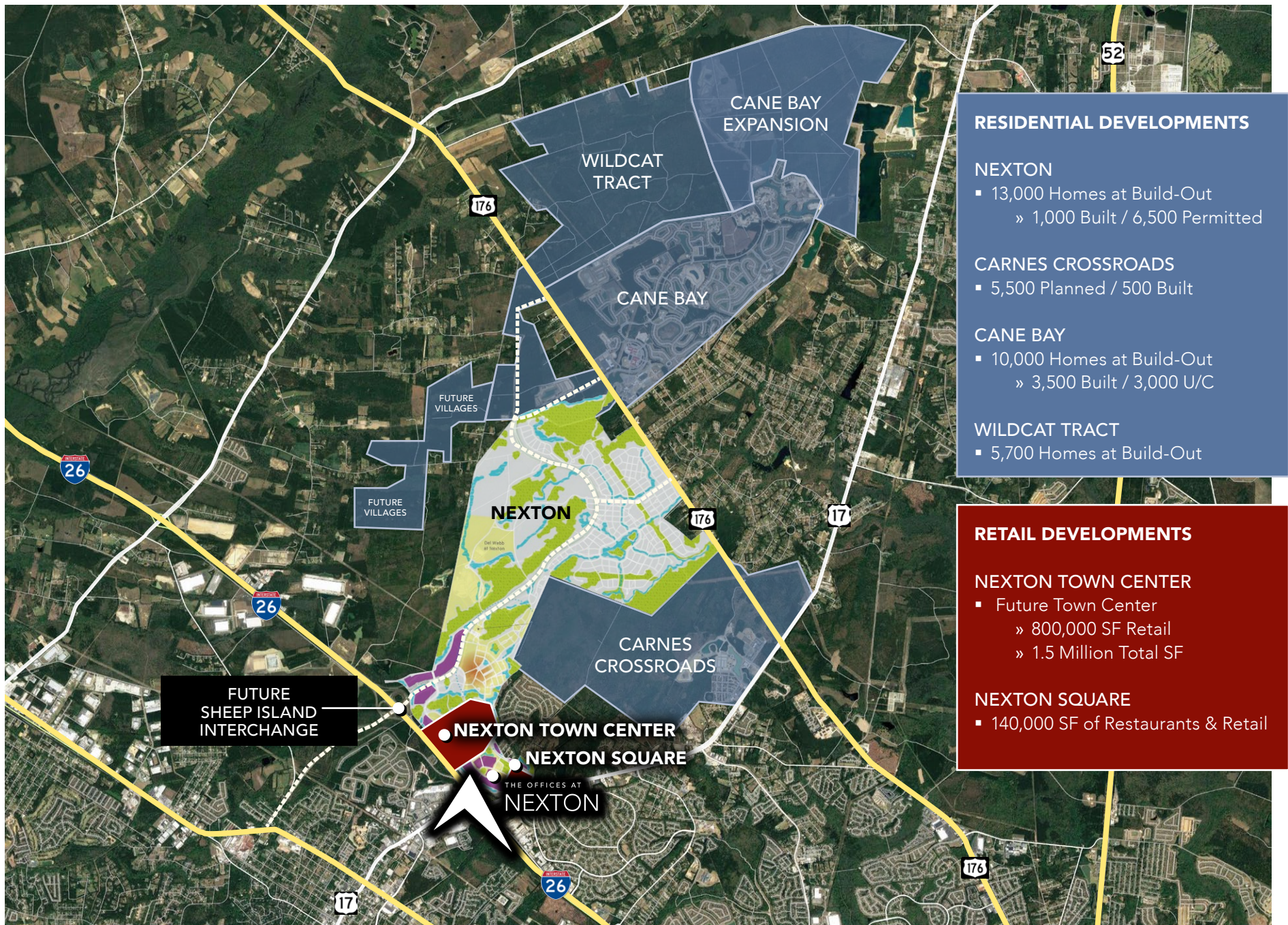
In addition to a plethora of support amenities such as retail, dining, hospitality and entertainment, the Summerville area is also seeing significant residential growth. Directly adjacent to Nexton over 20,000 more rooftops are being added at Carnes Crossroads (5,500 units), Cane Bay (10,000 homes), and Wildcat Tract (5,700 homes).

Nexton is home to a growing list of businesses that are adding substantial workforce to an already robust commercial business sector. In addition to the new businesses at Nexton, both Volvo and Mercedes-Benz Vans are on the verge of opening \$500 million state-of-the-art facilities nearby. The Volvo plant will employ 1,500 by the end of 2018, and the Mercedes-Benz plant will employ another 1,300 workers.

▣ More online at nexton.com



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RESIDENTIAL DEVELOPMENTS

NEXTON

- 13,000 Homes at Build-Out
 - » 1,000 Built / 6,500 Permitted

CARNES CROSSROADS

- 5,500 Planned / 500 Built

CANE BAY

- 10,000 Homes at Build-Out
 - » 3,500 Built / 3,000 U/C

WILDCAT TRACT

- 5,700 Homes at Build-Out

RETAIL DEVELOPMENTS

NEXTON TOWN CENTER

- Future Town Center
 - » 800,000 SF Retail
 - » 1.5 Million Total SF

NEXTON SQUARE

- 140,000 SF of Restaurants & Retail

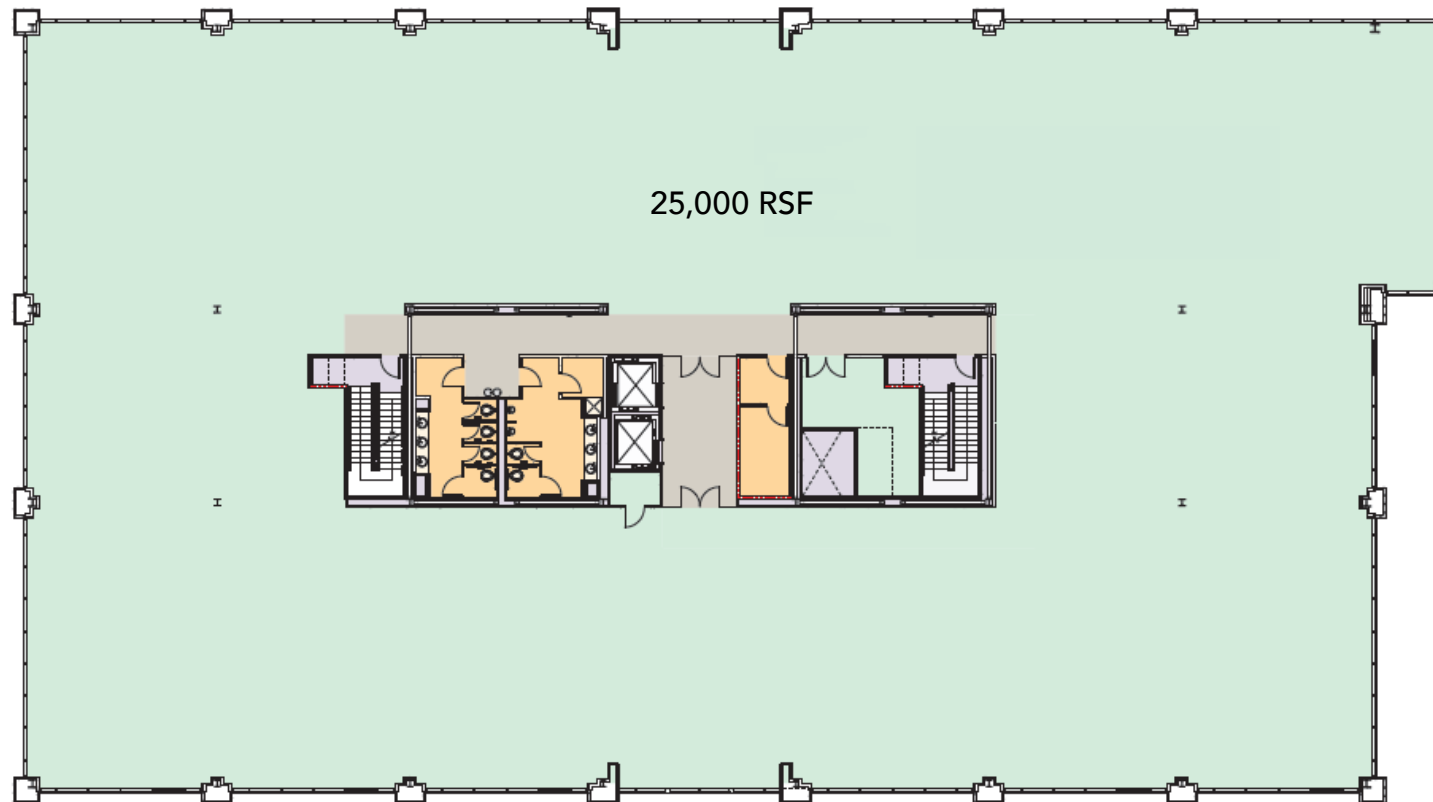


AVAILABILITY / FIRST FLOOR - 3,650 RSF



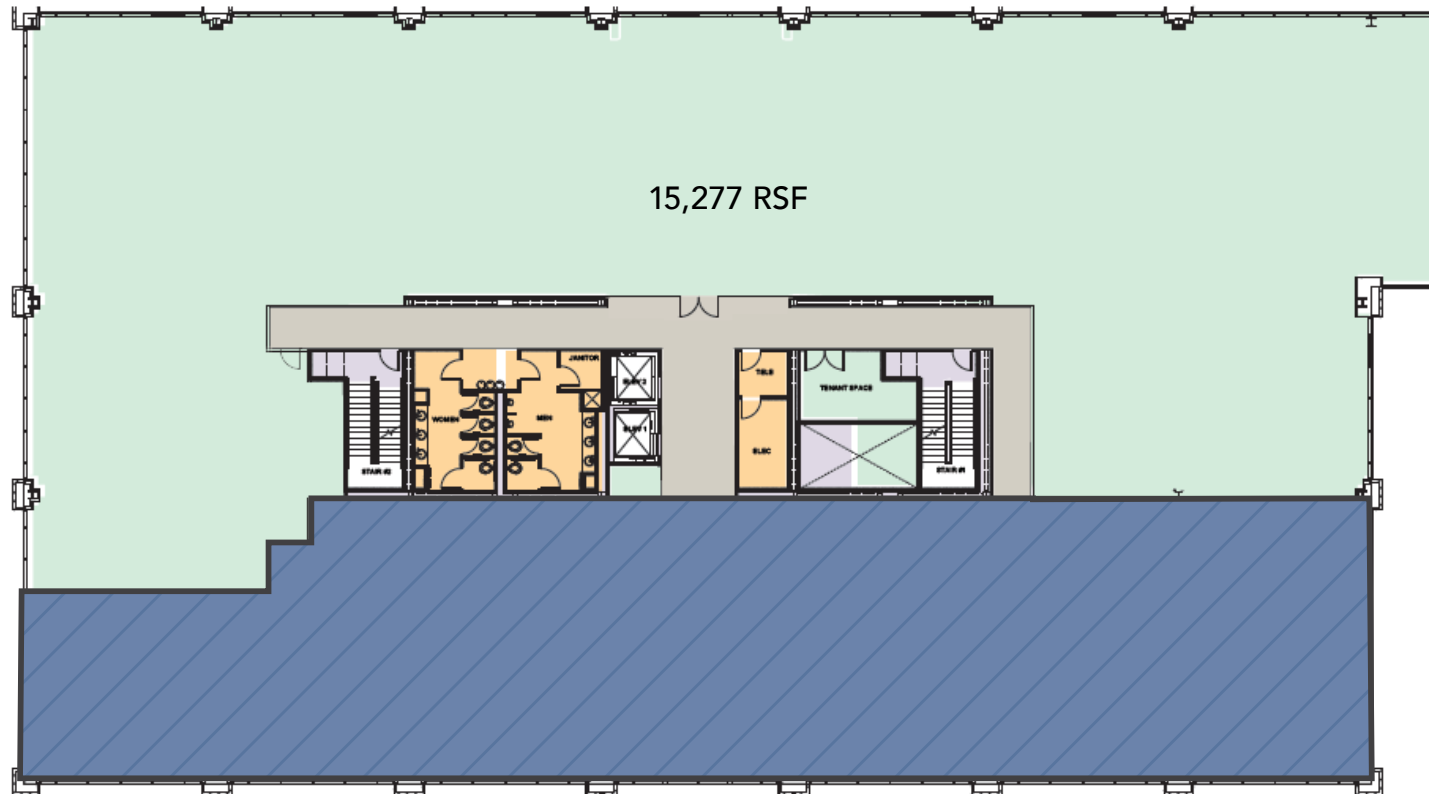
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AVAILABILITY / SECOND FLOOR - UP TO 25,000 RSF



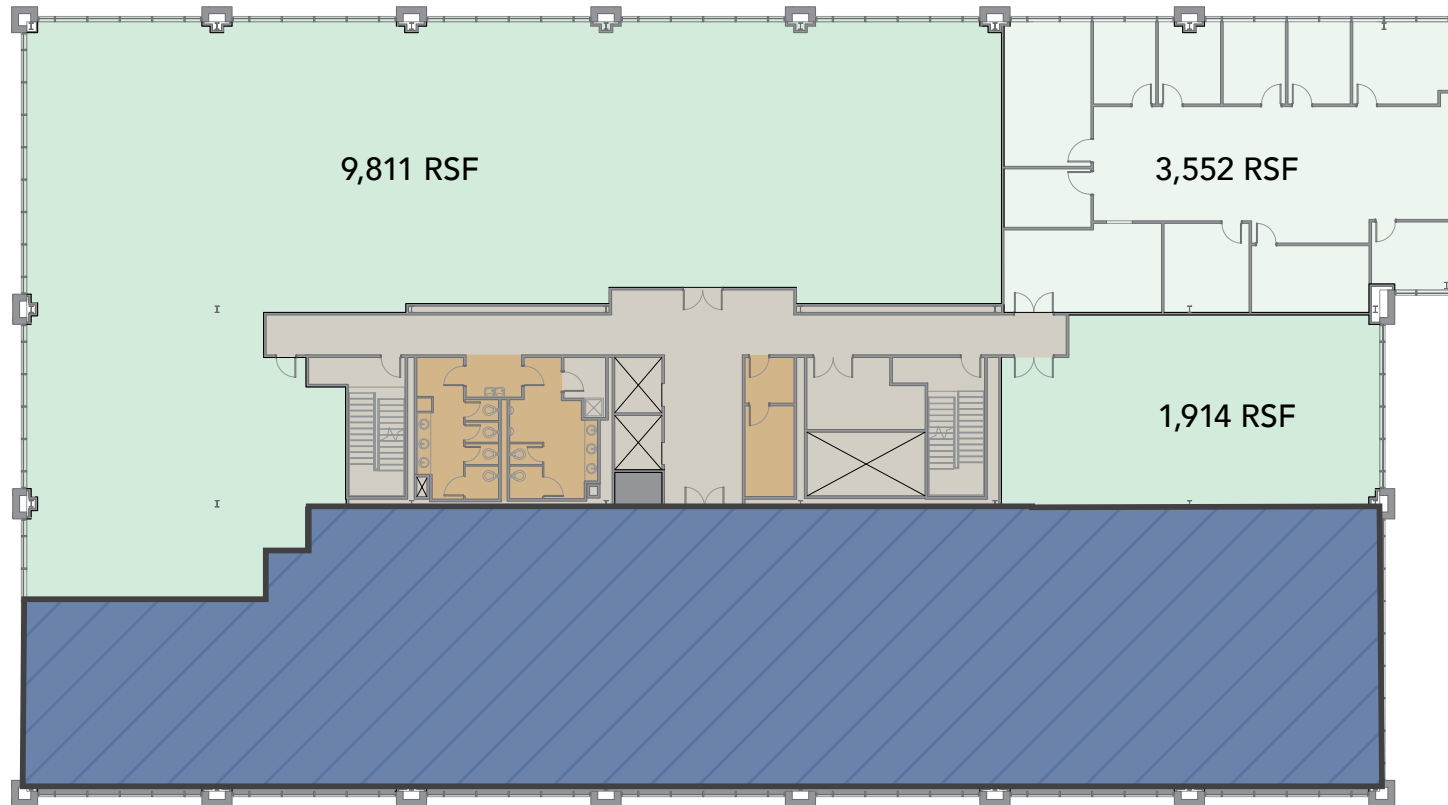
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AVAILABILITY / THIRD FLOOR - UP TO 15,277 RSF



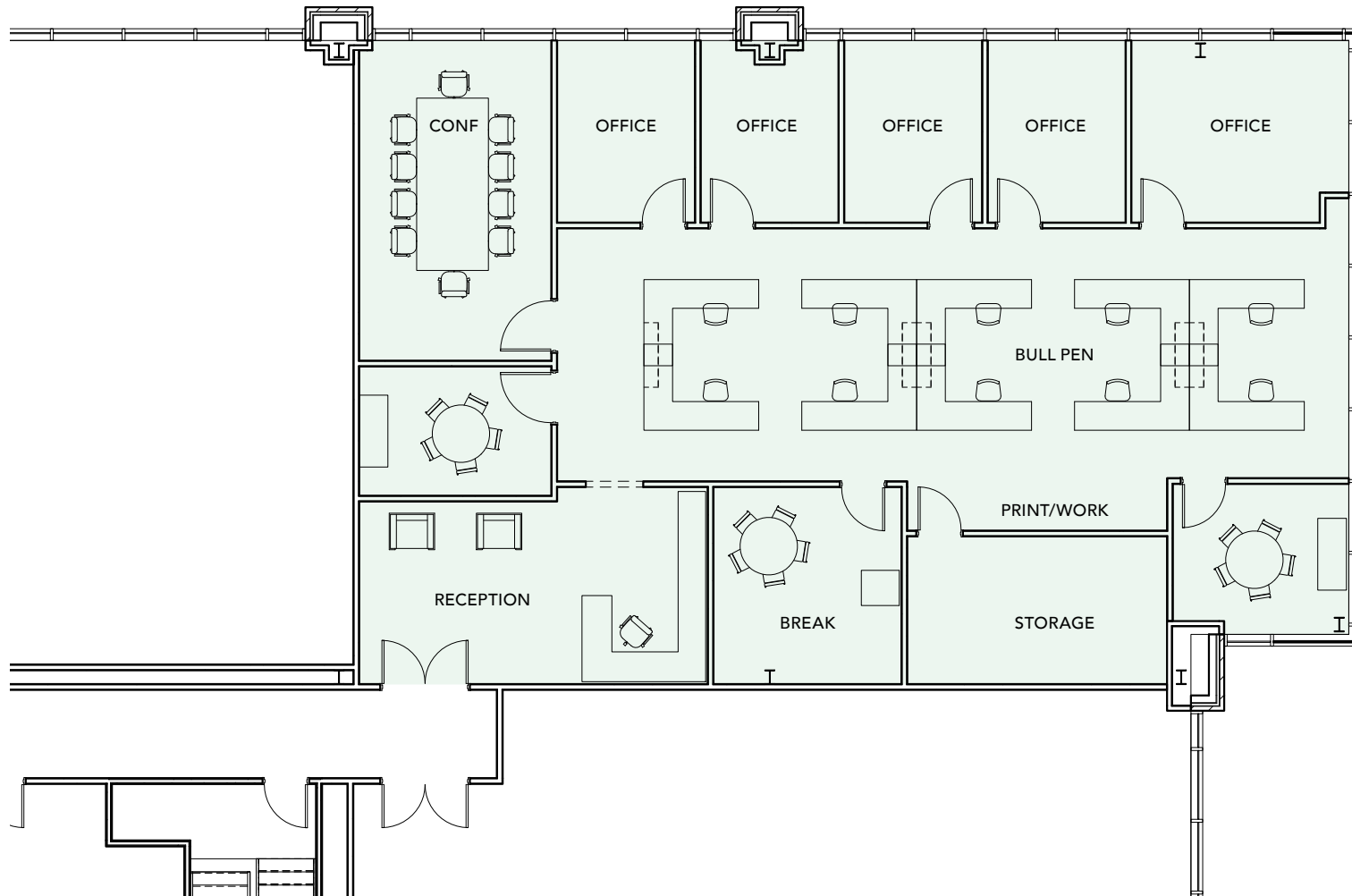
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SPECULATIVE SUITES / THIRD FLOOR - 9,811 RSF, 3,552 RSF & 1,914 RSF



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SPECULATIVE LAYOUT / THIRD FLOOR / TENANT B - 3,552 RSF



C O N T A C T /

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