

READY FOR OCCUPANCY

Class A Office Space

> ±2,300 - ±35,000 SF For Lease

201 SIGMA DRIVE
SUMMERVILLE, SC 29483

the high-performance
workplace



where business
is headed

Nexton, in Summerville, SC, is more than just a good location for office space. It's an environment designed to foster and empower business. To enhance productivity and inspire big ideas. Visible from I-26 in Summerville (and opposite the commuter traffic). Restaurants, outdoor plazas and parks are just a stroll away. And thanks to GigaFi™, business can get done faster than usual.



- > Premier Class A office building in Charleston suburbs
- > Located in Summerville, SC in Charleston's path of growth.
- > High visibility and easily accessible from I-26.
- > Within walking distance of restaurants, hotels daycare and retail amenities.
- > Nexton is South Carolina's first gigabit community and provides faster internet connections than any other office environment.
- > Close proximity to Boeing, Mercedes-Daimler and Volvo
- > Certified LEED® Gold.
- > High-end interior finishes.
- > Efficient 25,000 SF floorplates.
- > Abundant parking.



how fast is a gigabit?

- > It's over **100 times faster** than the average internet connection.
- > Nexton is **one of few communities** in South Carolina offering GigaFi™.
- > Access the internet at speeds of **one gigabit per second (1gbps)** or faster.

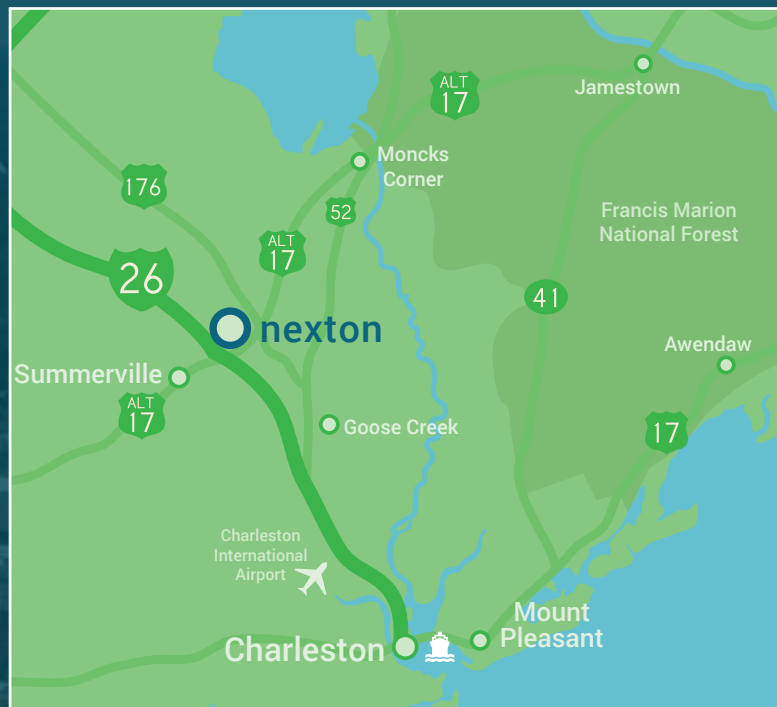
rocket fuel
for business



201

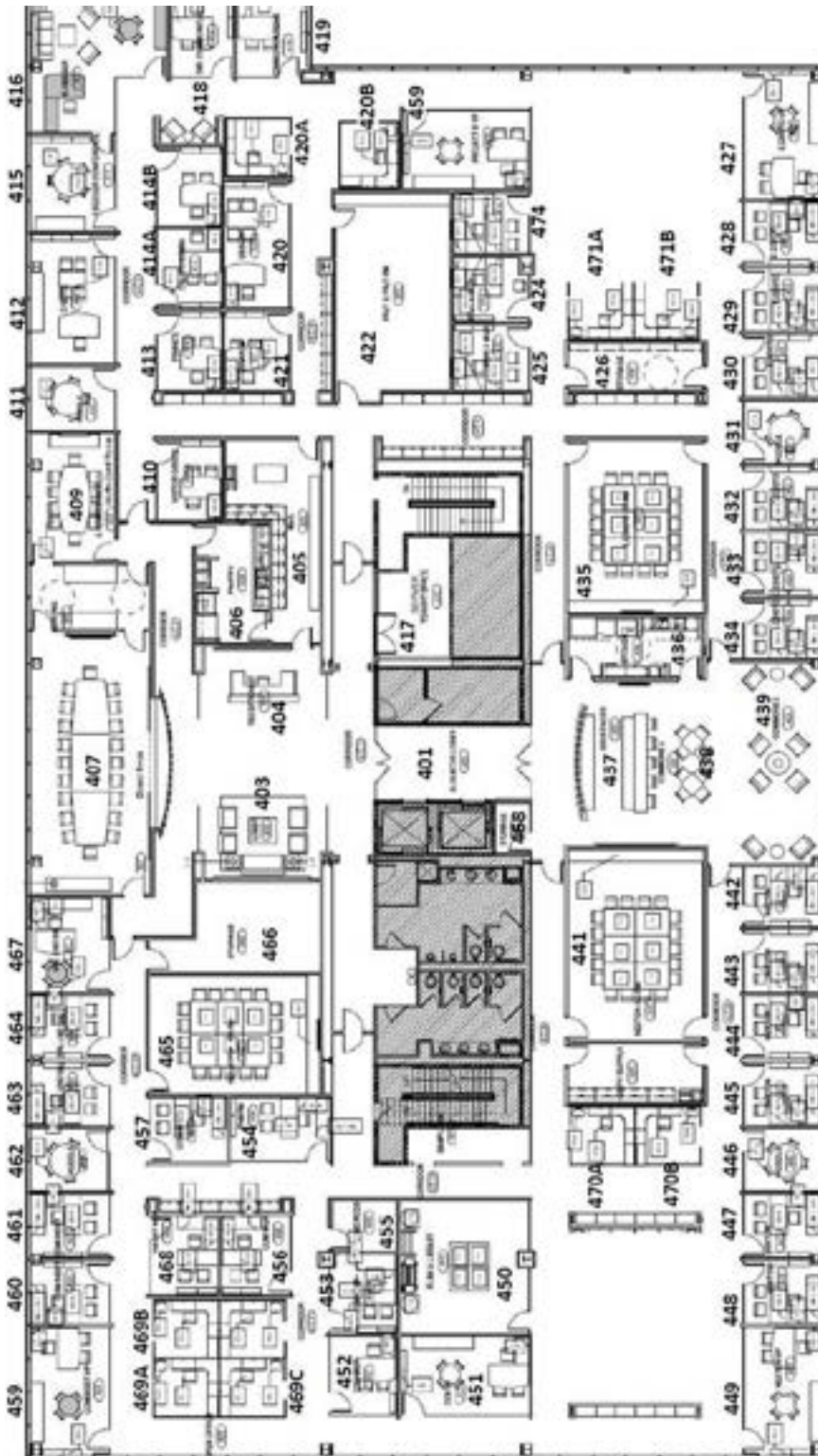
Sigma Drive

great places attract
great people



Address	201 Sigma Drive, Summerville, SC 29483
Building Size	±95,058 SF
Available SF	±2,300-±35,000 SF
Availables SF: 3rd Floor	±2,300 SF to ±9,900 SF
Available SF: 4th Floor	401A: ±12,500 SF 401B: ±25,000 SF
Floors	Four
Elevators	Two
Ceiling Height	10 feet
Parking Ratio	4/1,000
Building Class	A
Year Built	2014
LEED Status	LEED Gold Status
3rd Floor TI	Generous allowance offered
4th Floor Features	Class A modern furniture and fixtures

4th floor



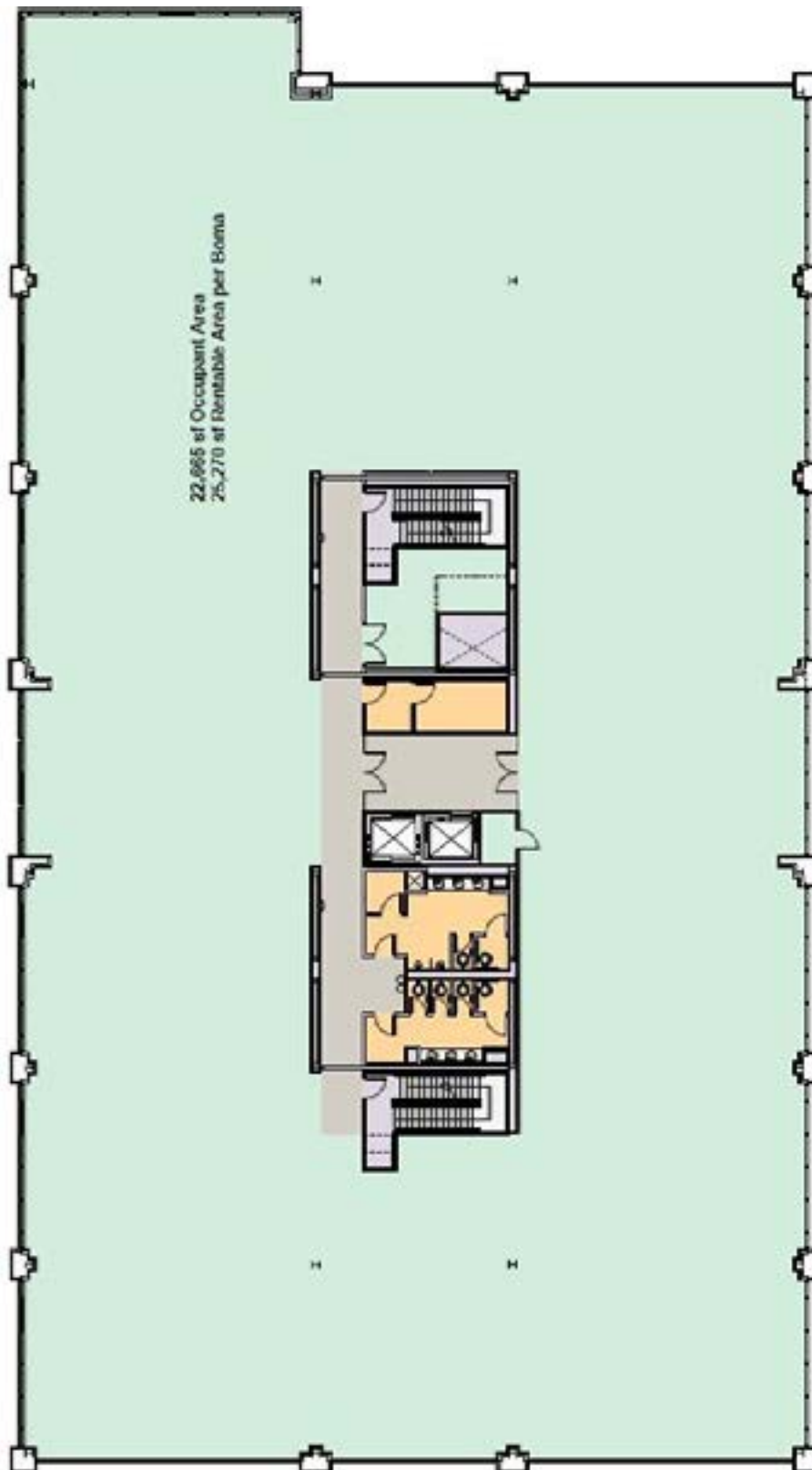
- > Full floor available
- > Built-out space
- > Able to subdivide
- > Modern furniture and fixtures
- > 401A: ±12,500 SF
- > 401B: ±25,000 SF
- > Lease rate:
\$19.50/SF
Full Service
first-year rate

Yes!
*The furniture
comes with the
space!*

FOURTH FLOOR - ±25,000 SF AVAILABLE (WILL SUBDIVIDE)



3rd floor



- > Shell space available
- > TI: Generous allowance
- > Able to subdivide
- > $\pm 2,300$ SF to $\pm 9,900$ SF available
- > Lease rate: \$25.00/SF Full Service
- > Lease rate includes a turnkey space layout with your choice of paint and floor covering

THIRD FLOOR - $\pm 2,300$ - $\pm 9,000$ SF AVAILABLE

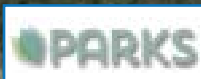


nearby amenities
at your convenience





NEXTON OFFICE I



Nexton offers the office space you need adjacent to hotels, restaurants and recreational amenities. Companies including SCRA, Volvo Cars and Aeterna Zentaris located their operations here. Where is your business headed?

There's not a lot of reasons to leave Nexton, but if you do, rest assured there are an abundance of restaurants and retailers nearby to keep you and your office going. Whether you are meeting a client at a hotel, grabbing a quick bite or picking up a few office supplies, you are only a few minutes away from Nexton.

RESTAURANTS

Bojangles'
Boxcar Betty's
Carolina Ale House
Cajun House
Chicken Salad Chick
Chick-fil-A
Cracker Barrel
Domino's Pizza
Dunkin Donuts
Five Guys
Hardee's
IHOP
Jersey Mike's
Logan's Roadhouse
McAlister's Deli
Mellow Mushroom
Moe's
Newk's Eatery
Panera Bread
Ryan's Steakhouse
Smashburger
Sticky Fingers
Starbucks
TCBY
Waffle House
Wasabi
Zaxby's

Quality Inn
Residence Inn

RETAIL

Belk
Best Buy
Dicks Sporting Goods
EarthFare
GNC
Hallmark
Jos. A. Bank
Kay Jewelers
Kohl's
Home Depot
Lowe's
Palmetto Moon
Payless Shoes
Petco
PetSmart
Pier 1 Imports
Ross
Sprint
Staples
Target
TJ Maxx
UPS Store
Verizon
Walgreens
Walmart
World Market

HOTELS

Comfort Suites
Courtyard Marriott
Hampton Inn
Holiday Inn Express

OTHER

Rainbow Child Care
CPM Credit Union

**Select retailers and restaurants shown.*

for office leasing inquiries



MARK ERICKSON, SIOB
843 720 7501 DIRECT
mark.erickson@colliers.com

COLLIERS INTERNATIONAL
40 Calhoun Street, Suite 460
Charleston, South Carolina 29401
www.colliers.com

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