

READY FOR OCCUPANCY

Class A Office Space

- > 5,912 - 57,500 SF Available
- > For Lease: \$26.50 PSF Full Service

201 SIGMA DRIVE
SUMMERVILLE, SC 29486

the high-performance
workplace

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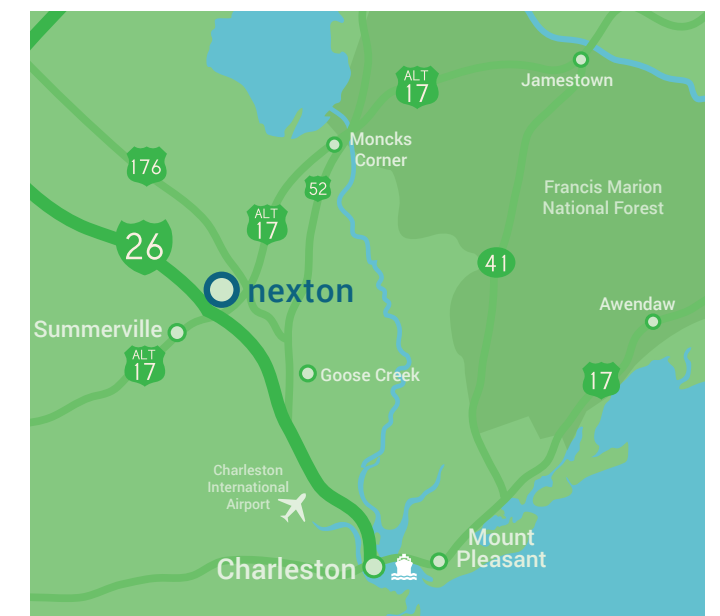
where business
is headed

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 GigiFi™, business can get done faster than usual.



FORGET THE COMMUTE, WALK TO LUNCH, & BE MORE PRODUCTIVE.

- › 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.
- › Closest Class A office space to new Volvo facility.
- › Certified LEED® Gold.
- › High-end interior finishes.
- › Efficient 25,000 SF floorplates.



rocket fuel
for business

100%
fiber-optic
network



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.

**HOW MUCH MORE
PRODUCTIVE WOULD
YOUR BUSINESS BE?**

Thanks to GigaFi™, Nexton will be one of the few places in the country where communications infrastructure is no longer a limitation. Imagine huge downloads and uploads happening in seconds. Cloud storage that's as fast as local storage. Multiple simultaneous HD video streams and next-gen video conferencing. The list of possibilities is practically endless.

Nexton's infrastructure makes it the most forward-looking business environment in the state and is a natural choice for:

- > Research and development
- > Aerospace / defense
- > Media and content development
- > Tele-medicine
- > Any business that needs to stay well-connected.
(In other words, any business.)



HERE. NOW.



THE PARKS APARTMENTS



COURTYARD MARRIOTT



SCRA OFFICE BUILDING



CAROLINA ALE HOUSE



RAINBOW CHILD CARE



CPM FEDERAL CREDIT UNION

Hotels, restaurants and offices are here now in Nexton. The inaugural phase includes a 96-key Courtyard by Marriott hotel, a Carolina Ale House restaurant, a 320-unit apartment community and two Class A office buildings totaling 175,000 SF.

Plans for Nexton's Front Street retail are underway. Picture an open-aired plaza energized by entertainment, outdoor dining, and lifestyle amenities. And it all will be a short walk away from your office.



nearby amenities
at your convenience



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

Boxcar Betty's
Carolina Ale House
Chicken Salad Chick
Chick-fil-A
Cracker Barrel
Dunkin Donuts
Five Guys
Jersey Mike's
Logan's Roadhouse
McAlister's Deli
Mellow Mushroom
Moe's
Newk's Eatery
Noodle Nerd
Panera Bread
Smashburger
Sticky Fingers
Starbucks
TCBY
Wasabi
Zaxby's

RETAIL

Belk
Best Buy
Dicks Sporting Goods
EarthFare
GNC
Hallmark
Jos. A. Bank
Kay Jewelers
Kohl's
Home Depot
Lowe's
Palmetto Moon
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
Quality Inn
Residence Inn (construction)

OTHER

Rainbow Child Care
CPM Credit Union

*Select retailers and restaurants shown.

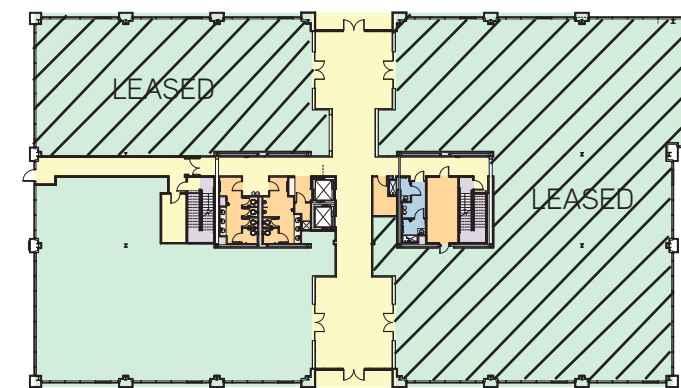
great places attract
great people

Nexton offers the office space you need adjacent to hotels, restaurants and recreational amenities. Companies including SCRA, Volvo Cars, Aeterna Zentaris and WestRock have located their operations here. Only 57,500 SF of Class A office space remains for lease in Nexton Building I. Where is your business headed?

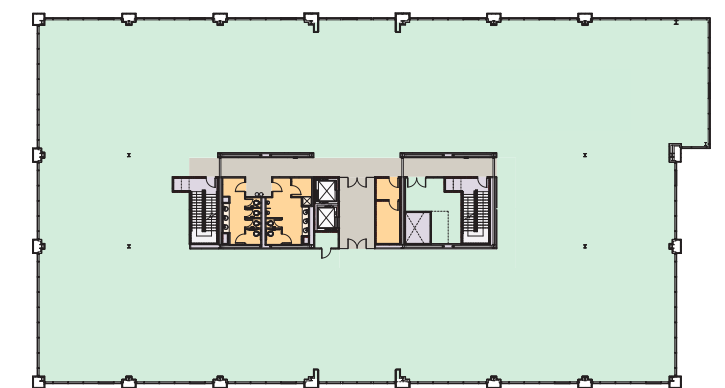


5,912 - 57,500 SF FOR LEASE

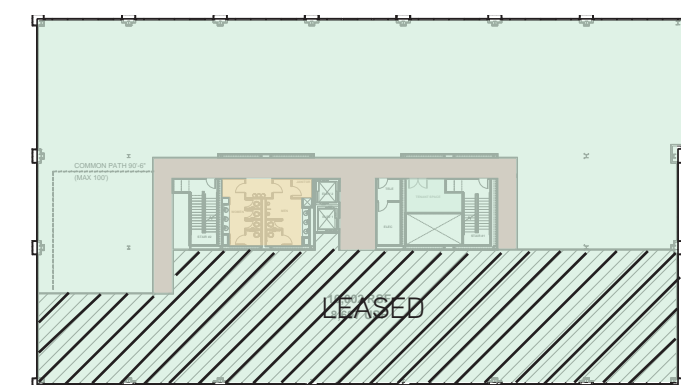
FIRST FLOOR - 5,912 SF AVAILABLE



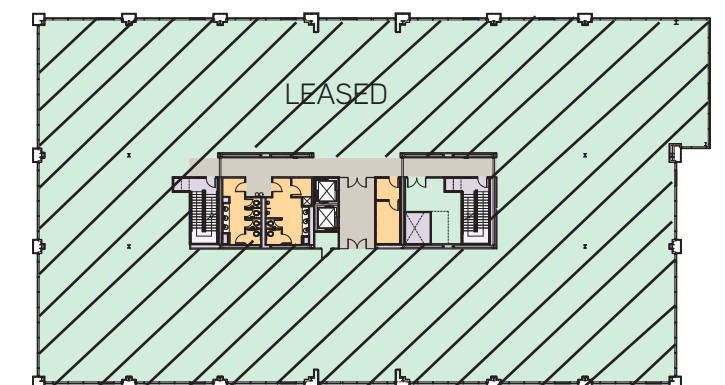
SECOND FLOOR - UP TO 25,000 SF



THIRD FLOOR - UP TO 15,000 SF AVAILABLE



FOURTH FLOOR - LEASED





for office leasing inquiries

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