

NEXTON OFFICE SPACE: MEDICAL OR GENERAL



NAICharleston

655 SCHOLAR WAY
SUMMERVILLE, SC 29486

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SUMMARY

NAI Charleston is pleased to present for lease **655 Scholar Way**, located in the award winning Nexton mixed use development. This $\pm 12,000$ SF Class A medical and general office building sits in the heart of Nexton and is ideally suited for a first-in-class medical or general office user. This site, just off Brighton Park Blvd. provides synergy with other market leading medical/office users and unparalleled access to many retail, restaurant, hospitality, and lifestyle amenities.

- **Location, Location, Location**
Outstanding location just off Nexton's main thoroughfare, Brighton Park Blvd., with incredible accessibility for staff and patients/clients
- **First Class Business Strategy**
Join Charleston Oral & Facial Surgery (1st Floor) and countless other leading medical, office, retail, and lifestyle operators
- **Brand New Upfit to Suit Opportunity**
Delivered in shell condition, presenting the opportunity to build out the space to meet tenant specific needs with Class A finishes

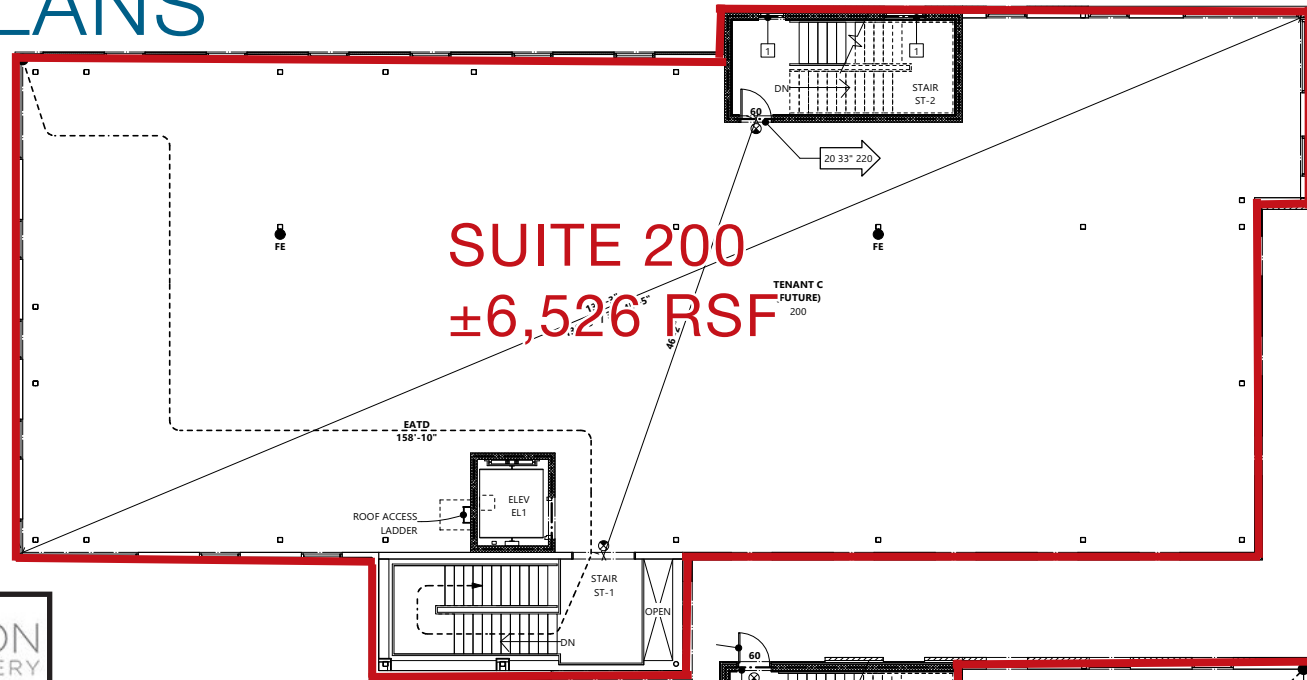


Offering Summary

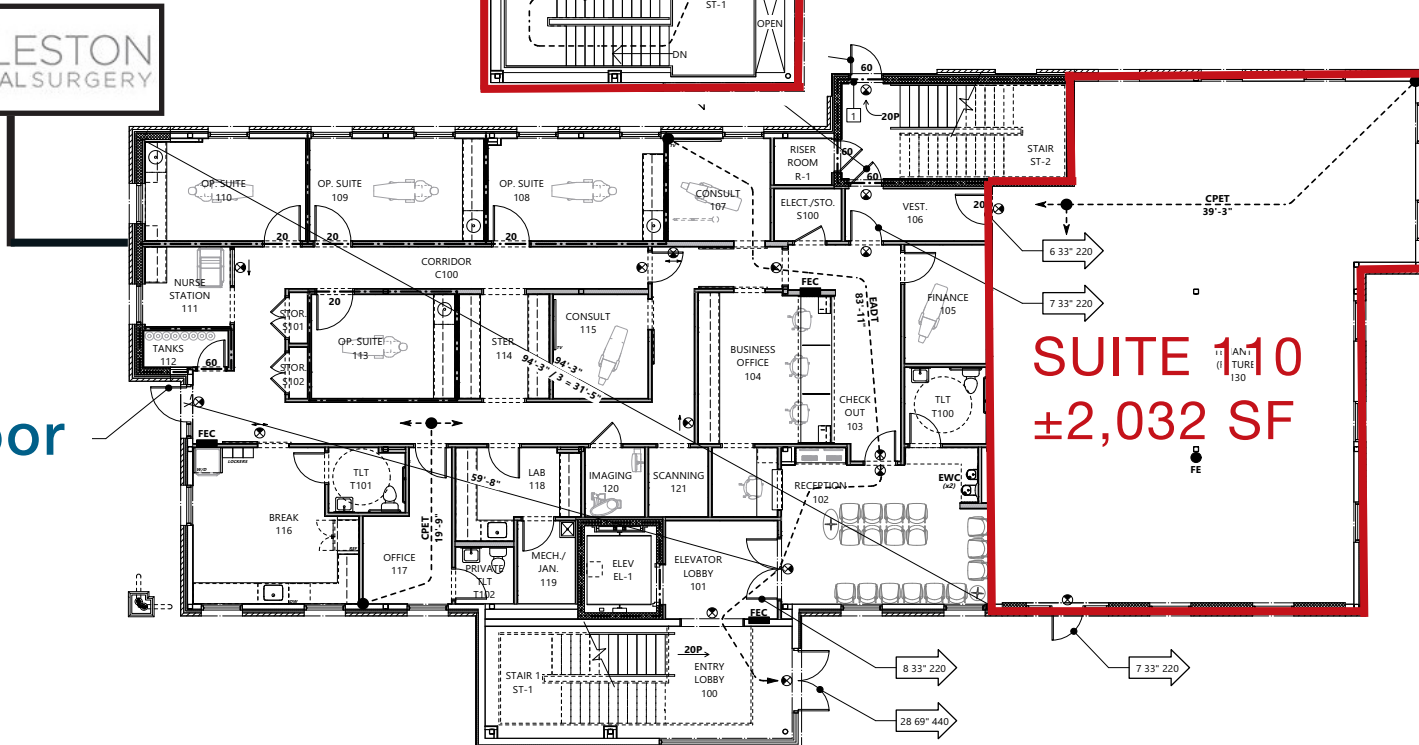
Building Size:	$\pm 12,000$ SF
Available Space:	Suite 110: $\pm 2,032$ RSF Suite 200: $\pm 6,526$ RSF
Availability:	Shell to deliver Q2-2026
Delivery:	Cold dark shell
TI Allowance:	\$50/SF
Elevator:	Yes
Parking:	Ample surface parking
County:	Berkeley County
TMS #:	221-00-00-229
Lease Rates:	Suite 110: \$40/SF, NNN Suite 200: \$37/SF, NNN

FLOOR PLANS

2nd Floor



1st Floor

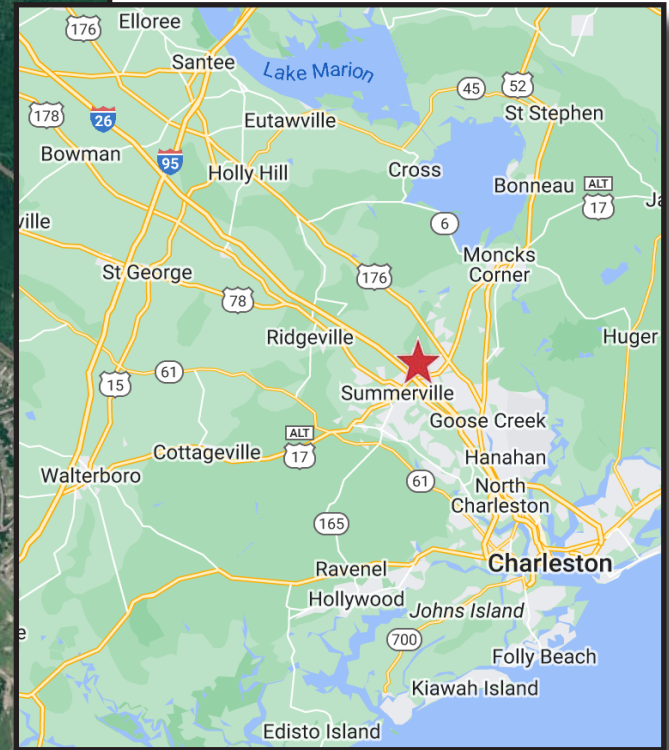


AERIAL 1



AERIAL 2





AREA MAPS

Nexton, SC

±5,000 AC

The Property is located at the heart of the ±5,000 AC master-planned Nexton mixed-use community.

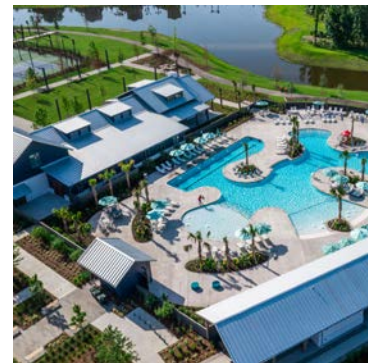
21,500 Homes

The Property is situated among 21,500 single family homes that are existing or planned in the Nexton, Cane Bay and Carnes Crossroads area.

Under 25 Minutes

To all main areas of interest - downtown Summerville, downtown Charleston, the Charleston International Airport, Boeing, Volvo and the Port of Charleston.

Located in Summerville, SC, near Charleston, Nexton is walkable (and golf-cartable) to more than 120 shops, eateries and offices. There are 2,000 acres of parks, preserved open spaces, and recreational facilities. An elementary school and middle school (opening 2026) serve the growing area that boasts a family oriented environment. In order to stay at the forefront of technology, Nexton is powered by “GigaFi,” South Carolina’s first 10 gigabit Internet service.





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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAI Charleston