

HOME TELECOM TECHNOLOGY CENTER

NEW CLASS A OFFICE
FOR LEASE

1247 NEXTON PARKWAY, SUMMERVILLE, SC 29486



1,242-2,382 SF
Available for
Lease



Ground
Floor Retail
Opportunity



Amenity-Rich
Location



Rental Rate:
\$40.00/RSF
Net of Electrical
and Janitorial



Targeting
Technology
& Innovation
Companies

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**BRIDGE
COMMERCIAL**

WWW.BRIDGE-COMMERCIAL.COM

NEXTON'S LOCATION PROVIDES OFFICE USERS WITH ABUNDANT AMENITIES, PARKING AND DIRECT ACCESS TO I-26 VIA THE NEW INTERCHANGE AT NEXTON PARKWAY.



WHY NEXTON FOR BUSINESS?



Located in the award-winning Nexton master-planned community in Summerville.



Walking distance to a variety of restaurants, retail services and new residential developments.



Access to walking trails, parks and mixed use amenities.



Direct access to I-26 and Highway 17A providing easy access to all areas for employees and clients.



Proximate to multiple shopping centers including Nexton Square and other everyday conveniences including coffee, hotels, gyms, banks, office supply, etc.

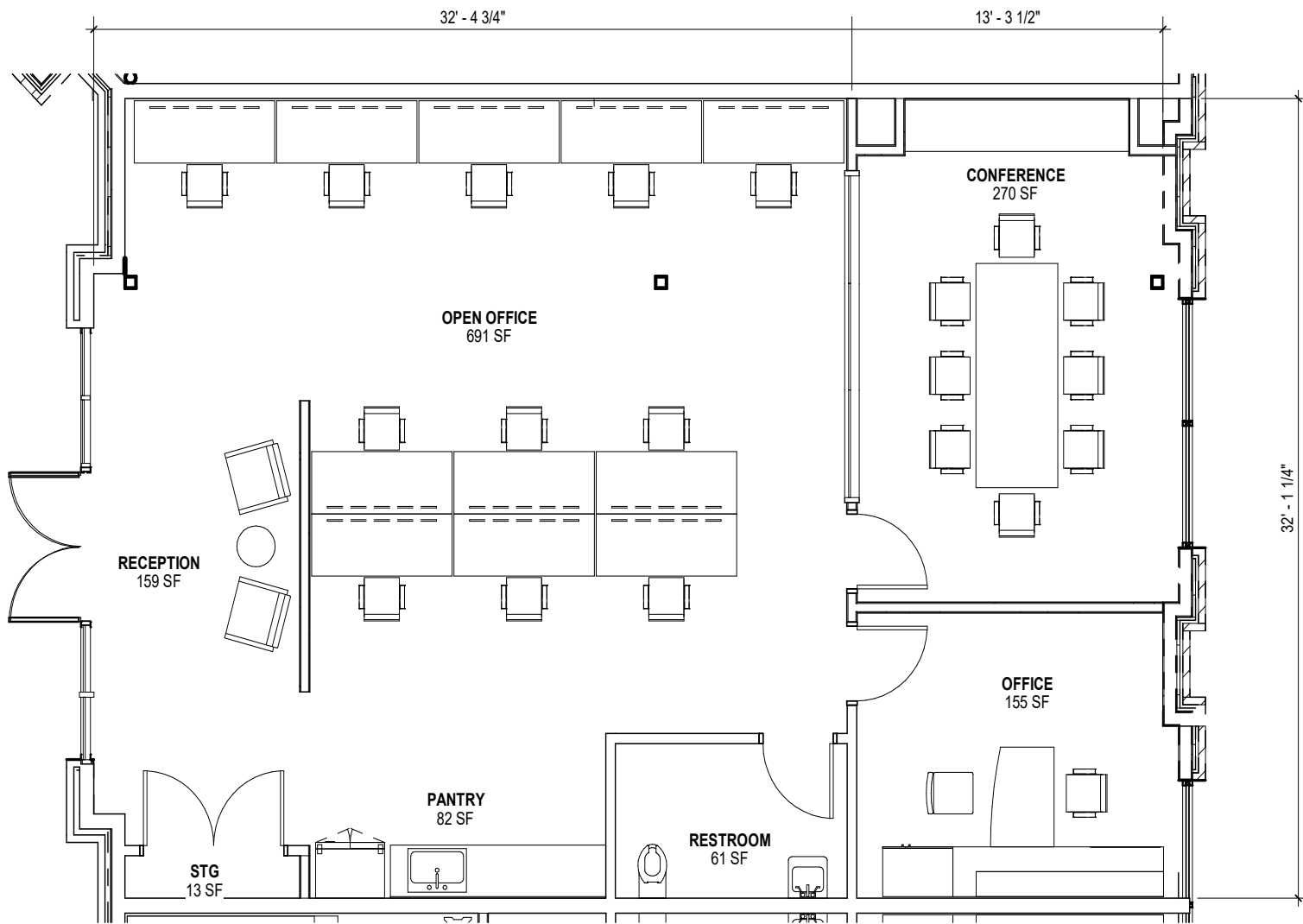


Brand new space with building amenities including gigabit internet capability and co-working space.



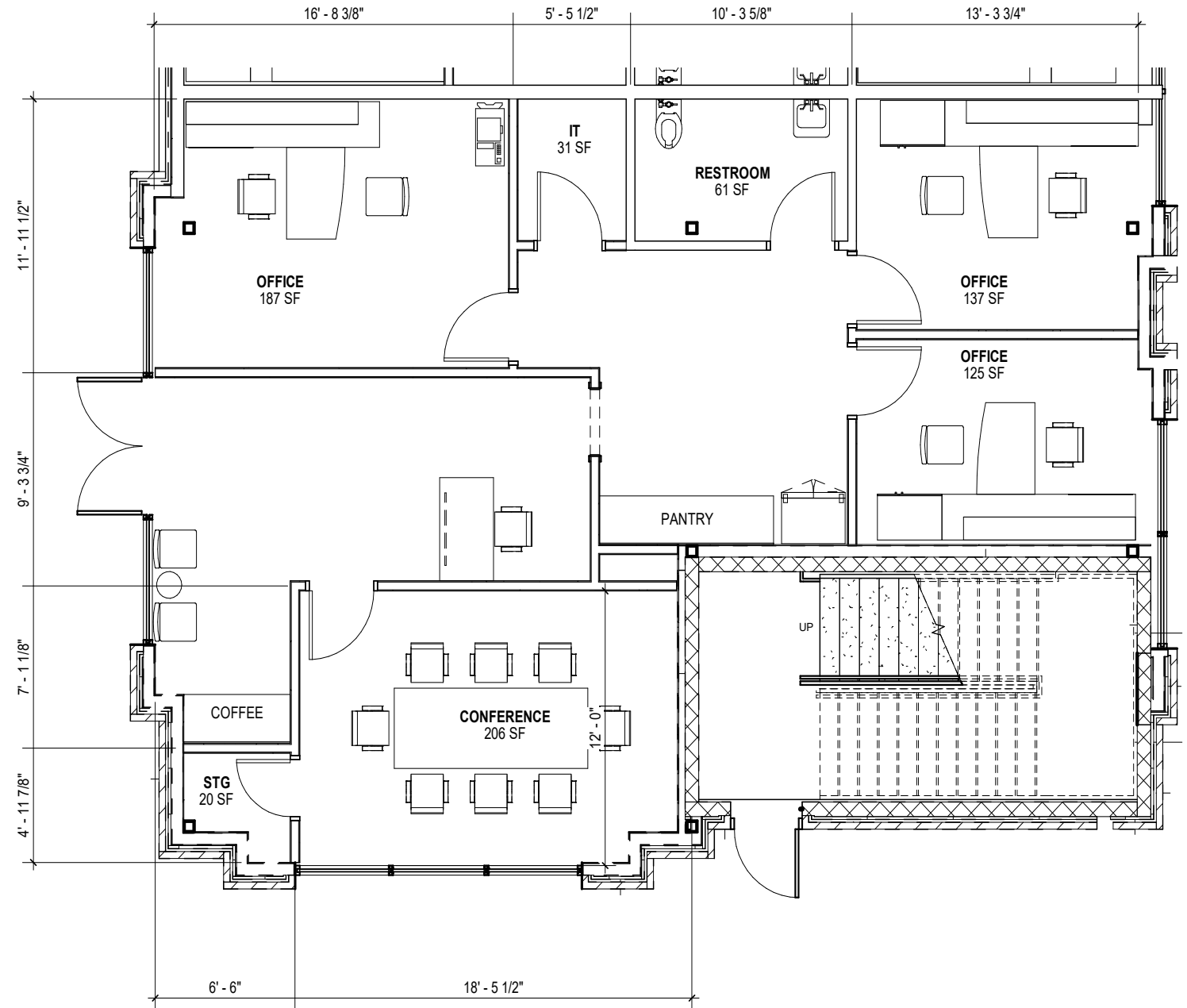
HOME TELECOM | FIRST FLOOR

SUITE 104: 1,492 SF
\$40/RSF



HOME TELECOM | FIRST FLOOR

SUITE 103: 1,242 SF
\$40/RSF





RESTAURANTS AROUND AZALEA SQUARE



RESTAURANTS IN NEXTON SQUARE



EXISTING

- | | | | | |
|-------------------------------|-------------------------------------|---|-------------------------------------|-----------------------------------|
| 1

THE PARKS APARTMENTS | 2

COURTYARD MARRIOTT | 3

RESIDENCE INN | 4

FORESTONE OFFICE BUILDING | 5

SCRA OFFICE BUILDING |
| 6

KINDERCARE | 7

CAROLINA ALE HOUSE | 8

BROWN FAMILY PARK | 9

NEXTON PARKWAY INTERCHANGE | 10

STARBUCKS |
| 11

NEXTON ELEMENTARY | 12

BRIGHTON PARK RESIDENTIAL | 13

DEL WEBB ACTIVE ADULT COMMUNITY | 14

BRIGHTON PARK VILLAGE | 15

MEDICAL OFFICE BUILDING |

UNDER CONSTRUCTION OR PLANNED

- | | | | | |
|---------------------------------------|--|-----------------------------------|---|---|
| 15

BAYER HERITAGE BANK | 16

HARRIS TEETER GROCERY | 17

CORPORATE OFFICE CAMPUS | 18

BAKER AUTOMOTIVE DEALERSHIP | 19

RETAIL & PROFESSIONAL VILLAGE |
| 20

NEXTON SQUARE RETAIL CENTER | 21

TRACT B CLASS A OFFICE BUILDINGS | 22

TRACT 37 CAMBRIA HOTEL | 23

DUAL-BRANDED HILTON & CONFERENCE CENTER | 24

COASTAL FERTILITY SPECIALISTS |
| 25

HYATT HOTEL | 26

SURGERY CENTER | 27

HOME TELECOM | 28

REFUEL | 29

SPECTRUM |



NORTH CREEK VILLAGE
RESIDENTIAL

CANE BAY
RESIDENTIAL DEVELOPMENT

CAMDEN PRESERVE
RESIDENTIAL DEVELOPMENT

DEL WEBB

MUSC
128-BED HOSPITAL

MIDTOWN
RESIDENTIAL

ONE
NEXTON

HOME TELECOM

BRIGHTON PARK VILLAGE
RESIDENTIAL

CARNES CROSSROADS
RESIDENTIAL DEVELOPMENT

FUTURE
CORPORATE OFFICE CAMPUS

THE BACKYARD
BIERGARTEN

REFUEL

WETLANDS

THE PICKLE BAR

PLANNED
MIXED-USE

EXIT
197

SELF-STORAGE

dtn
nex

BRIGHTON PARK BLVD

COASTAL
FERTILITY

PAGE'S OKRA
GRILL

SIGMA DR

THE BAKER
COLLECTION

HILTON GARDEN INN
& HOMEWOOD SUITES

BAYER
HERITAGE

BROWN
FAMILY PARK

CAMBRIA

FUTURE
CORPORATE OFFICE CAMPUS

MEDICAL
OFFICES

N
SQ

INTERSTATE
26

SCRA
OFFICE

NEXTON
OFFICE BUILDING

STARBUCKS

AZALEA SQUARE
SHOPPING CENTER

CAROLINA ALE
HOUSE

EXIT
199

Easily accessible & surrounded
by established and future
residences and employers.

HWY 17A



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