



2015 SECOND AVE

SUMMERVILLE, SC 29486

SUITE 204 - FOR SUBLEASE

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2015 Second Ave

Suite 204

SUMMERVILLE, SC

ADDRESS:	2015 Second Avenue Summerville, SC
ASKING P/SF:	\$38 PSF
ESTIMATED NNN:	\$9.25
RENTABLE SF:	4,327 - 4,440 RSF
SUITES:	Area 1: 4,237 RSF Area 2: 4,440 RSF
LENGTH ON LEASE TERM:	Through March 2028 with 2 (5 year) renewal options
AVAILABILITY:	Q1/Q2 2026

SUMMARY

Bridge Commercial is pleased to present 2015 Second Avenue for Sublease. The space offers second generation office space that includes private offices, open workspace, and a kitchenette. Centrally located within Carnes Crossroads, Tenants will enjoy a wide range of amenities just steps from their office, along with central accessibility to 526. Furniture is also negotiable.



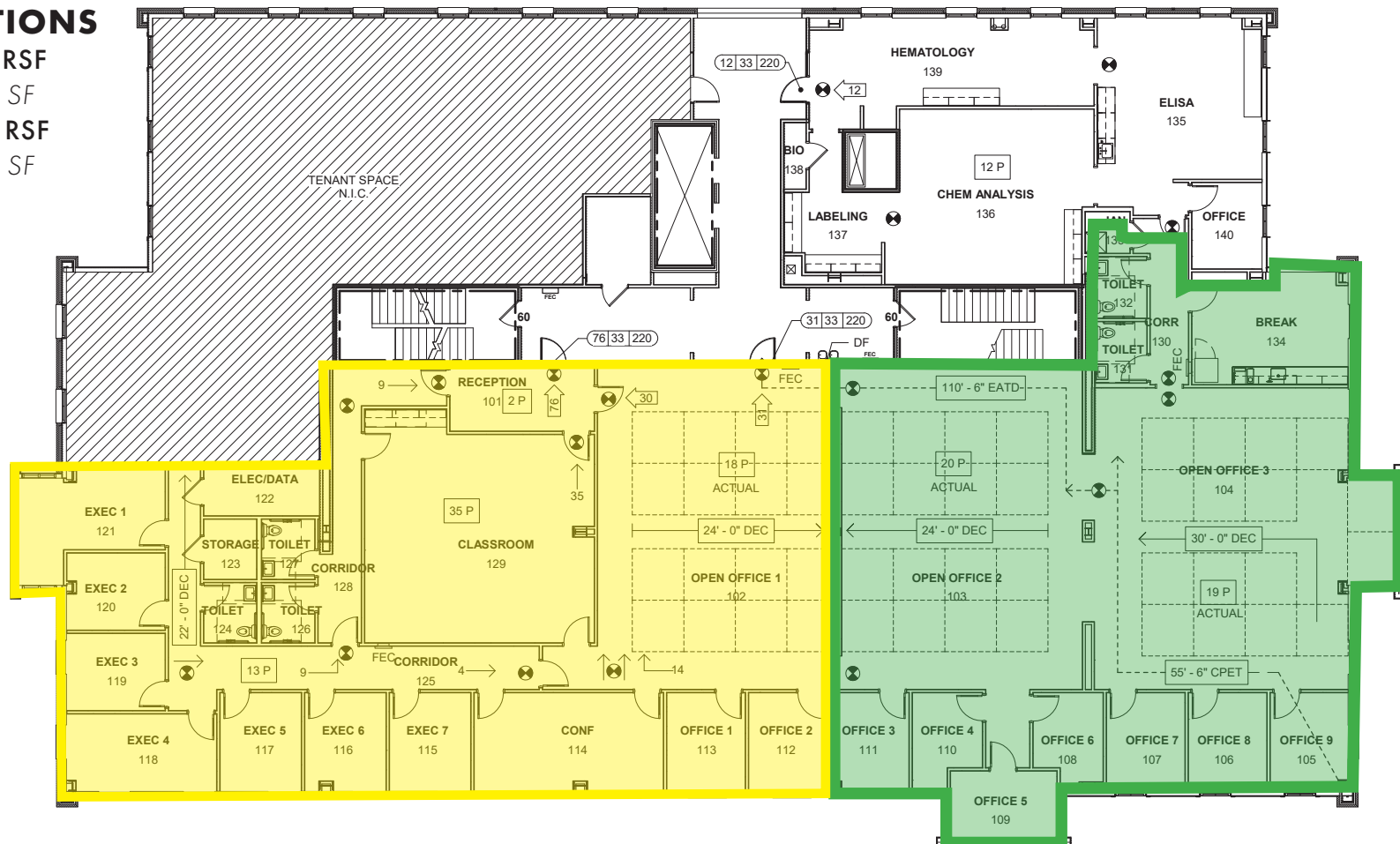
FLOORPLAN

2015 Second Ave

SUMMERVILLE, SC

LEASING OPTIONS

- AREA 1: 4,327 RSF
3,898 USEABLE SF
- AREA 2: 4,440 RSF
4,000 USEABLE SF



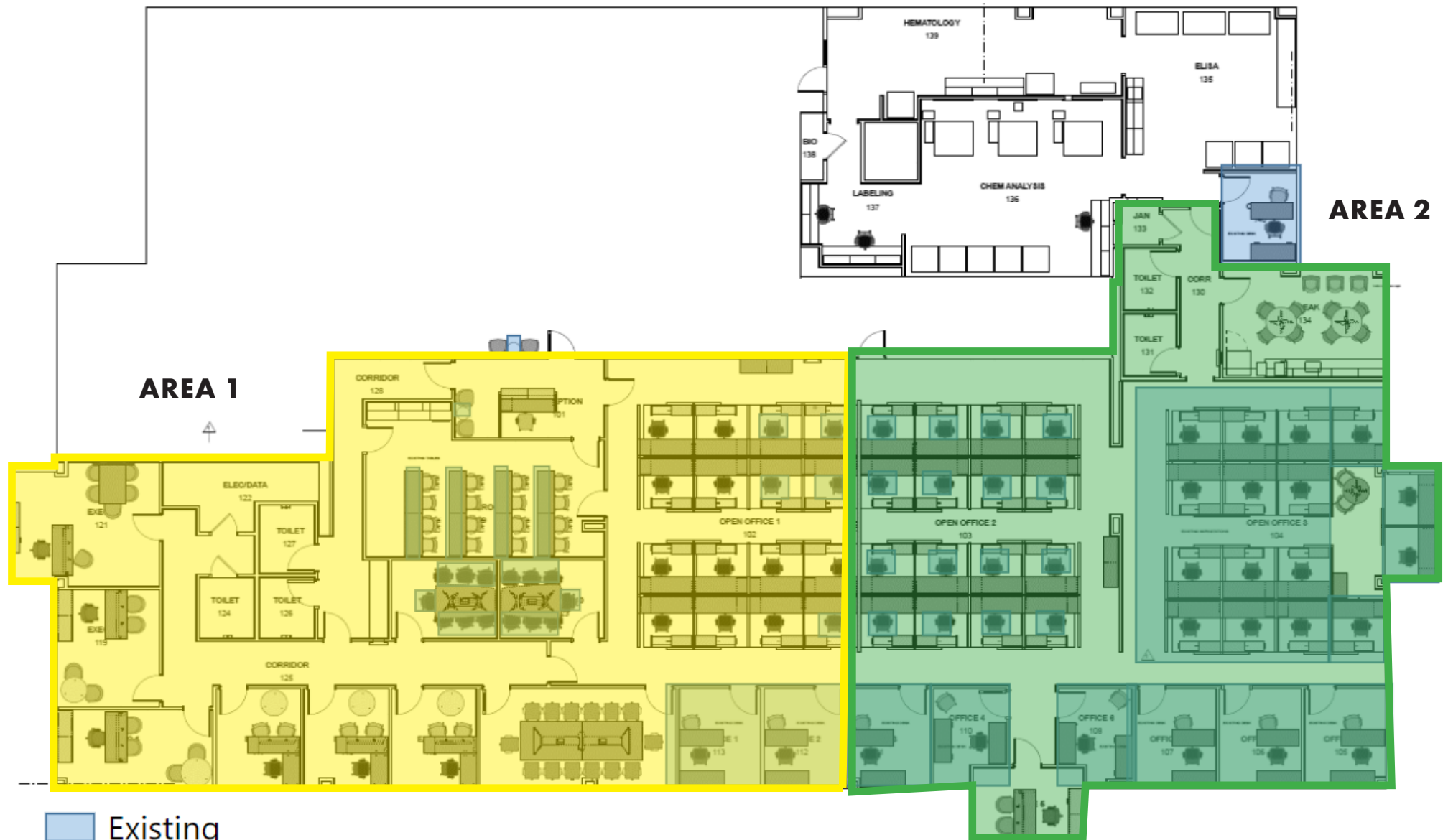
AREA 1
4,327 RSF

AREA 2
4,440 RSF

FURNITURE PLAN

2015 Second Ave

SUMMERVILLE, SC





INTERIOR PHOTOS

2015 Second Ave

NEARBY AMENITIES

CAROLYN LEWIS
K8 SCHOOL

CARNES CROSSROADS
RESIDENTIAL
DEVELOPMENT

THE
BLAKE
CARNES CROSSROADS

NORTHWOOD
CHURCH/ ACADEMY

ROPER ST. FRANCIS
HEALTHCARE

US
176

Rainbow
CHILD CARE CENTER
Sweetgrass
Pediatrics
Solomon Family
MUSC
Medical University
of South Carolina

2015 SECOND AVE



SECOND AVE

UNDER CONSTRUCTION

McDonald's
refuel
SPRINGHILL SUITES
MARRIOTT CHASE

Publix
FIREHOUSE
SUBS

FLORA CARNES
CROSSROADS
APARTMENTS

N MAIN ST

SYNOVUS

NEIGHBORHOOD
TAP HOUSE
CHIPOTLE
mai
sake

Freddy's

Starbucks
Johnny Mikes
FAST EAT
DELI
STEEL CITY PIZZA CO
DUNKIN'
DONUTS

COMING SOON
Harris Teeter
YOUR NEIGHBORHOOD MARKET

THE VILLAGE AT
CARNES CROSSROADS
APARTMENTS

7
ELEVEN

N MAIN ST

AZURE CARNES
CROSSROADS
APARTMENTS

ST JAMES AVE

SURROUNDING AREA



Volvo U.S. Operations
12 Miles North of Nexton
Opened 2018 | 4,000 New Jobs

"Wildcat Tract"
6,000 Residences
(Full Build-Out)

Cane Bay
15,000+ Residences
(Full Build-Out)

MONCK'S CORNER

Foxbank Plantation
5,000+ Residences
(Full Build-Out)



Nexton
10,000 Residences
(Full Build-Out)

Camden Preserve
700 Residences
(Full Build-Out)

Carnes Crossroads
5,000+ Residences
(Full Build-Out)

Westhill

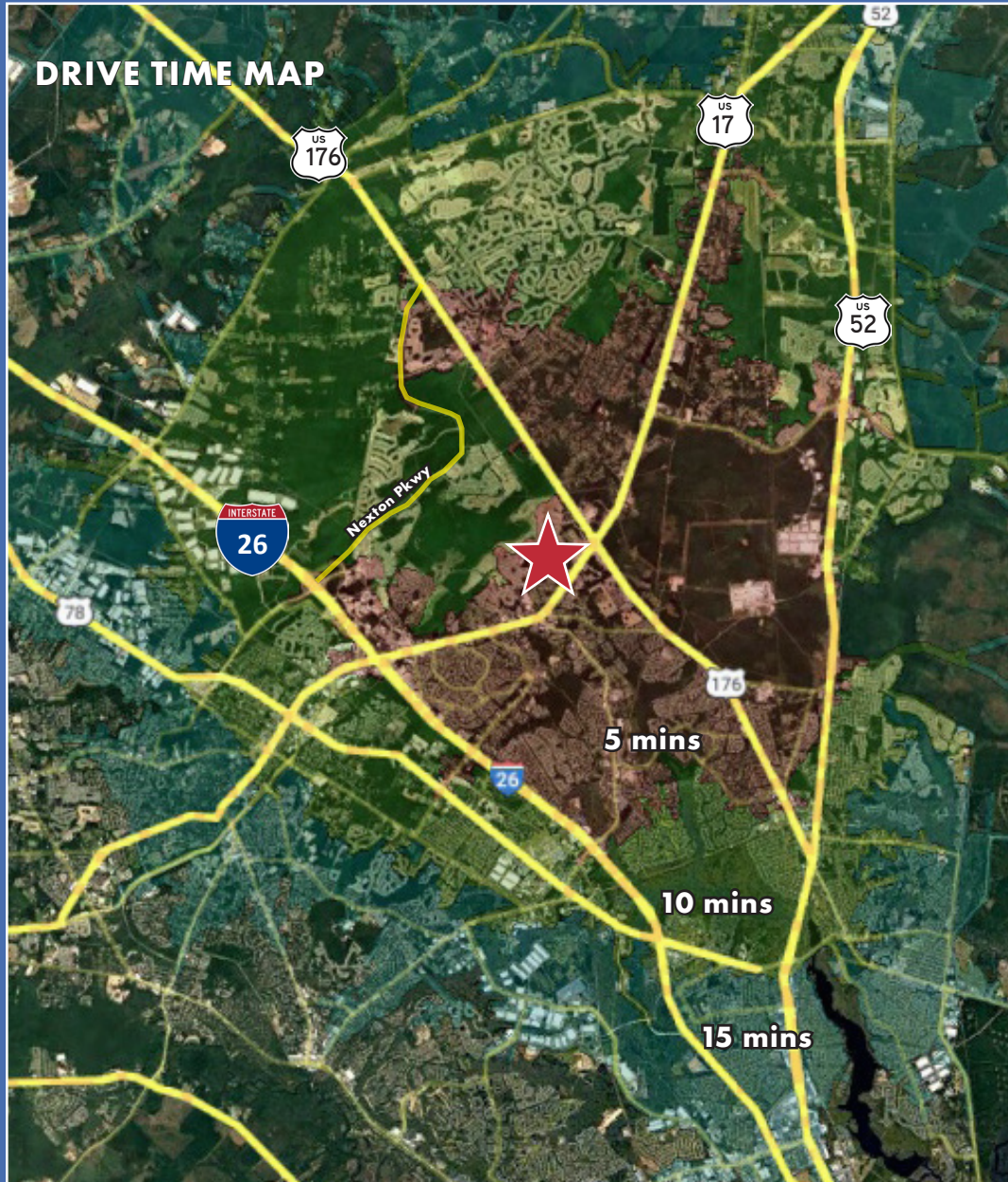
SUMMERVILLE
2 Miles from Nexton

KNIGHTSVILLE

The Ponds

OFFICE FOR SUBLEASE

2015 SECOND AVE | SUMMERVILLE, SC



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