

FOR LEASE



Workplace at Nexton | Building 1 | Summerville, SC





# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the leasing of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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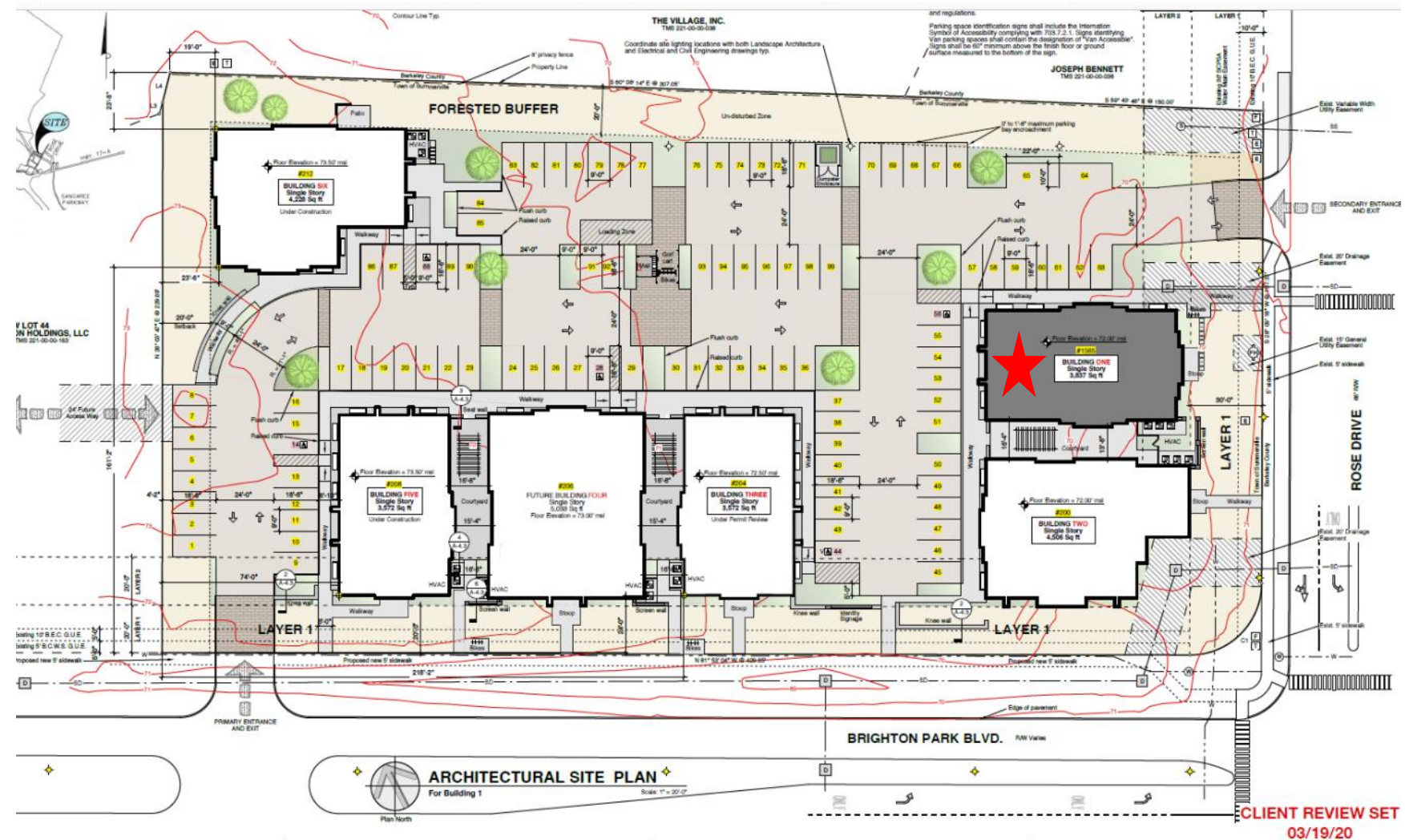
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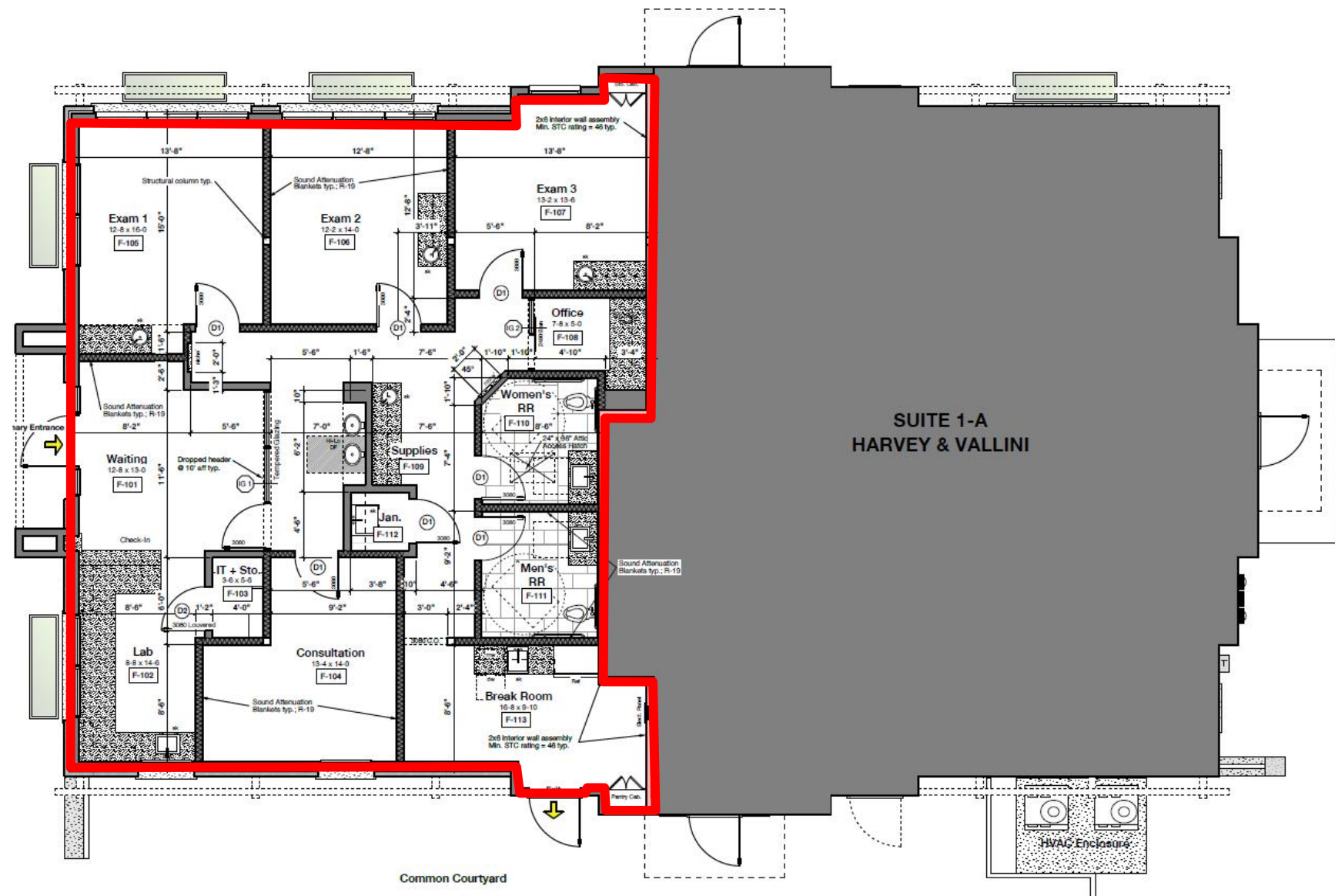


# HIGHLIGHTS

ADDRESS	Building 1 - Suite B 1565 Rose Drive Summerville, SC
AVAILABLE SF	1,839 SF
LEASE RATE	\$38/SF Annually
LEASE TYPE	NNN
AVAILABILITY	Within 30 days notice to existing tenant
EXPENSES (estimate)	\$9.90/sf/Yr
OFFICE TYPE	Class A
COMMUNITY	Nexton
MUNICIPALITY	Town of Summerville
ZONING	PUD

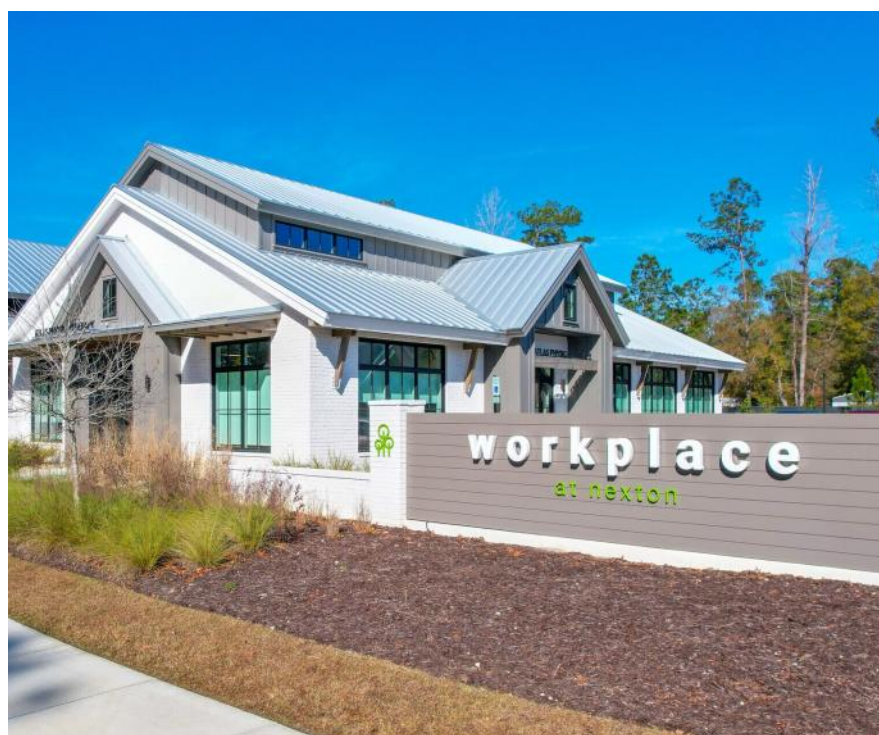


# Floor Plan





# Nexton: A live and work Community





Azalea Square

HUDSON NISSAN

Future Development

New

OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

The Murray  
345 Units

The Ames  
304 Units

Nexton  
Elementary

MUSC Hospital  
128 Beds  
200,000 SF Medical

**SITE**

**Carnes Crossroads  
5,000+ Residences**

Nexton Pkwy

26

26

Airbus



# AERIAL



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

Volvo Headquarters  
4,000 Employees  
8 miles

Wildcat Development  
2,031 Acres | 5,700+ Homes

Cane Bay Plantation  
4,500 Acres | 10,000 Homes



4,500 Acres | 4,500 Homes



Roper St. Francis Hospital  
Berkeley Campus  
90 Acre - 50 bed Hospital and  
80,000 SF MOB

Workplace at  
Nexton

Carnes Crossroads Development  
2,300 Acres | 4,500 Homes





# VICINITY

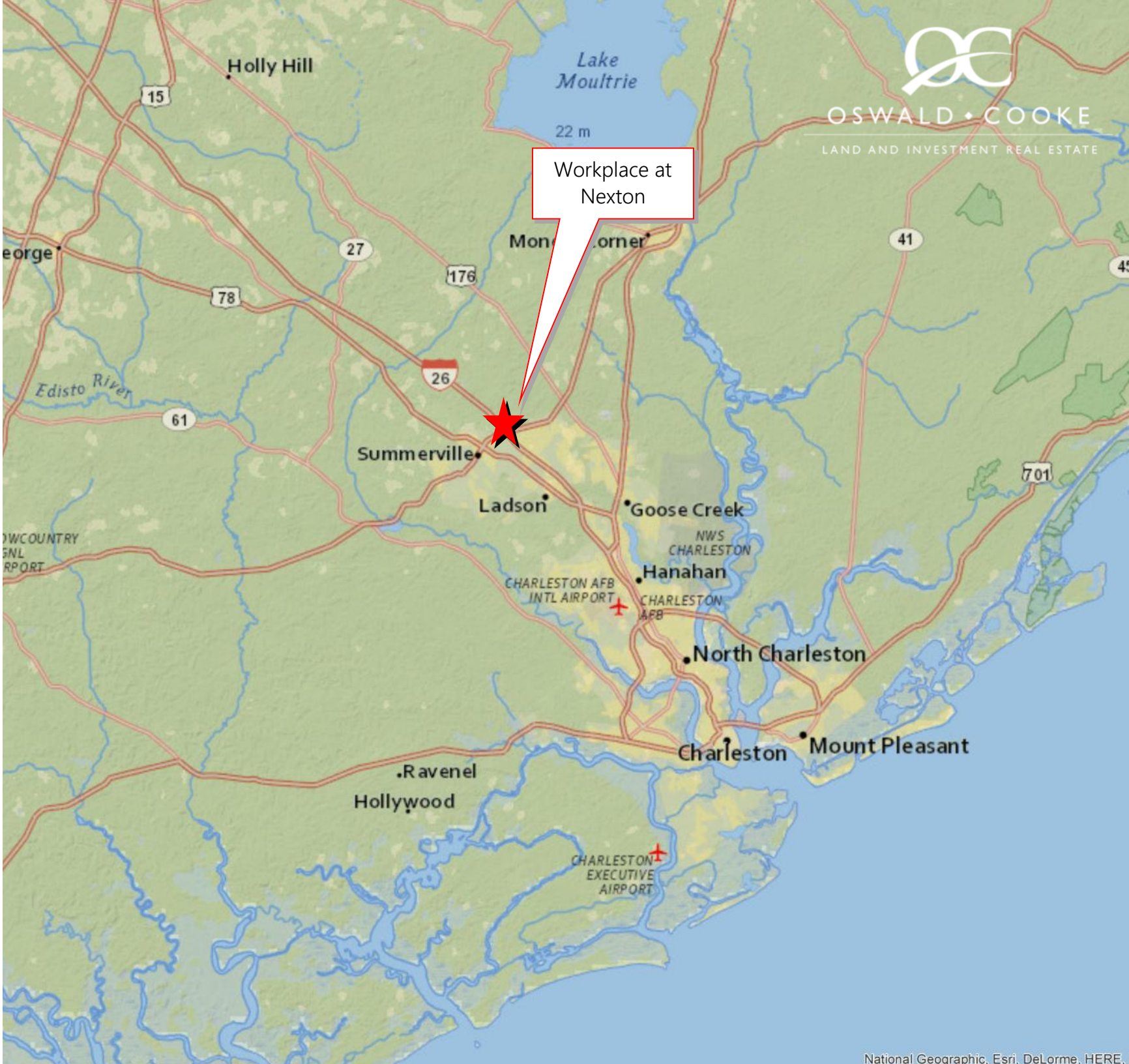
2 Miles to Downtown Summerville

14 Miles to 526-26 Interchange

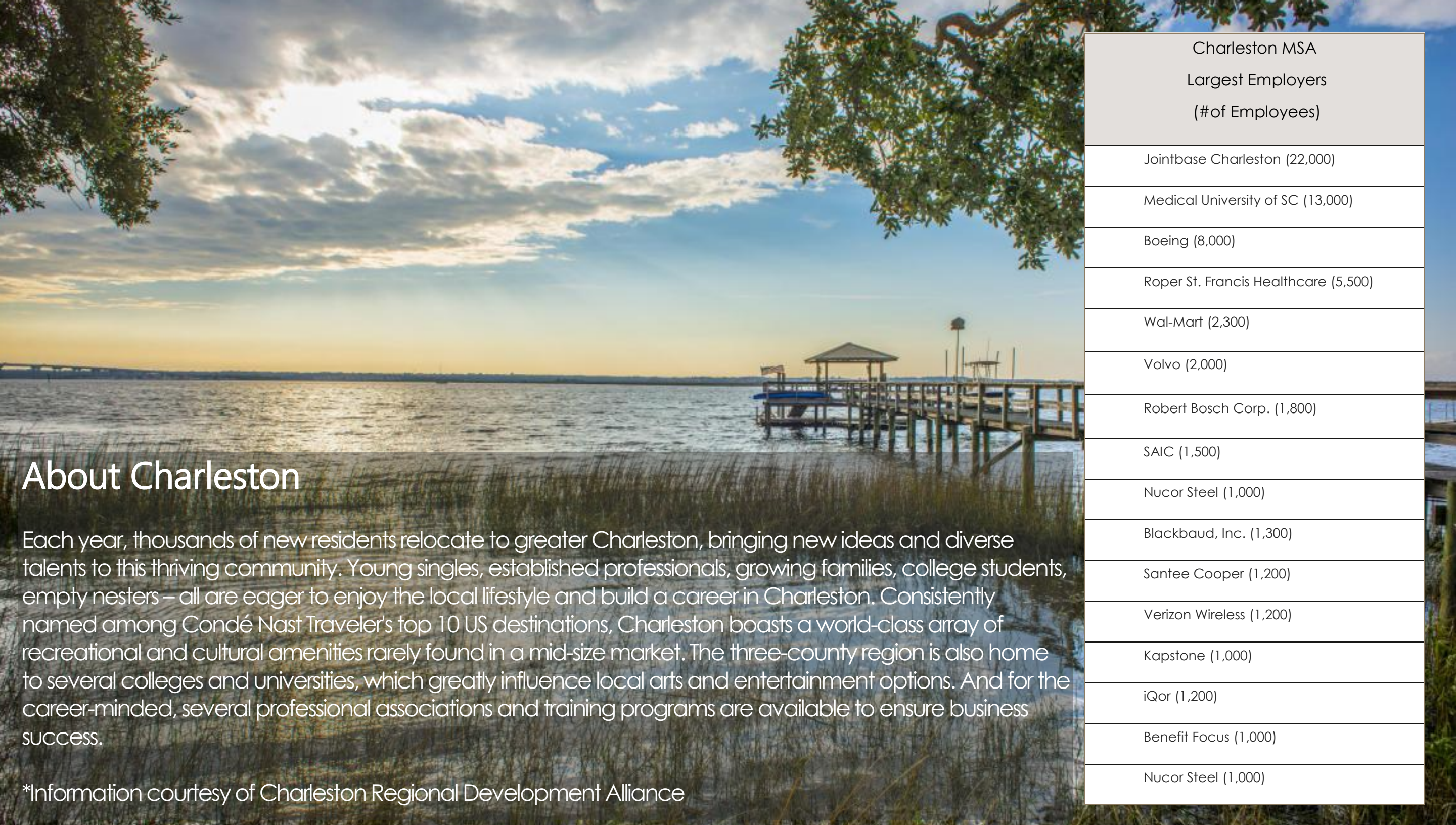
22 Miles to Downtown

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	5,577	44,812	118,502
Annual Population Growth (2020-2025)	7.4%	3.4%	2.3%
2024 Average HH Income	\$105,961	\$86,699	\$90,340
Daytime Employment	5,123	16,762	32,925







# About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler’s top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



# ABOUT SUMMERVILLE

Summerville has undergone extensive growth in the past few years. The estimated job growth in the next 10 years is predicted to be 41.3% according to [www.bestplaces.net](http://www.bestplaces.net). The tri-county area was ranked the 12th-fastest-growing metropolitan area in the nation and Dorchester County made the top 100 list of fastest growing U.S. Counties.

Aside from a strong medical (Roper Saint Francis, Trident Regional, MUSC) and education community (College of Charleston, The Citadel, Charleston Southern, Charleston School of Law), companies such as Boeing, Bosch, Google, Westvaco, Volvo and KapStone have chosen the MSA for their regional headquarters. Additionally, the South Carolina Ports Authority operates five public terminals through the Charleston harbor, each of which promotes housing, retail, office, warehouse and manufacturing stability and expansion.





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