



Up to 50,000 SF Available | For Sale or Lease
Medical Office, Office & Retail

Building 2 Available Now!

- Superior location along Nexton Parkway with direct access to I-26.
- Surrounded by amenities including restaurants, retail, hotels, parks and medical services.
- Phase I is sold out with only 50,000 SF remaining in Phase II.

Building 1: 30,000 SF Available For Lease or Sale
 Building 2: 17,000 SF Available For Lease or Sale
 Building 6: 5,800 SF Available For Lease or Sale

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Highly Visible Location in Nexton

The Hub @Nexton is a walkable mixed-use concept including office, medical office, retail and restaurant uses. Thoughtfully designed, the buildings are centered around an expansive courtyard area. Water features, outdoor seating, landscaped area can be found throughout the development creating an attractive and complimentary setting.

Come join the many tenants that are open for business in The Hub including:

- Charleston Wound Care
- Lombardi Pizza Company
- The Co-op
- Kid Strong
- Derrington Dermatology
- Holliday Ingram Law
- Coastal Vascular & Vein Center
- Lowcountry Yoga
- The Backyard, a biergarten concept
- Palmetto Primary Care Physicians



Del Webb



MarketPlace @ Nexton

First Citizens Bank

Brighton Park

Harris Teeter

Elevate at Brighton Park

Building 1
30,000 SF

Building 2
17,000 SF

Building 6
5,800 SF

Home Telecom Office Building

Refuel

SIGNALIZED INTERSECTION



The PickleBar

Entertainment Development



Summerville's Premier Professional Hub:

Office, Medical, Retail & Restaurants

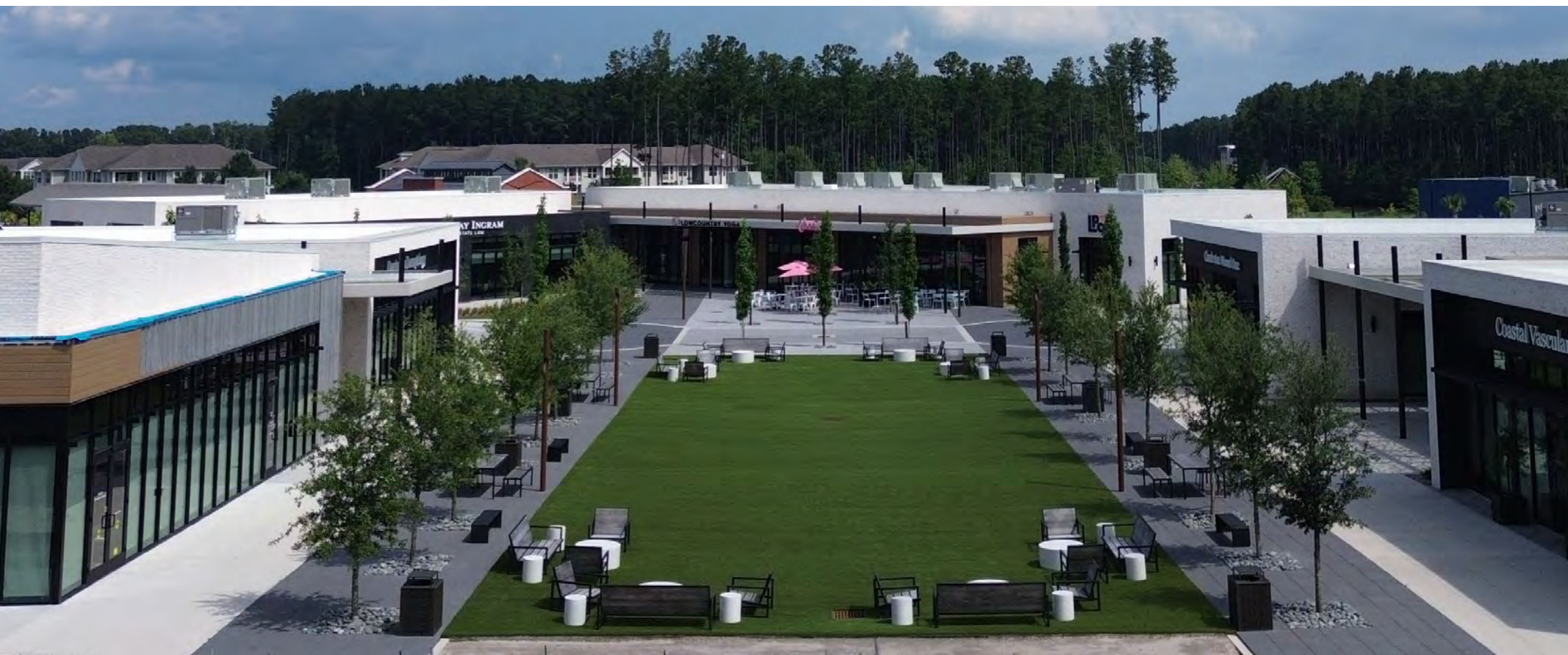
High Traffic Visibility

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

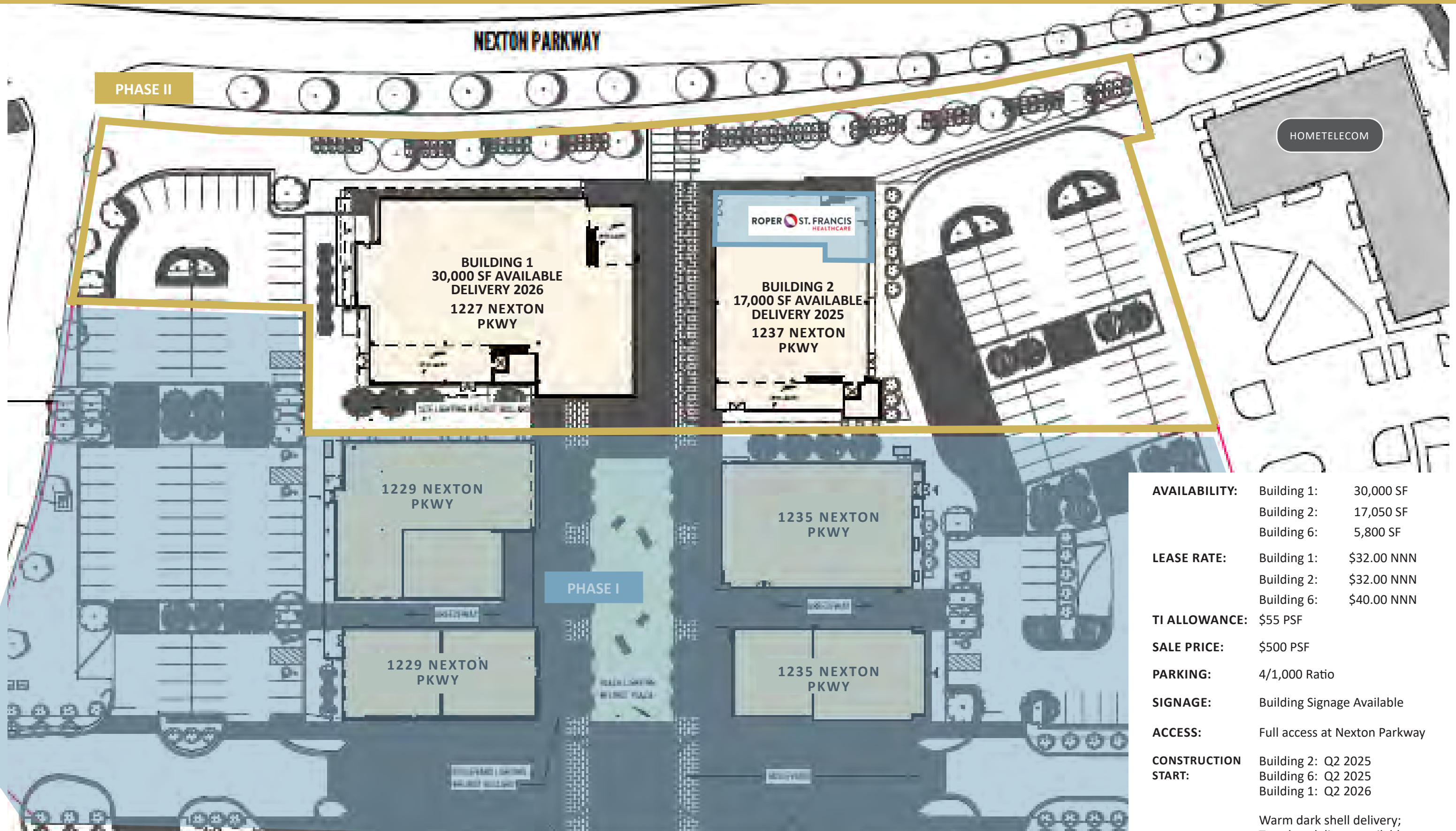


Why The Hub for Business?

-  Located in the award-winning Nexton master-planned community in Summerville.
-  ±27,000 VPD on Nexton Parkway.
-  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, restaurants, hotels, gyms, banks, office supply, walking trails and parks.
-  High-end amenities and details throughout including courtyard, outdoor seating, water feature and architectural details.
-  Brand new space with building amenities including gigabit internet capability and co-working space.
-  Diverse offerings of housing in Nexton and surrounding area.



Phase I Sold Out Building 2 Now Available



AVAILABILITY:	Building 1:	30,000 SF
	Building 2:	17,050 SF
	Building 6:	5,800 SF
LEASE RATE:	Building 1:	\$32.00 NNN
	Building 2:	\$32.00 NNN
	Building 6:	\$40.00 NNN
TI ALLOWANCE:		\$55 PSF
SALE PRICE:		\$500 PSF
PARKING:		4/1,000 Ratio
SIGNAGE:		Building Signage Available
ACCESS:		Full access at Nexton Parkway
CONSTRUCTION START:	Building 2:	Q2 2025
	Building 6:	Q2 2025
	Building 1:	Q2 2026

Warm dark shell delivery;
Turn-key delivery available

Building 2 | First Floor

10,000 SF

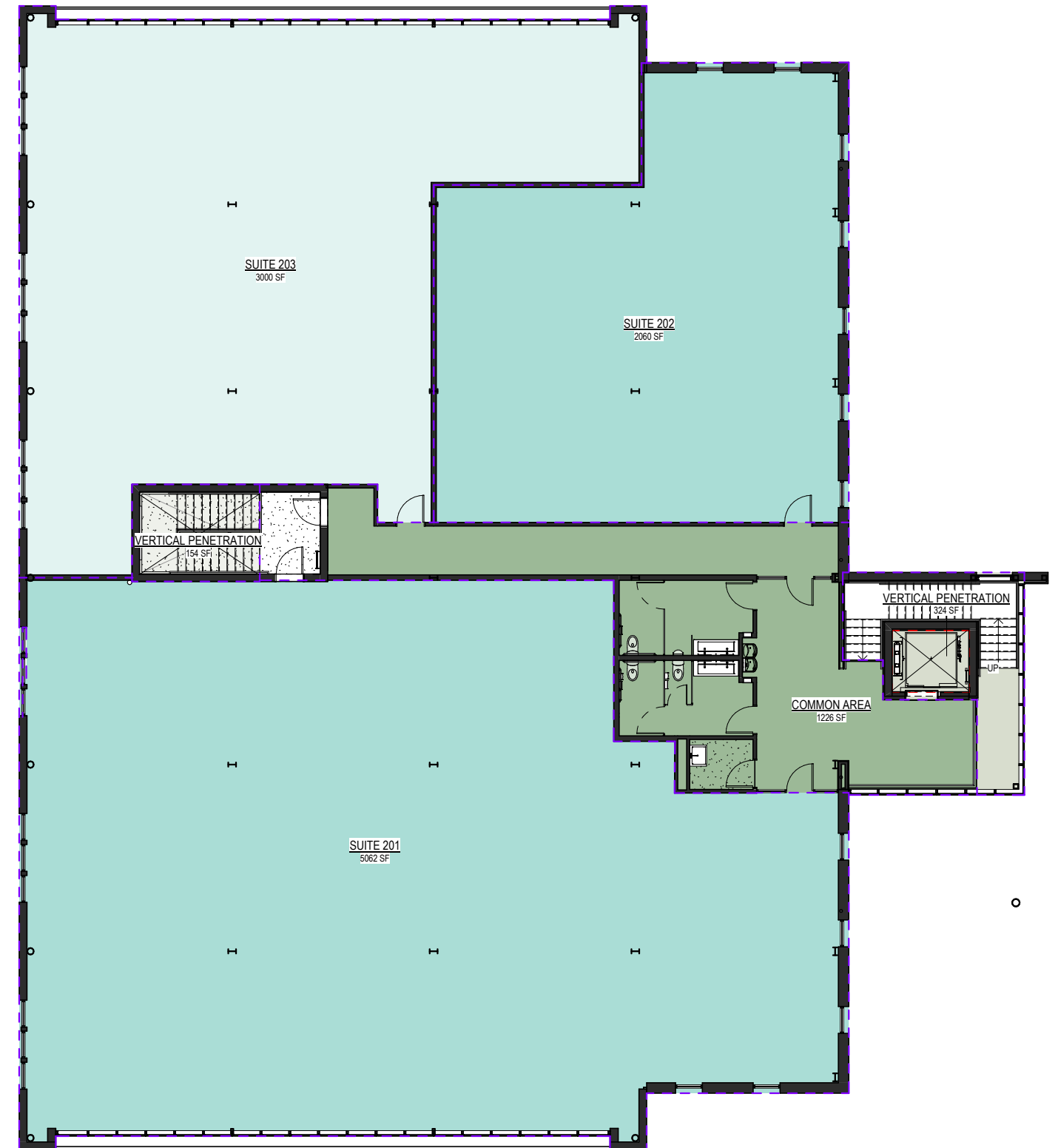
**All other suites are conceptual.*



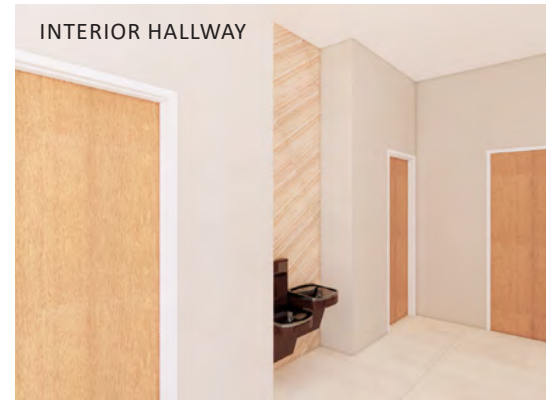
Building 2 | Second Floor

10,000 SF

**All other suites are conceptual.*



Building 2 Conceptual Renderings



Tenants & Building Features

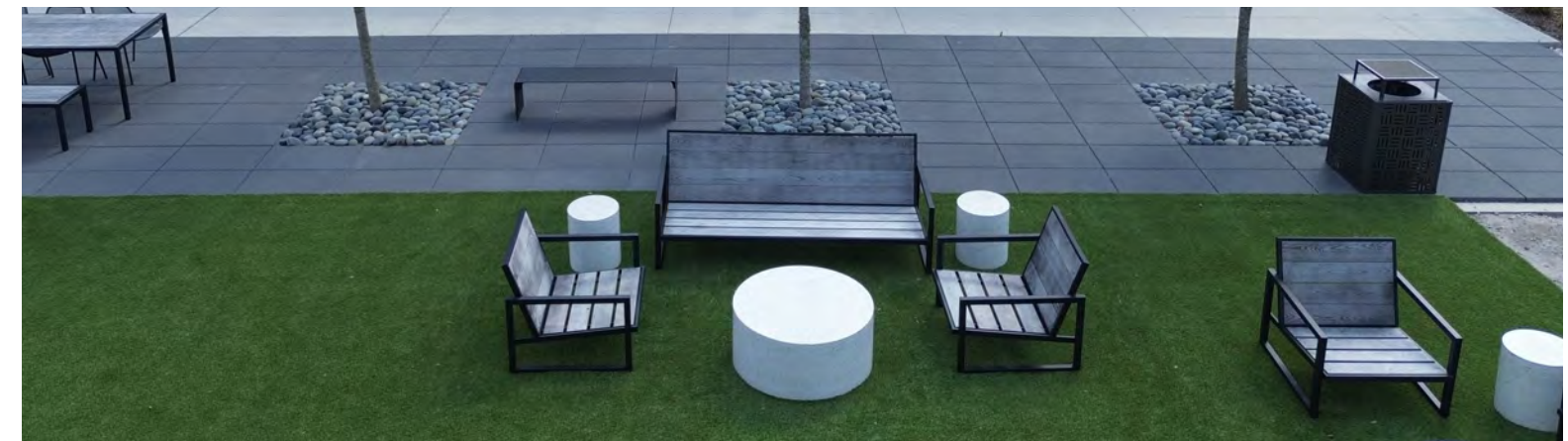


AVAILABLE SF

- 1** 30,000 SF (Two Story)
Delivering Q2 2025
- 2** **ROPER ST. FRANCIS HEALTHCARE**
16,000 SF Remaining (Two Story)
Delivering Q2 2024
- 6** 5,800 SF
Delivering Q2 2025

TENANTS

3A	5A-D
3B	5E
4A	5C
4B	



High Visibility on Nexton Parkway

AERIAL MARCH 2024



Multifamily

Future Entertainment

Brighton Park Blvd

Building 6 | 5,800 SF



The PickleBar



Great Lawn Amenity

Charleston Wound Care

Ample Parking



Building 2 | 16,000 SF

Building 1 | 30,000 SF

Frontage & Visibility Along Nexton Pkwy

Sidewalks in Place



Nexton Pkwy

Easily Accessible | 0.7 Miles to I-26

AERIAL MARCH 2024



Sigma Drive
Self-Storage



197

Future Corporate
Campus

Drop Off Dr

**FUTURE
SIGNALIZED
INTERSECTION**

Sigma Dr

Future
Hotel

WETLANDS

The Murray Apts

Future
Medical Office

Future
Multifamily

The PickleBar

Building 1

Future
Retail Village

Entertainment
Development

Refuel

Building 2

Home Telecom
Office Building

Elevate At
Brighton Park

**FUTURE
SIGNALIZED
INTERSECTION**

Building 6

Brighton Park Blvd

Nexton Pkwy



BUILDING 6
5,890 SF
DELIVERY 2025

REFUEL

HOME TELECOM

BUILDING 2
17,000 SF
DELIVERY 2025

BUILDING 1
30,000 SF
DELIVERY 2026

Brighton Park Blvd

THE HUB @nexton

CAMDEN PRESERVE
700 RESIDENTIAL UNIT
DEVELOPMENT
(NOT PART OF NEXTON)

PLANNED
OFFICE CAMPUS

ONE NEXTON
PUBLIX

NORTH CREEK VILLAGE

CAPSTONE
COTTAGES

REGIONAL PARK

DEL WEBB
ACTIVE ADULT (55+)

NEXTON
ELEMENTARY

MUSC
Medical University
of South Carolina
128-BED
HOSPITAL

CANE BAY
7,236 RESIDENCES

MIDTOWN

FUTURE MULTIFAMILY
& MIXED-USE
DEVELOPMENT

BRIGHTON PARK
VILLAGE
676 RESIDENCES

HOME TELECOM
OFFICE BUILDING

ELEVATE
BRIGHTON PARK

197

SELF-STORAGE

BAKER
AUTOMOTIVE
FUTURE

FUTURE MIXED-USE
DEVELOPMENT

THE MURRAY
APARTMENTS

PICKLEBAR

re|fuel

THE AMES
APARTMENTS

dtn
nex
DOWNTOWN
NEXTON

THE RADLER
APARTMENTS

COASTAL
FERTILITY

NEXTON SQUARE

BAKER
AUTOMOTIVE

BAKER
AUTOMOTIVE

SIGMA DR

Hilton
Garden
Inn
HOMWOOD
SUITES

BAYER
HERITAGE

MEDICAL OFFICE
& SUGERGY

WORKPLACE
@NEXTON

PAGE'S OKRA
GRILL

BROWN FAMILY
PARK

HOLIDAY DR

INTERSTATE
26

CAMBRIA
Health & Nature

FUTURE
HOTEL

SOLIS
MULTIFAMILY

THE PARKS
APARTMENTS

N
SQ

PLANNED
OFFICE CAMPUS

SCRA

NEXTON OFFICE
BUILDING

ROSE DR

AZAZLEA SQUARE SHOPPING CENTER

112,000 VPD*

199

US
17A

37,200 VPD

MINUTES TO A VARIETY OF AMENITIES AT NEXTON SQUARE

N
|
SQ



THE HUB

@ nexton



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