



# ATELIER

DOWNTOWN NEXTON

**OFFICE BUILDING & PAD SITES FOR SALE & LEASE**  
**BUILDINGS 1 & 2 | READY FOR IMMEDIATE OCCUPANCY**

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**BRIDGE**  
COMMERCIAL





# Introducing Atelier Downtown Nexton

Atelier Downtown Nexton is conceived as a collective workplace for creative and innovative professionals. Located on over 7 acres along Brighton Park Boulevard, Atelier Downtown Nexton will include a variety of two-story buildings, ranging in size from 9,000 to over 18,000 square feet. These buildings express the distinct character of Downtown Nexton while offering maximum flexibility for each user's space design, some even include balconies. Opportunities exist to either lease or purchase your space/building.

Atelier is the optimal business destination, and will feature ample parking, signage, and convenient access to the Downtown Nexton Scene – a walkable destination with restaurants, shops, residences, hotel, outdoor spaces, trails, ponds and everyday conveniences. Walk to lunch, meet clients at their hotel, work outside for a fresh perspective or take a stroll along the Downtown Nexton Trail system. It's all here for your inspiration.



415 BRIGHTON PARK (BUILDING 1)  
READY FOR OCCUPANCY



100 GUILD STREET (BUILDING 2)  
READY FOR OCCUPANCY

112 DEAL ST (BUILDING 3)  
DELIVERY Q1 2026

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THE RADLER  
APARTMENTS

BRIGHTON PARK BLVD

DEAL ST

GUILD ST



112 DEAL STREET (BUILDING 3)  
DELIVERY Q1 2026



100 GUILD STREET (BUILDING 2)  
READY FOR OCCUPANCY



415 BRIGHTON PARK BLVD (BUILDING 1)  
READY FOR OCCUPANCY





# An Energizing Place to Work

## Downtown Nexton Location

Sitting on nearly 100 acres, Downtown Nexton will boast its own main street, which offers the convenience and amenities of a city lifestyle and the comforts of Lowcountry living. Upon completion, the project will consist of a mix of uses including:

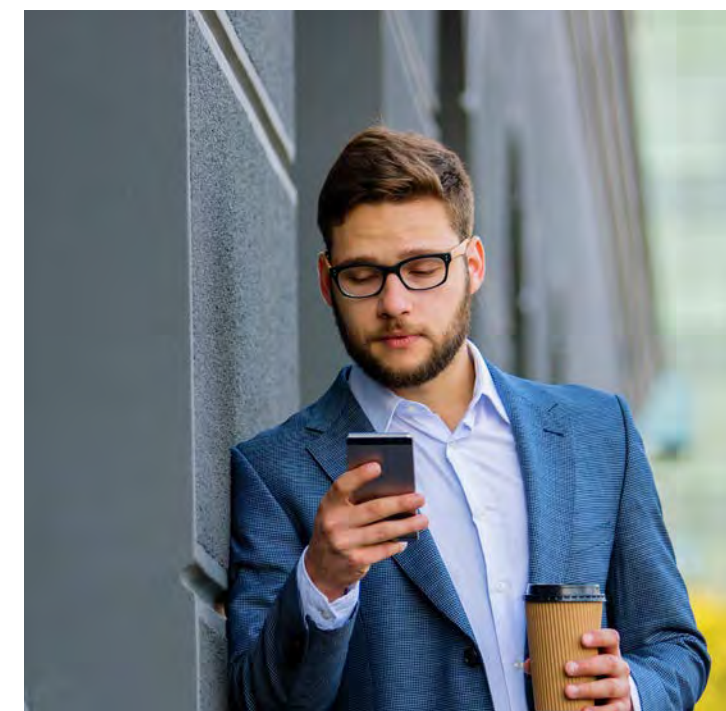
- ±1,200 multifamily units
- ±175,000 SF office
- ±135,000 SF retail
- ±120 hotel keys
- ±2 miles of trails (DTN NEX Loop)
- Extensive green space/outdoor areas/pond amenity

This vibrant mix of uses creates the ultimate live-work-play environment. Phase I of Downtown Nexton, which is under construction, will offer the first mixed-use building in Nexton, containing 64 rental apartments over ±20,000 SF of retail/service/commercial uses. Additionally, ±31 acres has already been sold and is under development for multifamily and hotel development.

## Amenitized for Business

There is something for everyone at Atelier. Businesses and employees will benefit from all the amenities including:

- GigiFi, high speed internet
- New, modern office design and floor plans with balconies and courtyards per plan
- On-site parking
- Outdoor spaces
- Walking distance to restaurants, shops, and hotels
- Nearby entertainment
- Easy accessibility to I-26





# Location, Location, Location, & Location

Atelier is located in Downtown Nexton, which is a part of the award-winning Nexton master-planned community, in Summerville, South Carolina. Nexton is located approximately 25 miles outside of Charleston, South Carolina and is situated between two I-26 interchanges. Downtown Nexton is easily accessible to the large and growing population that surrounds it.

## LOCATED IN THE CHARLESTON REGION, A TOP CITY IN THE U.S.

- Charleston remains in the spotlight as one of the country's top small cities.
- Charleston was voted "No. 1 City in the U.S." from 2014 - 2022.

## LOCATED IN SUMMERVILLE, AN AREA EXPERIENCING UNPRECEDENTED GROWTH

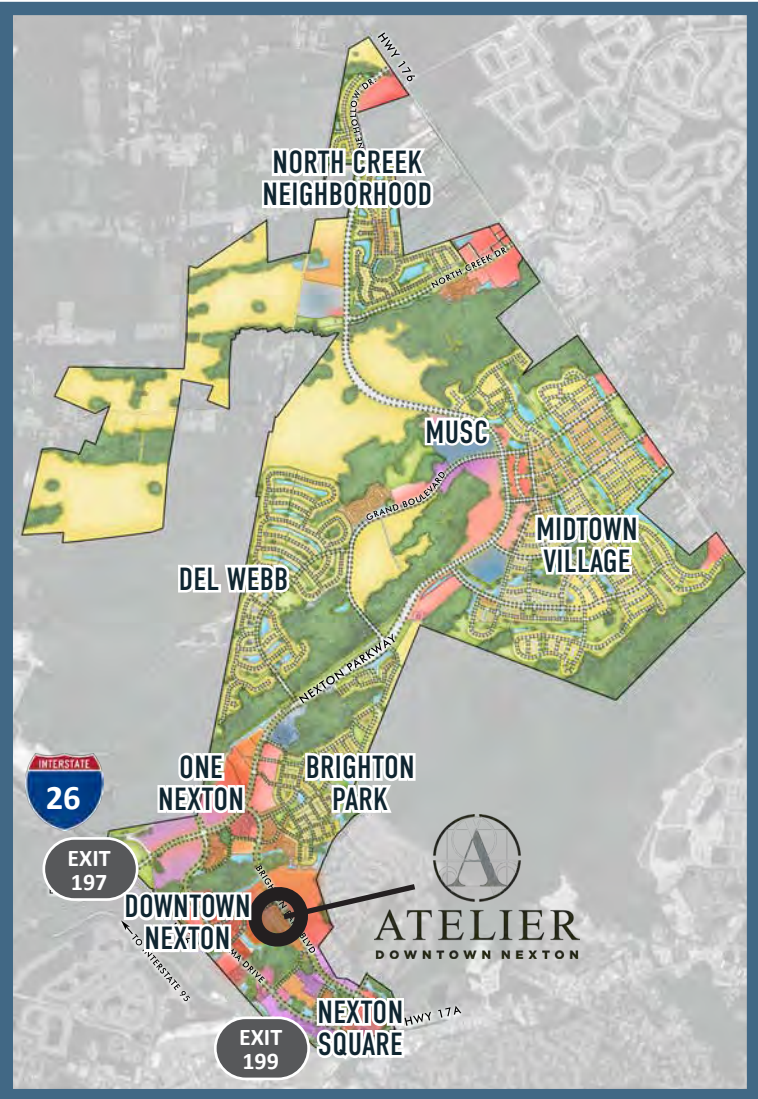
- Approximately 30,000+ residential units surround Nexton, with 8,500 units in Nexton. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

## LOCATED IN NEXTON, AN AWARD-WINNING COMMUNITY

- Nexton, a 4,500 acre, master-planned, award-winning community that has been nationally recognized. At full-build out Nexton will feature approximately:
  - 11,500 single-family and multifamily residences;
  - 700 acres of commercial;
  - 2,000 acres of parks;
  - 15 miles of walking trails; and
  - High speed internet throughout.

## LOCATED WITHIN DOWNTOWN NEXTON, THE MOST ACTIVE AREA OF COMMERCIAL & RESIDENTIAL IN SUMMERVILLE, SC

- Atelier is a part of Downtown Nexton, a live-work-play-stay environment that boasts a small town "main" street with upscale amenities.



# Why Atelier?



**ABUNDANT AMENITIES -**  
Most variety mix of uses in one place; hotel, offices, apartments, restuarants, shops, and services.



**ACCESSIBILITY & PARKING -**  
Accessible via two interstate interchanges and situated between two major thoroughfares.



**WALKABILITY -**  
A short walk to a variety of restaurants, shops, hotels and everyday conveniences.



**AWARD WINNING & ESTABLISHED COMMUNITY -**  
Be a part of a place that brings everyone together with special events throughout the year.



**UPSCALE -**  
Downtown Nexton features best-in-class amenities for your employees and clients.



**UNPRECEDENTED GROWTH -**  
Surrounded by ±30,000 residential units at full-build out.



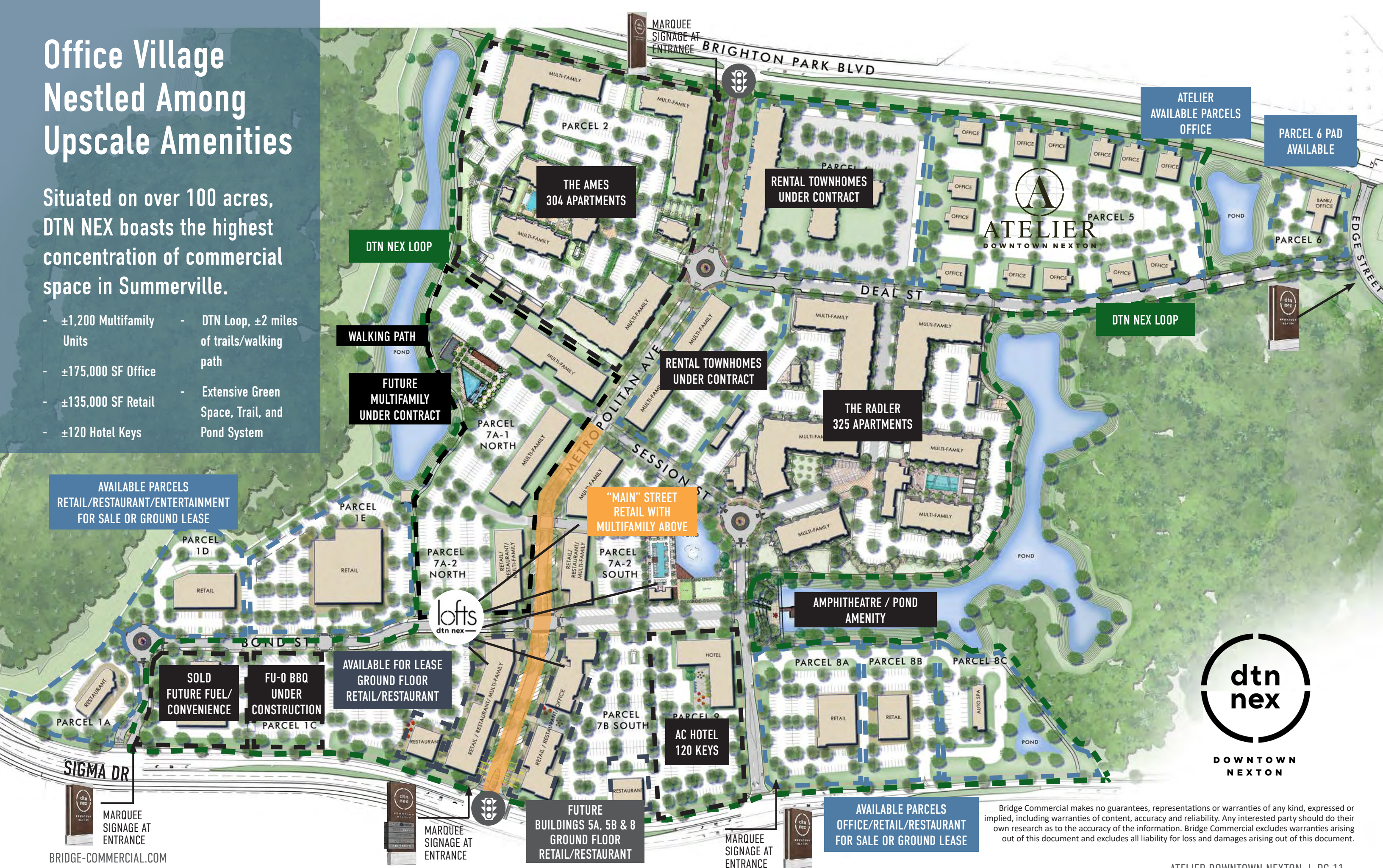
Office village within walking distance of an abundance of amenities.



# Office Village Nestled Among Upscale Amenities

Situated on over 100 acres,  
DTN NEX boasts the highest  
concentration of commercial  
space in Summerville.

- ±1,200 Multifamily Units
- ±175,000 SF Office
- ±135,000 SF Retail
- ±120 Hotel Keys
- DTN Loop, ±2 miles of trails/walking path
- Extensive Green Space, Trail, and Pond System



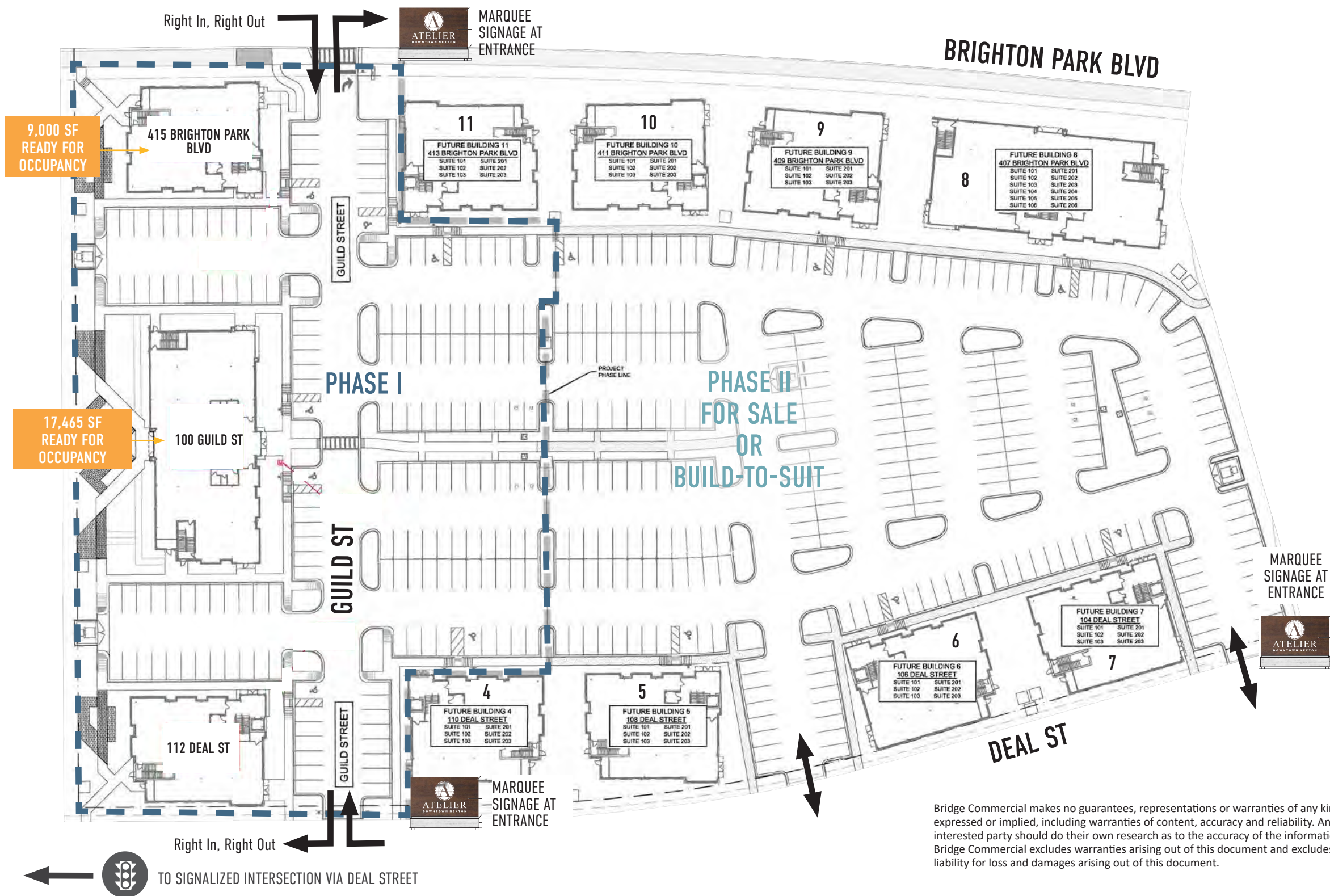
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# Office Pad Sites For Sale or Lease

- Each pad will have a proportional share of the total of ±435 on-site parking spaces, with an additional 53 on-street spaces available for general use
- All off-site traffic improvements and access roads included.
- Site clearing
- Parking lot pavement, curbing, and lighting
- Storm water drainage
- Sidewalks and perimeter landscaping
- Utilities stubbed to within each building pad
- Seller to deliver road infrastructure and pond in Phase I.
- Phase II to be delivered ready for development with roads, parking and off-site retention in place.



## PARCEL 5: ATELIER DTN NEX

PHASE I (BLDG FOR SALE OR LEASE)	
Buildings 1:	9,000 SF two-story READY FOR OCCUPANCY
Building 2:	17,465 SF two-story READY FOR OCCUPANCY
Building 3:	9,000 SF two-story DELIVERY Q1 2026
For Sale:	\$475/SF with work credit
For Lease:	\$33 PSF NNN

## PARCEL 5: ATELIER DTN NEX

PHASE II (LAND PAD SALES)	
Buildings 4 -12:	9,000 SF each two-story
For Sale:	\$1,500,000

## PARCEL 6: PAD SITE

LAND PAD SALE	
Acres:	1.00 acres
Building SF:	4,000 - 8,000 SF single-story
For Sale:	\$1,750,000
Pad site price includes off-site retention, side walks, curbs, and parking in place.	

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# Pre-Determined, Modern Designs to Fit Multiple Businesses & Uses



ATELIER  
DOWNTOWN NEXTON

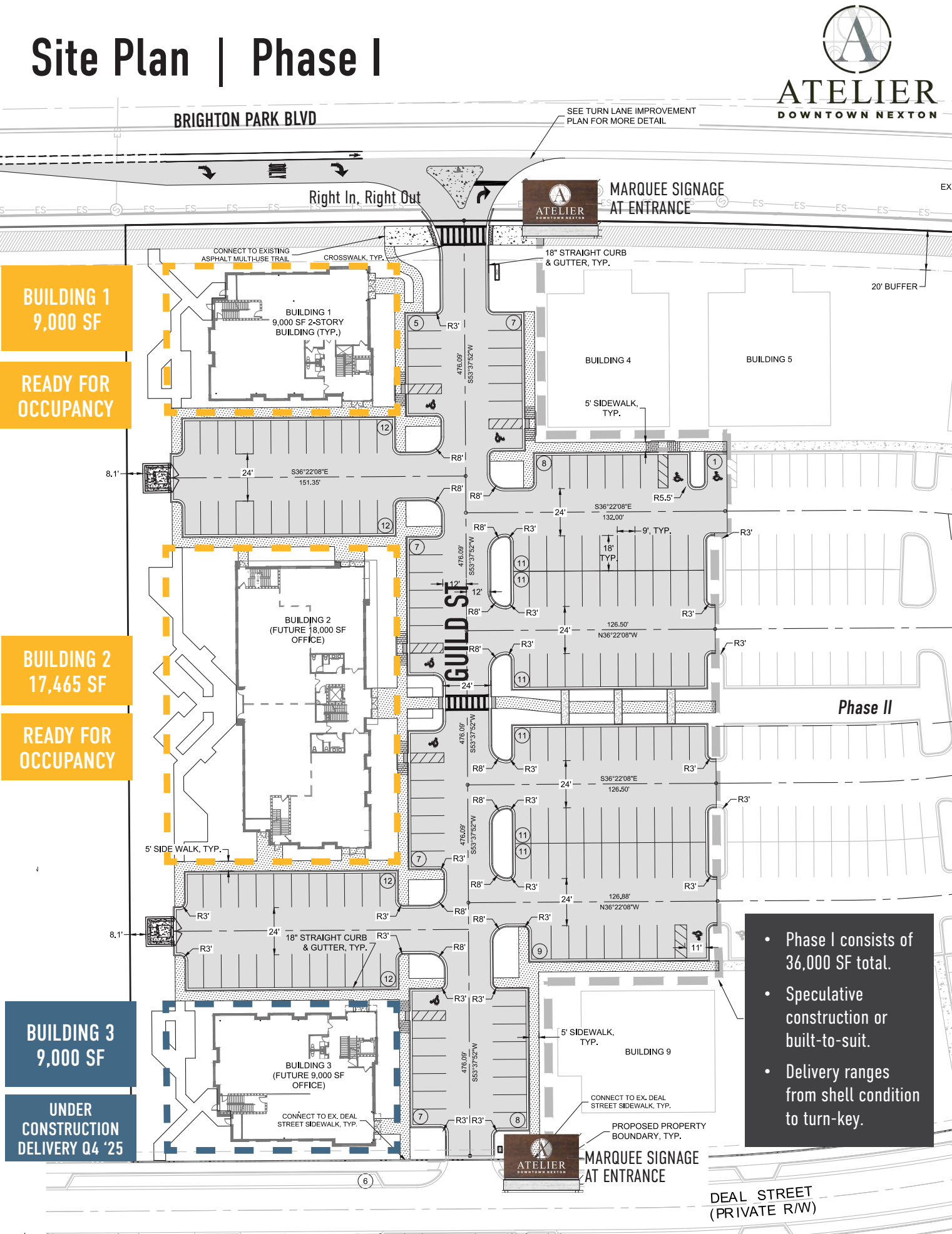
### BUILDING FEATURES

- Two-story, open floorplans with abundant glass maximizing natural light.
- Building / tenant signage available.
- Private balconies or courtyards (per plan).
- Easily subdivided.
- Master planned and professionally maintained.
- Parking is 4/1000 (Phase I & II).

### POTENTIAL USES

- Medical/Medical Back Office
- Law/Accounting/Office
- Engineering
- Technology / Innovative Space
- Professional Services

INDIVIDUAL'S BUILDING ARCHITECTURAL DESIGNS TO BE COMPATIBLE WITH OVERALL ARCHITECTURAL STYLE

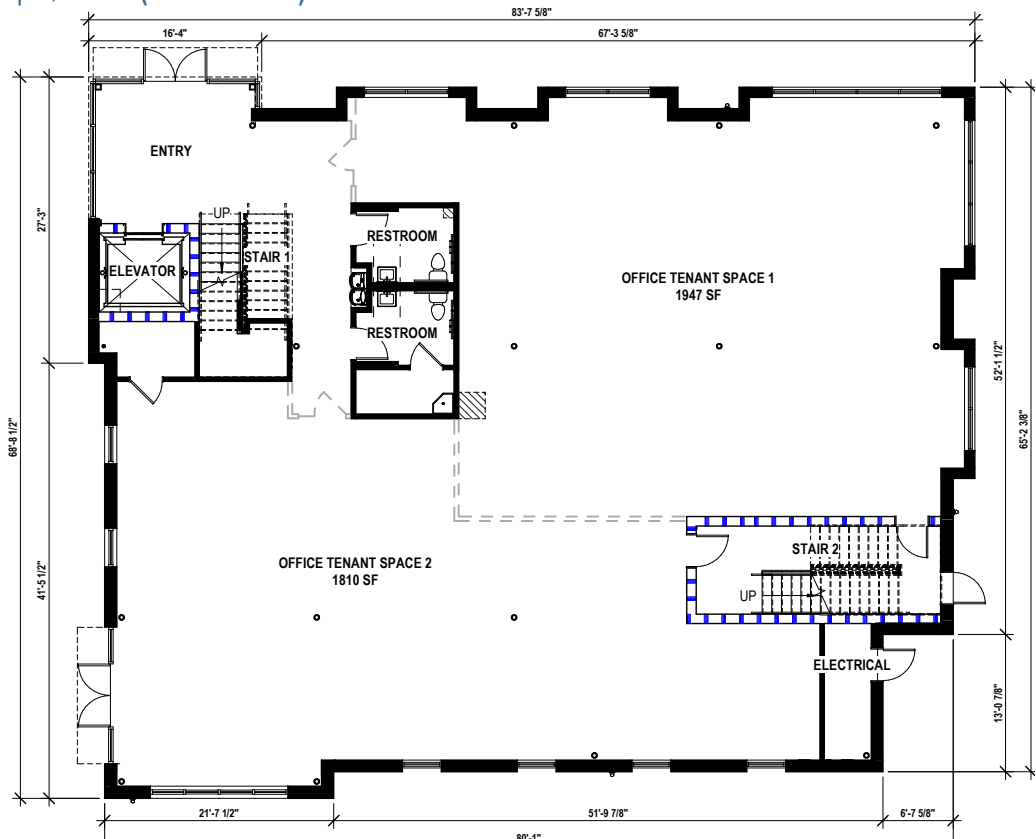




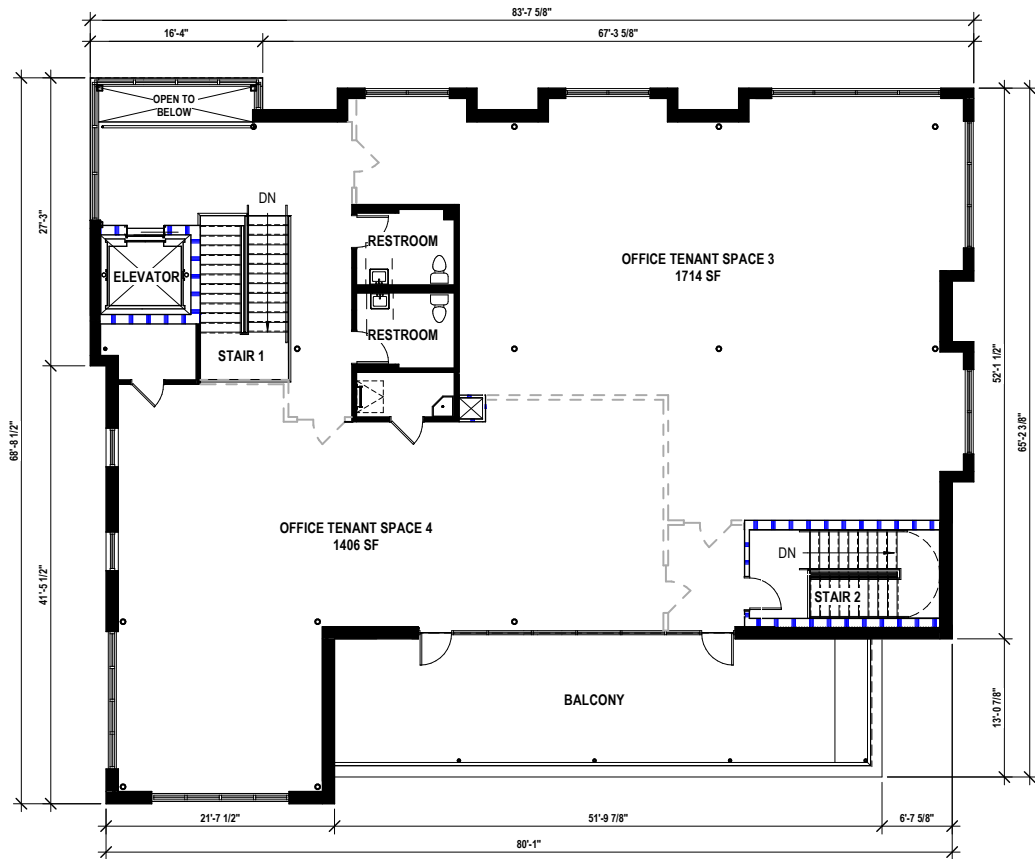
# Floor Plan | Buildings 1 & 3 | 9,000 SF



FIRST FLOOR | 4,500 SF (SUBDIVIDABLE)



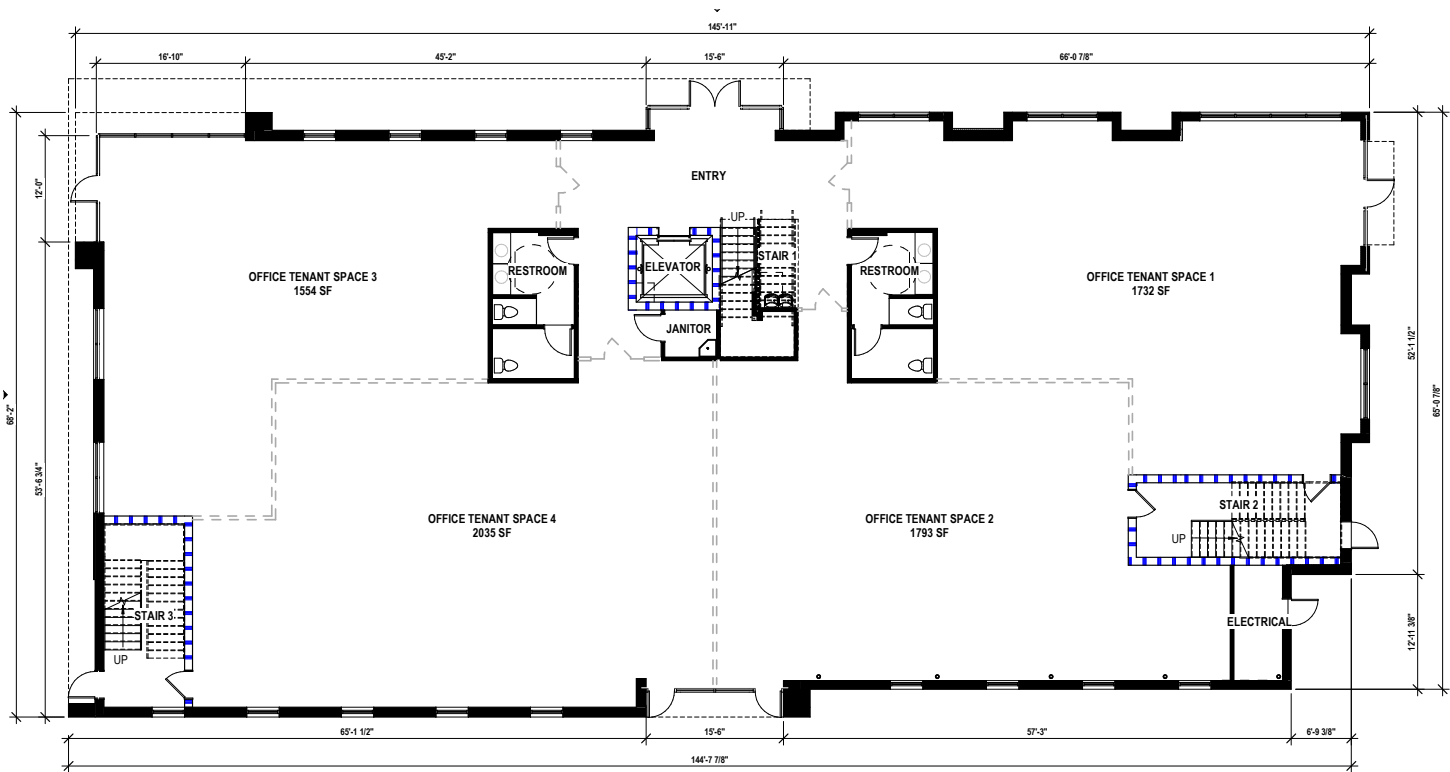
SECOND FLOOR | 4,500 SF (SUBDIVIDABLE)



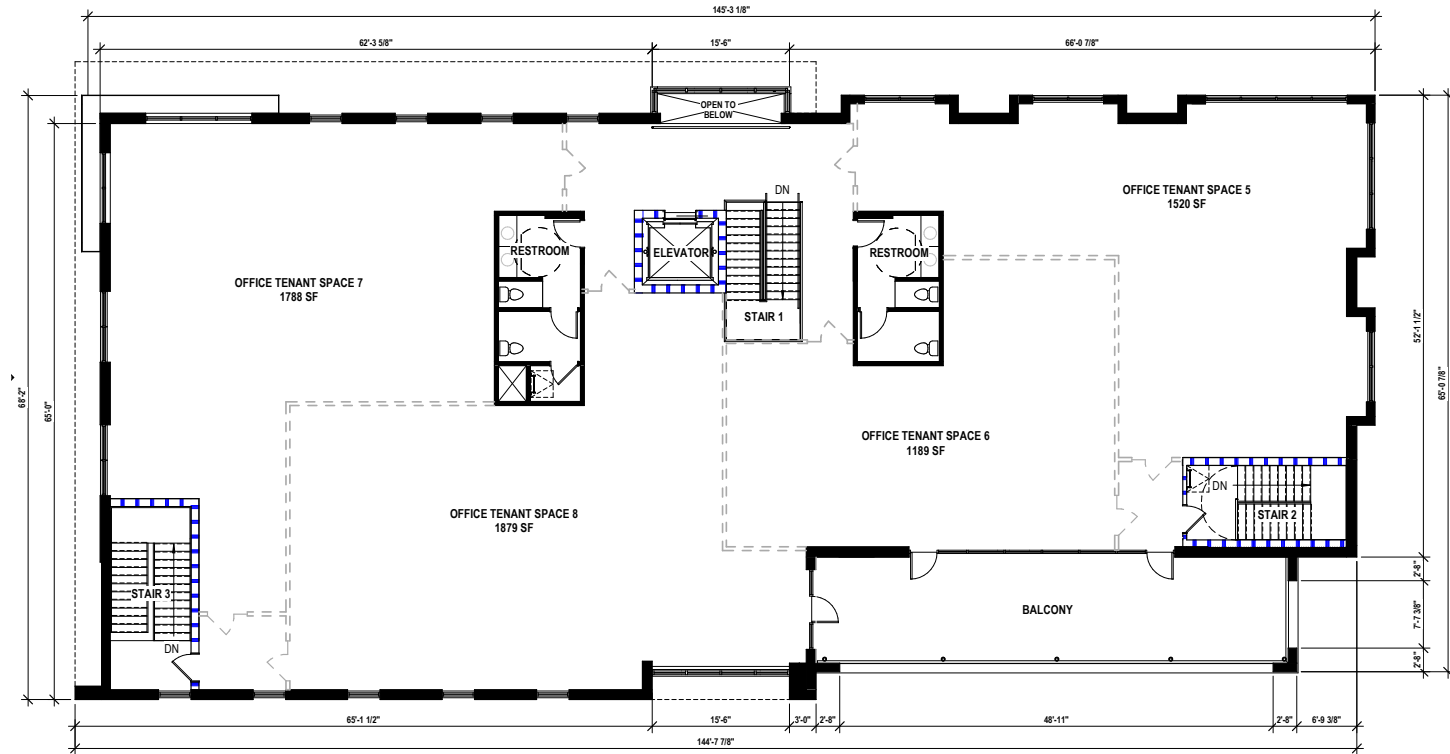
# Floor Plan | Building 2 | 17,465 SF



FIRST FLOOR | 8,695 SF (SUBDIVIDABLE)



SECOND FLOOR | 8,695 SF (SUBDIVIDABLE)







415 BRIGHTON PARK (BUILDING 1)  
READY FOR OCCUPANCY



REAR COURTYARD &  
POCKET PARKS



100 GUILD ST (BUILDING 2)  
READY FOR OCCUPANCY

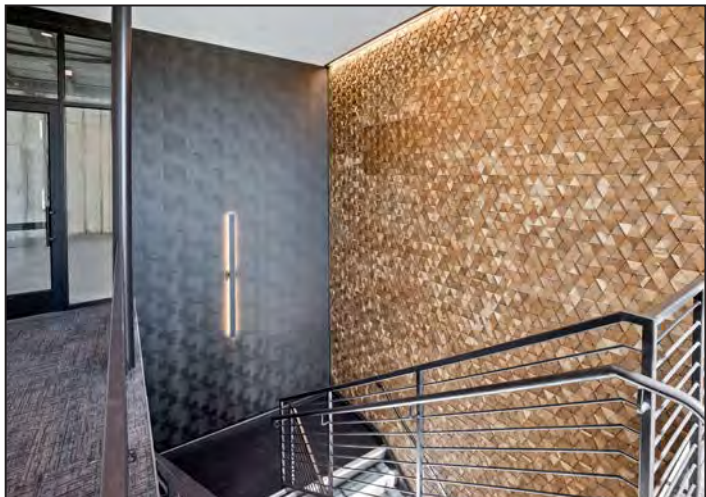


112 DEAL ST (BUILDING 3)  
DELIVERY Q1 2026





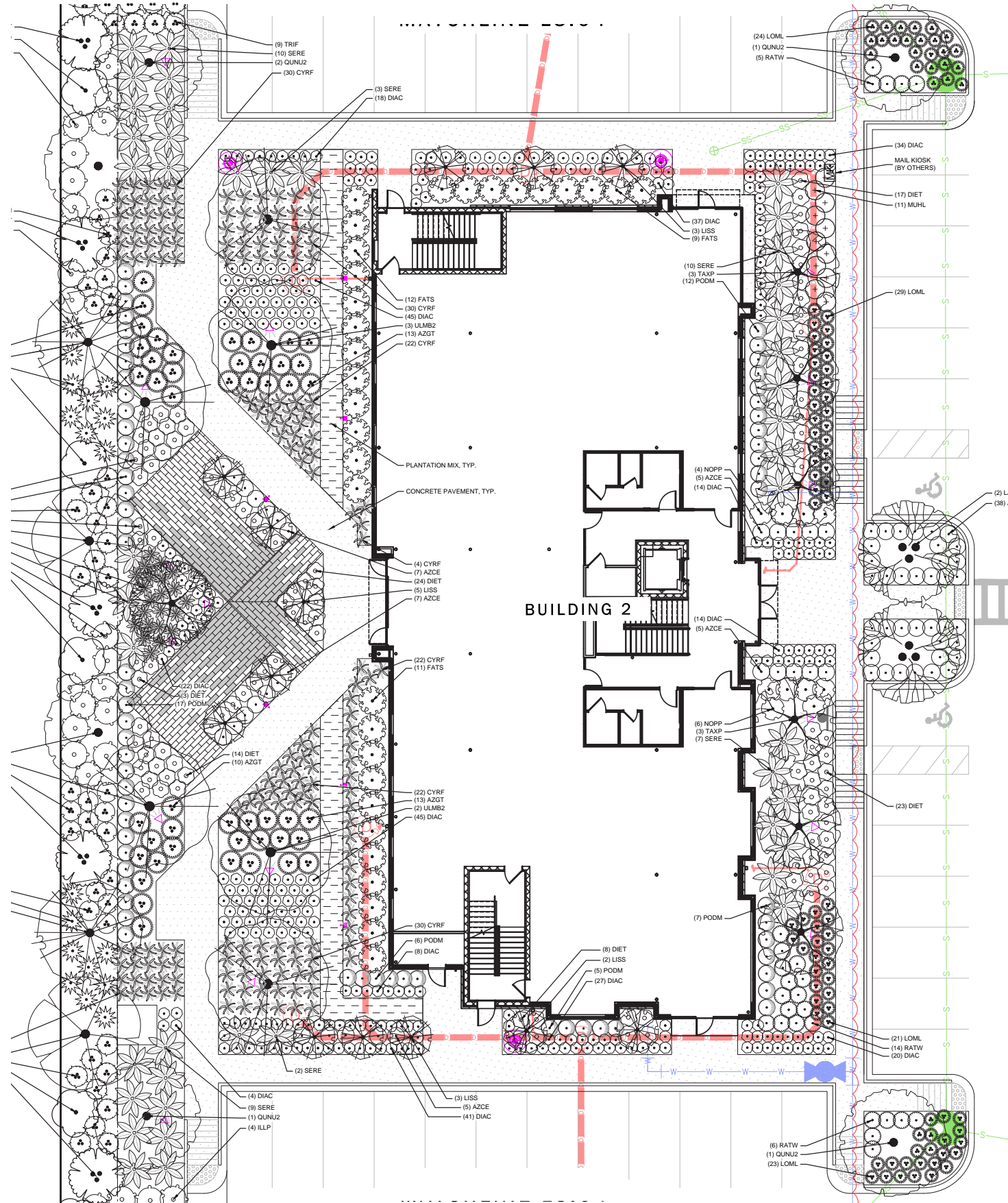
# Building 1 | Exterior & Interior



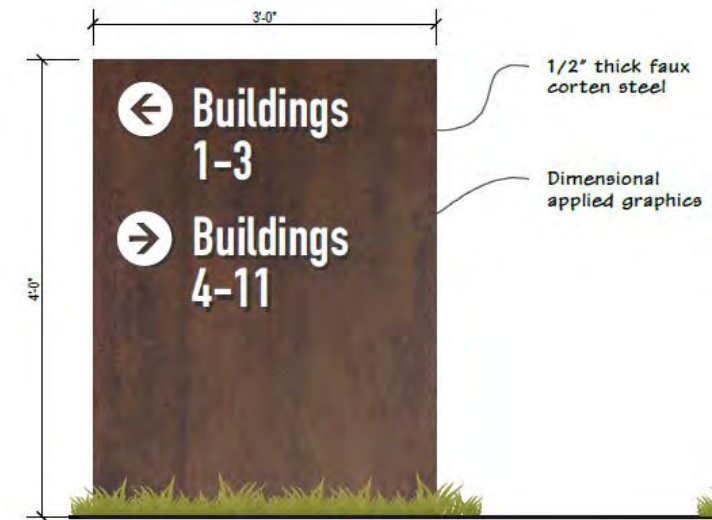
# Building 2 | Exterior & Interior



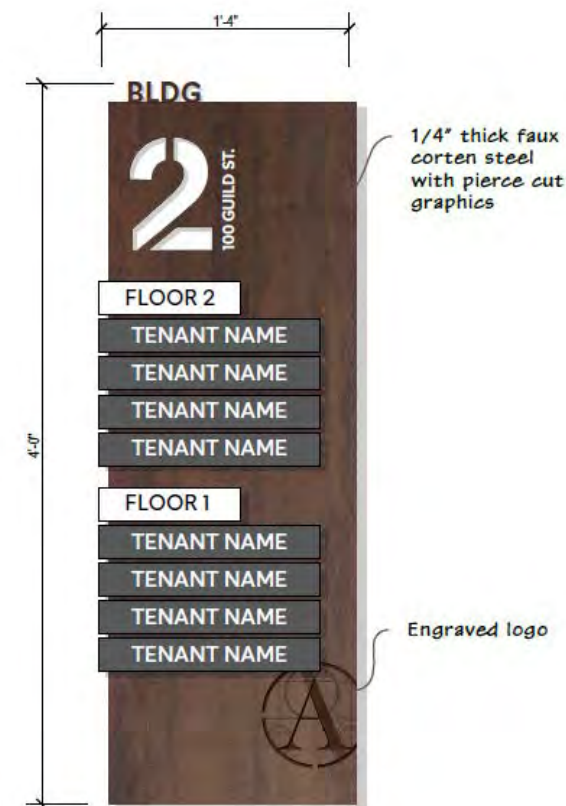




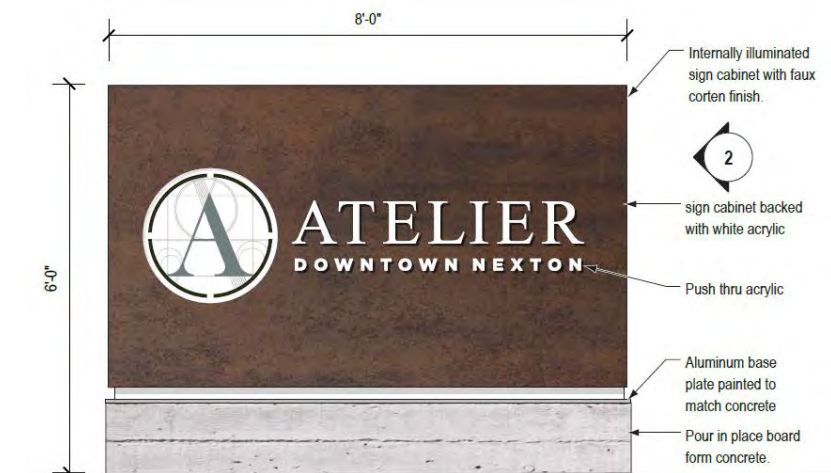
## BUILDING ID EXTERIOR ELEVATION



## EXTERIOR WAYFINDING SIGNAGE



## TENANT DIRECTORY INTERIOR



ATELIER MONUMENT SIGNAGE





AZALEA SQUARE  
SHOPPING CENTER



SLATE NEXTON  
APARTMENTS

CAMBRIA

HILTON GARDEN INN  
HOMEWOOD SUITES

BAKER  
AUTOMOTIVE

SIGMA DR

THE RADLER  
325 APARTMENTS

METROPOLITAN AVE

PARCEL 6  
FOR SALE

PHASE II  
FUTURE  
DEVELOPMENT

BUILDING 3

FUTURE  
RENTAL  
TOWNHOMES

BUILDING 2

BUILDING 1

BRIGHTON PARK BLVD

GUILD ST





**ATELIER**  
DOWNTOWN NEXTON



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