

THE HUB

@nexton



**UP TO 5,800 SF AVAILABLE
FOR SALE OR LEASE**
MEDICAL OFFICE, OFFICE & RETAIL

BUILDING 6 NOW AVAILABLE

619 BRIGHTON PARK BLVD, SUMMERVILLE, SC 29486

- Building 6 will feature 5,800 SF is now available for lease or sale.
- Superior location along Nexton Parkway with direct access to I-26 and frontage on Brighton Park Blvd.
- Surrounded by amenities including restaurants, retail, hotels, parks and medical services.
- Space going quickly. Phase I is sold out with only 50,000 SF remaining in Building 1 and 2.

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AERIAL / MARCH 2023

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.

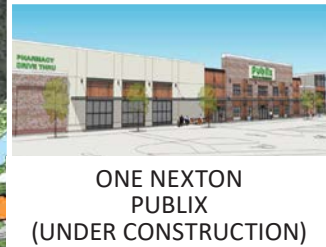
Come join the many tenants that are open for business in The Hub including:

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



DEL WEBB

MULTIFAMILY (UNDER CONSTRUCTION)



ONE NEXTON PUBLIX (UNDER CONSTRUCTION)

FIRST CITIZENS BANK

HARRIS TEETER (UNDER CONSTRUCTION)

BRIGHTON PARK



SIGNALIZED INTERSECTION

HOME TELECOM OFFICE BUILDING

NOW AVAILABLE BUILDING 6 5,800 SF

ELEVATE AT BRIGHTON PARK

CHERRY ST

NEXTON PKWY

BRIGHTON PARK BLVD

REFUEL

GREAT LAWN DR



THE PICKLE BAR (UNDER CONSTRUCTION)



FUTURE SIGNALIZED INTERSECTION



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.

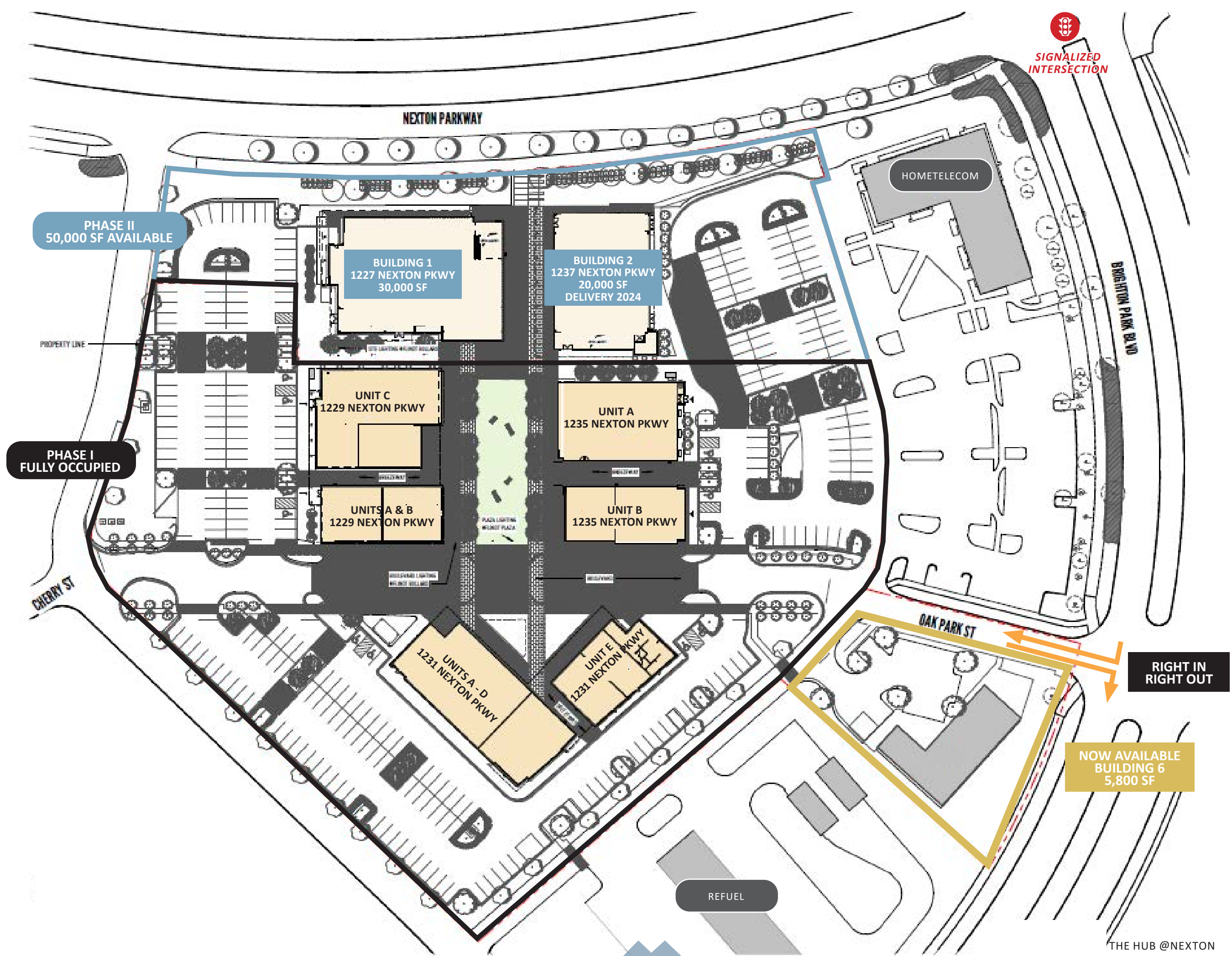


Brand new space with building amenities including gigabit internet capability and co-working space.



Diverse offerings of housing in Nexton and surrounding area.

MASTER SITE PLAN



SITE PLAN

PROPERTY SUMMARY

AVAILABILITY:	5,800 SF (Subdivable)
LEASE RATE:	\$40.00 NNN
TI ALLOWANCE:	\$50 PSF
SALE PRICE:	\$500 PSF
PARKING:	4/1,000 Ratio
SIGNAGE:	Building Signage Available
ACCESS:	Full access at Nexton Parkway
DELIVERY:	Warm dark shell delivery; Turn-key delivery available



CONCEPTUAL RENDERINGS

BUILDING 6



PARK TENANTS & BUILDING FEATURES



TENANTS

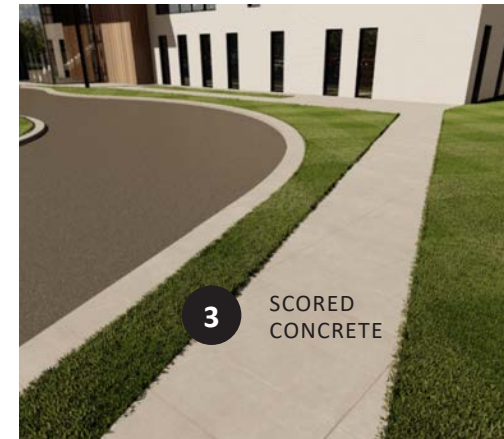
3A		5A-D	
3B		5C	
4A		5E	
4B			



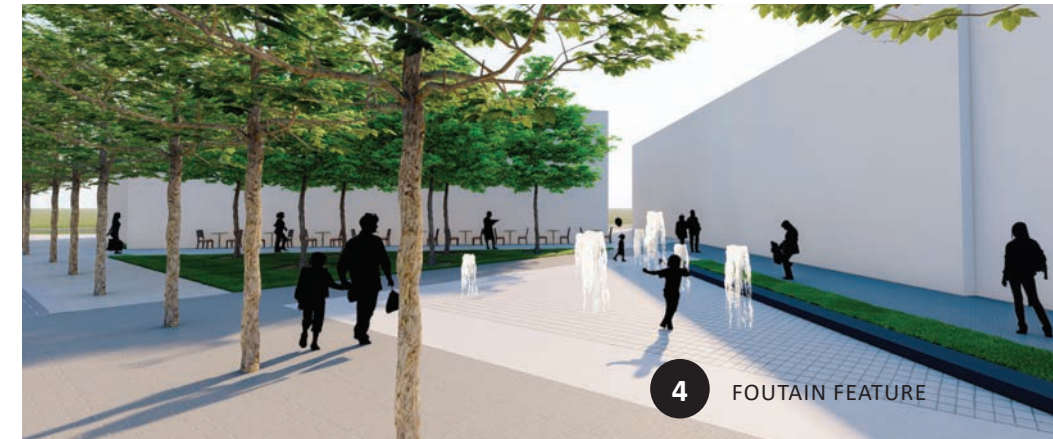
1 EVENT LAWN (INCLUDES FLEXIBLE SEATING & MULTI-GENERATIONAL SWINGS).



2 CONCRETE PAVERS



3 SCORED CONCRETE



4 FOUNTAIN FEATURE



6 VEHICULAR PROMENADE



7 ARCHITECTURAL STEPS



EXCELLENT ACCESS & VISIBILITY

THE MURRAY APARTMENTS

THE PICKLE BAR

**BUILDING 1
30,000 SF AVAILABLE**

**FUTURE
MIXED-USE DEVELOPMENT**

**GREAT LAWN
AMENITY**

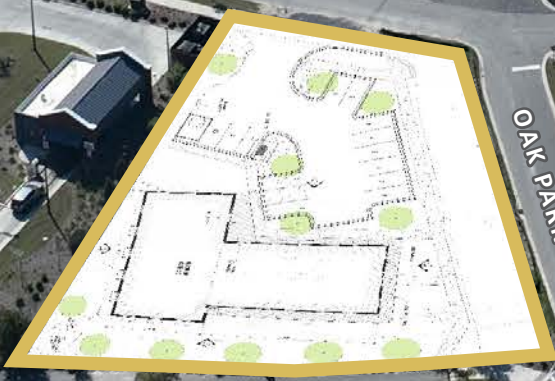
**FUTURE
ENTERTAINMENT**

**BUILDING 2
20,000 SF AVAILABLE**

HOMETELECOM

**SIGNALIZED
INTERSECTION**

REFUEL



**SIDEWALKS
IN PLACE**



**FRONTAGE & VISIBILITY ALONG
BRIGHTON PARK BLVD**

**NOW AVAILABLE
BUILDING 6 | 5,800SF**

**HARRIS TEETER
UNDER CONSTRUCTION**

**ELEVATE AT
BRIGHTON PARK**

EASILY ACCESSIBLE
0.7 MILES TO I-26



AERIAL - MARCH 2023



SIGMA DRIVE
SELF-STORAGE

FUTURE CORPORATE
OFFICE CAMPUS

WETLANDS

THE MURRAY
APARTMENTS

SIGMA DR



FUTURE
SIGNALIZED
INTERSECTION

THE PICKLE BAR

CHERRY ST

FUTURE
ENTERTAINMENT

BUILDING 1
30,000 SF AVAILABLE



FUTURE
SIGNALIZED
INTERSECTION

GREAT LAWN DR

FUTURE MIXED-USE
DEVELOPMENT

REFUEL

BUILDING 2
20,000 SF AVAILABLE

ELEVATE AT
BRIGHTON PARK

NOW AVAILABLE
BUILDING 6
5,800 SF

OAK PARK ST

HOME TELECOM
OFFICE BUILDING



SIGNALIZED
INTERSECTION

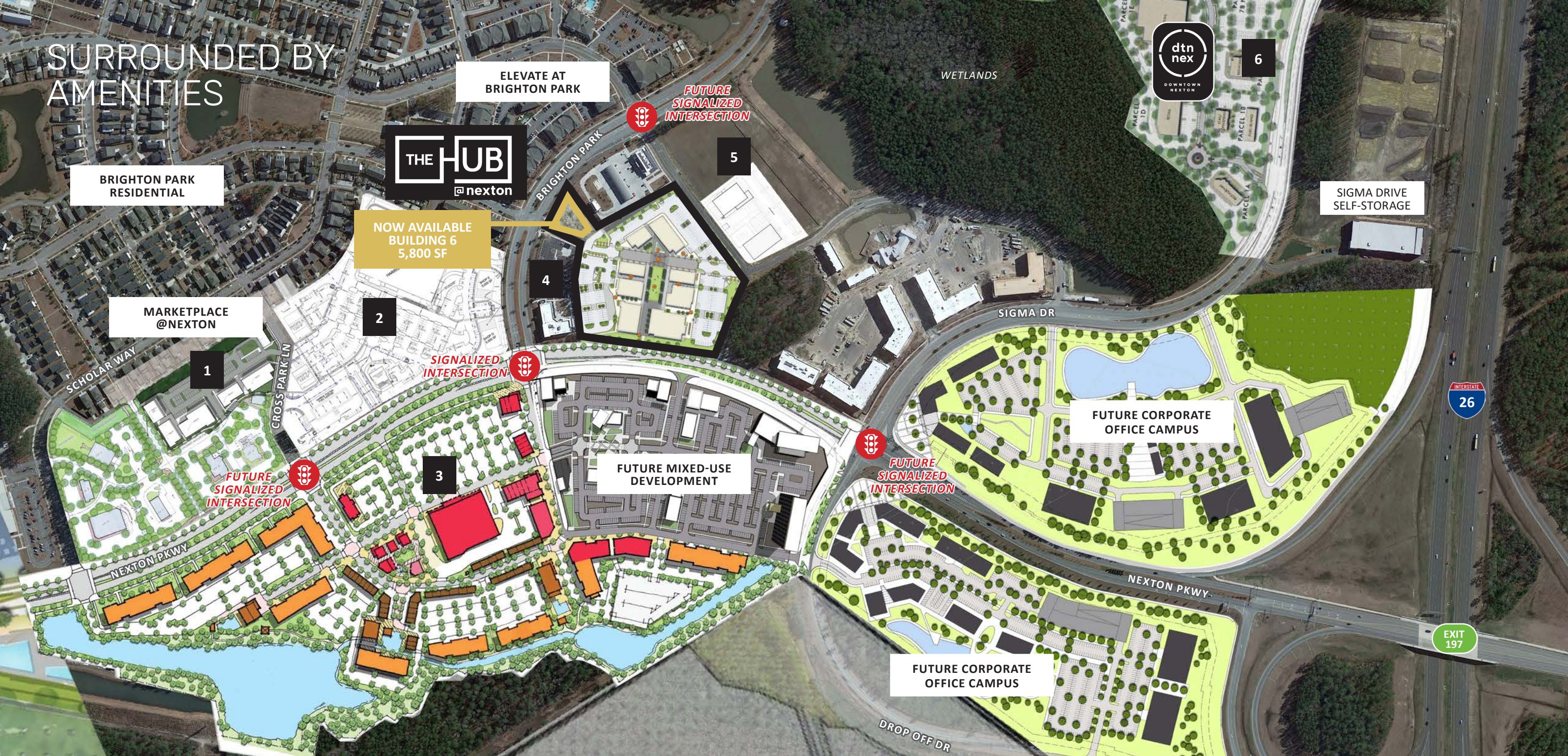
BRIGHTON PARK BLVD

ONE NEXTON
PUBLIX
UNDER CONSTRUCTION

HARRIS TEETER
UNDER CONSTRUCTION

NEXTON PKWY

SURROUNDED BY AMENITIES



1 THE MARKETPLACE @NEXTON



2 HARRIS TEETER UNDER CONSTRUCTION



3 ONE NEXTON PUBLIX UNDER CONSTRUCTION



4 HOME TELECOM OFFICE BUILDING



5 THE PICKLE BAR



6 DOWNTOWN NEXTON UNDER CONSTRUCTION



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

HOME TELECOM
OFFICE BUILDING

BRIGHTON PARK
VILLAGE
676 RESIDENCES

ELEVATE
BRIGHTON PARK

NEXTON PKWY

THE MURRAY
APARTMENTS

PICKLEBAR

refuel

THE AMES
APARTMENTS

SELF-STORAGE

BAKER
AUTOMOTIVE
FUTURE

FUTURE MIXED-USE
DEVELOPMENT

FUTURE AGE
TARGETED
MULTIFAMILY

dtm
nex

THE AMES
APARTMENTS
PHASE II

COASTAL
FERTILITY

METROPOLITAN AVE

BAKER
AUTOMOTIVE

SIGMA DR

Hilton
Garden
Inn
HOMEWOOD
SUITES

BAYER
HERITAGE

MEDICAL OFFICE
& SUGERGY

WORKPLACE
@NEXTON

PAGE'S OKRA
GRILL

BROWN FAMILY
PARK

HOLIDAY DR

INTERSTATE
26

CAMBRIA
hotels & suites

FUTURE
HOTEL

SOLIS
MULTIFAMILY

THE PARKS
APARTMENTS

N
SQ

PLANNED
OFFICE CAMPUS

SCRA

NEXTON OFFICE
BUILDING

ROSE DR

AZAZLEA SQUARE SHOPPING CENTER

NEXTON SQUARE

EXIT
197

EXIT
199

112,000 VPD*

US
17A

37,200 VPD

THE HUB

@ nexton



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