



Dayfield Park

SPACE LEASING
QUICKLY

LIMITED
OPPORTUNITIES
IN PHASE I



OFFICE & RETAIL SPACE FOR LEASE

Brighton Park Boulevard, Summerville, SC 29483

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WORK & PLAY IN
NEXTON — SC

Why Dayfield Park?



AMENITIES



ACCESS &
CONNECTIVITY



POPULATION &
WORKFORCE GROWTH



NEW MODERN
DESIGN



COURTYARD &
GREEN SPACE



NEXTON
VIBE



AERIAL | SEPTEMBER 2024



BRIGHTON PARK BLVD

STAGE II
DELIVERY Q3 2025

STAGE I
READY FOR
OCCUPANCY

SCHOLAR WAY

Property Summary

TOTAL SIZE: ±115,000 SF

AVAILABLE SF: 11,239 SF

AVAILABLE OFFICE SF:

STAGE I:
 406 Brighton Park Blvd LEASED
 408 Brighton Park Blvd LEASED
 408 Brighton Park Blvd LEASED
 404 Brighton Park Blvd LEASED
 651 Scholar Way ±4,135 SF

STAGE II:
 Q3 2025 DELIVERY TIMELINE
 410 Brighton Park Blvd 5,034 SF
 412 Brighton Park Blvd 5,476 SF
 643 Scholar Way 5,476 SF
 645 Scholar Way 6,589 SF

STAGE II:
 FUTURE PHASE
 Brighton Park Blvd 4,139 SF
 Brighton Park Blvd 4,285 SF
 Scholar Way 6,000 SF

BUILD-TO-SUIT AVAILABILITY:
 ±6,000 - 12,000 SF (Stage II)
 Up to ±20,000 SF (Stage III)

LEASE RATE: \$35.00 NNN (Negotiable)

TI ALLOWANCE: \$50.00 PSF (Negotiable)

PARKING: 4/1,000 Ratio

SIGNAGE: Building Signage Available

DELIVERY: Warm Lit Shell

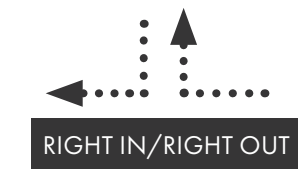
ACCESS: Brighton Park Boulevard and Scholar Way; Five points of entry.

**Building square footage is subject to change.
 Building square footage can change to accommodate tenants.*



STAGE II: Q3 2025 DELIVERY TIMELINE

BRIGHTON PARK BLVD



STAGE I

STAGE II

Stage I Leasing Quickly



STAGE II

BRIGHTON SQUARE
STANLEY MARTIN HOMES

408 BRIGHTON PARK BLVD
LEASED

408 BRIGHTON PARK BLVD
LEASED

651 SCHOLAR WAY
± 4,135 SF
AVAILABLE

GO DOG

SCHOLAR WAY

FUTURE
COURTYARD

CLOSED
(MEDICAL USER)

406 BRIGHTON PARK BLVD
LEASED

404 BRIGHTON PARK BLVD
LEASED

PINNACLE BANK

RIGHT IN/
RIGHT OUT

BRIGHTON PARK BLVD

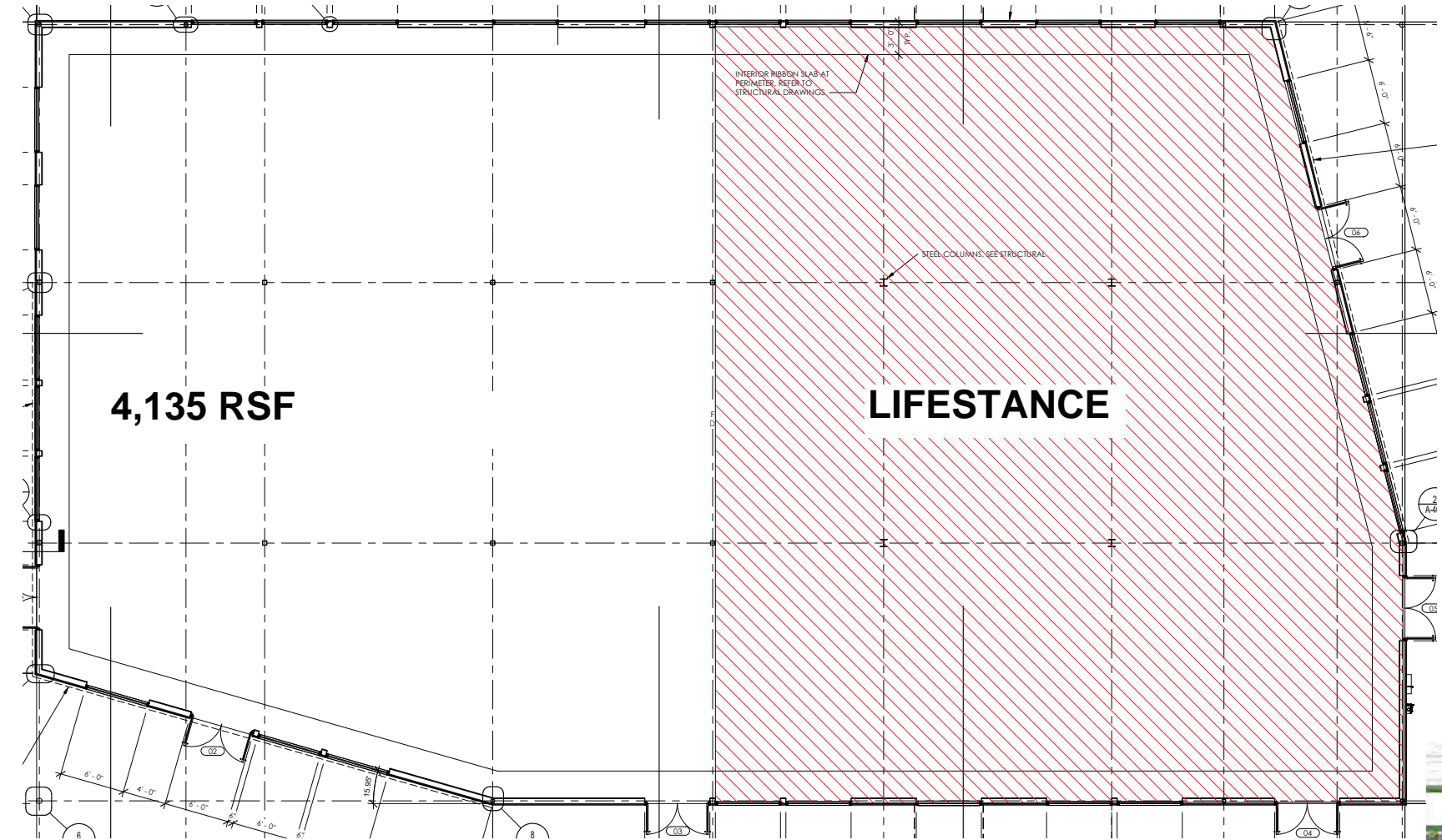
STAGE I

651 Scholar Way / ±4,135 SF



STAGE I

651 Scholar Way / Floor Plan



*Building square footage is subject to change.
 Building square footage can change to accommodate tenants.
 *Example space plan; in shell condition current

BRIGHTON PARK BLVD



BRIGHTON PARK BLVD

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EXTERIOR SIGNAGE



406 BRIGHTON PARK BLVD



408 BRIGHTON PARK BLVD



BREEZEWAY OF 408 BRIGHTON PARK BLVD



404 BRIGHTON PARK BLVD



408 BRIGHTON PARK BLVD & 651 SCHOLAR WAY



406 BRIGHTON PARK BLVD

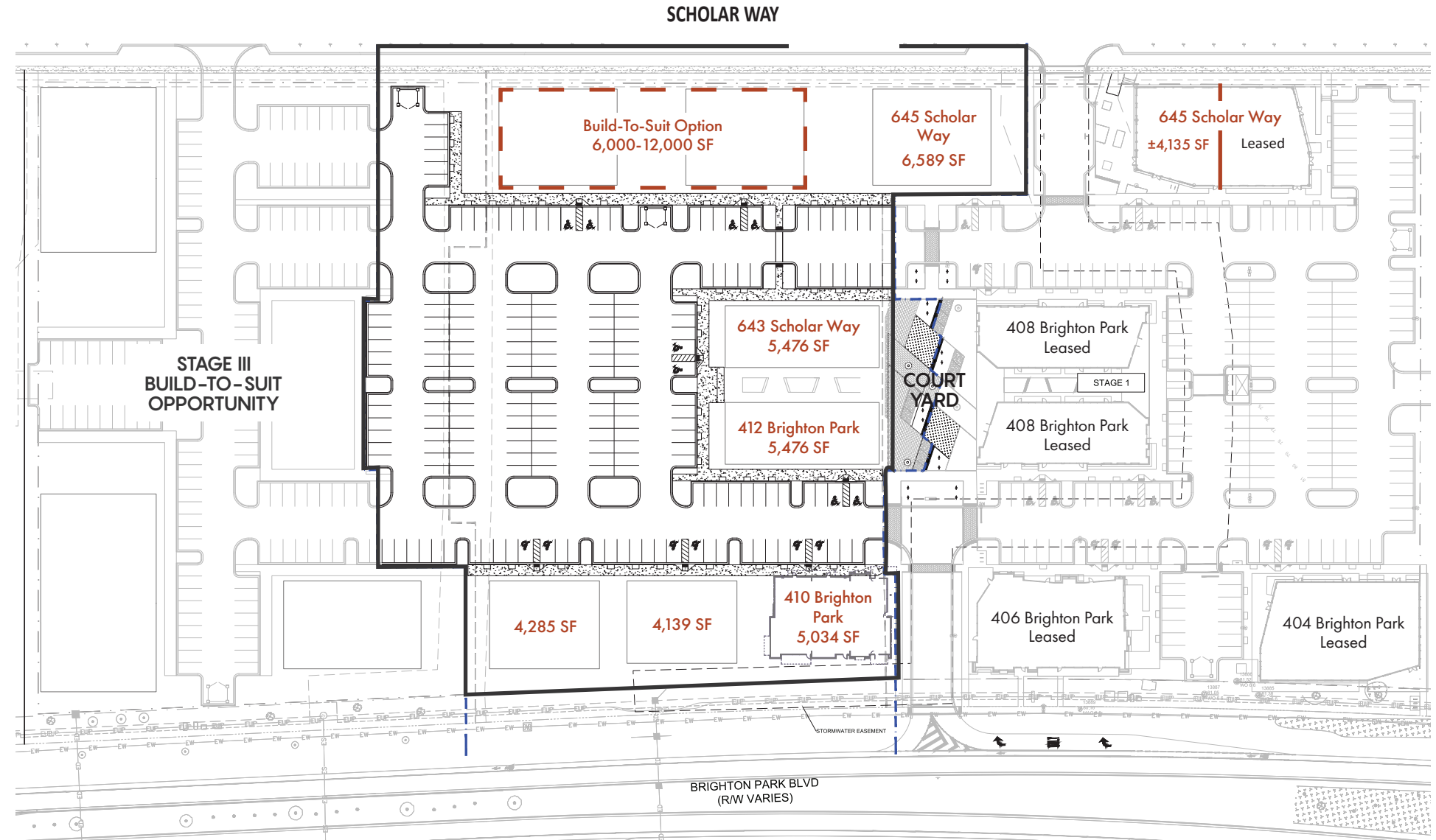


651 SCHOLAR WAY

Courtyard Detail



Stage II Site Plan



STAGE II UNDER DESIGN

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STAGE II

410 Brighton Park Blvd / 5,000 SF

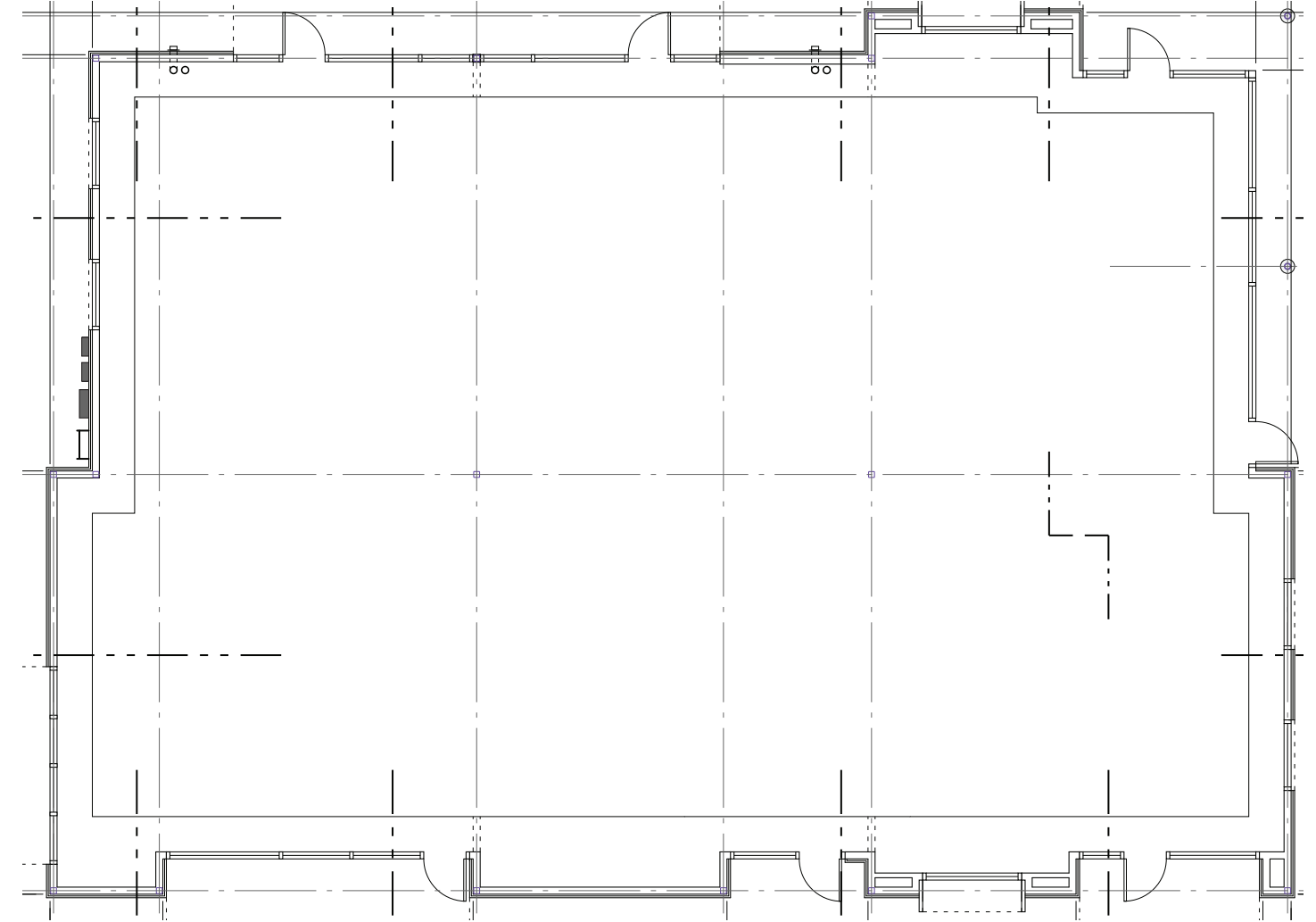


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STAGE II

410 Brighton Park Blvd / Floor Plan



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STAGE II

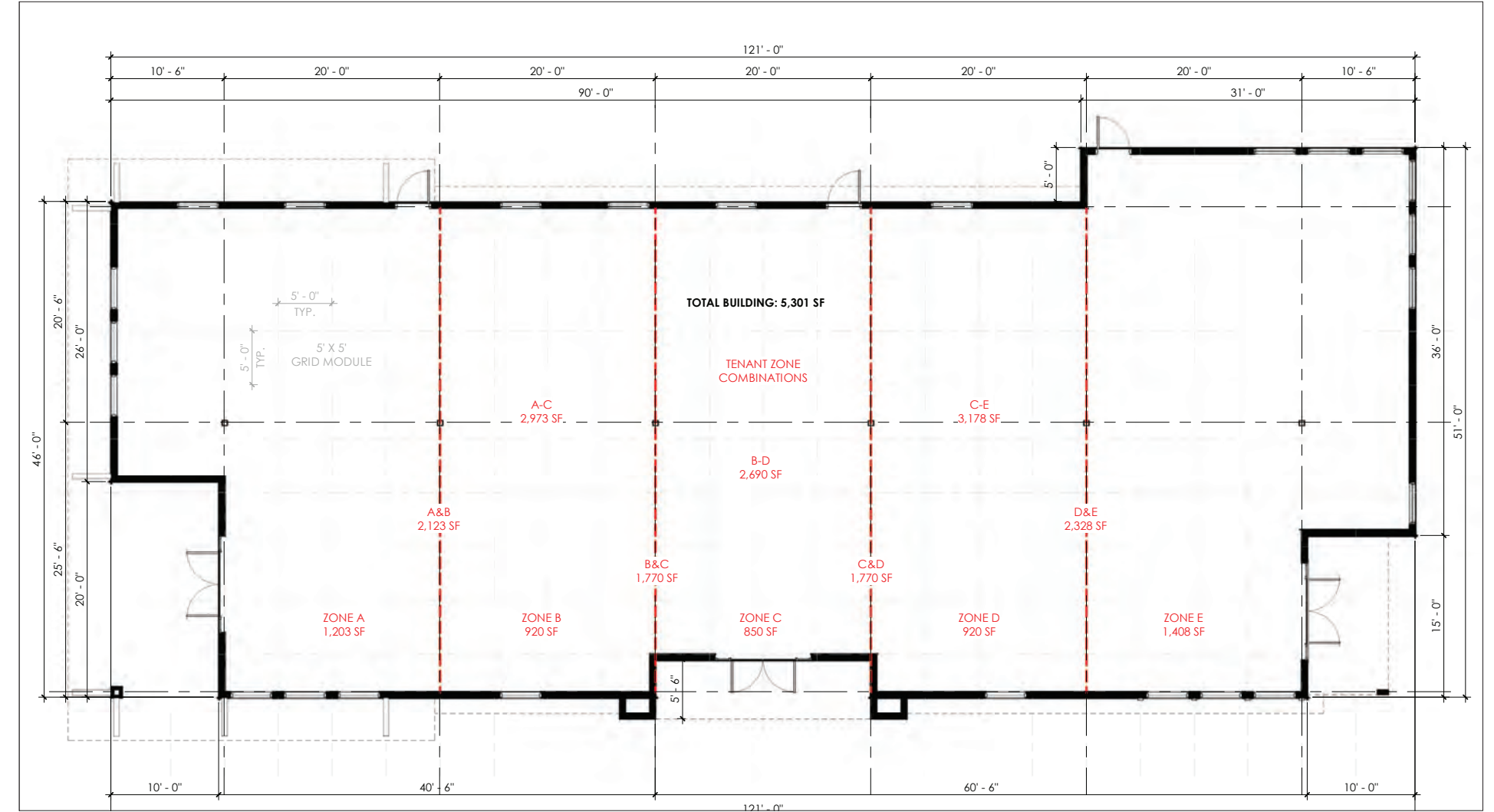
412 Brighton Park Blvd / 5,040 SF



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STAGE II

412 Brighton Park Blvd / Floor Plan



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STAGE II

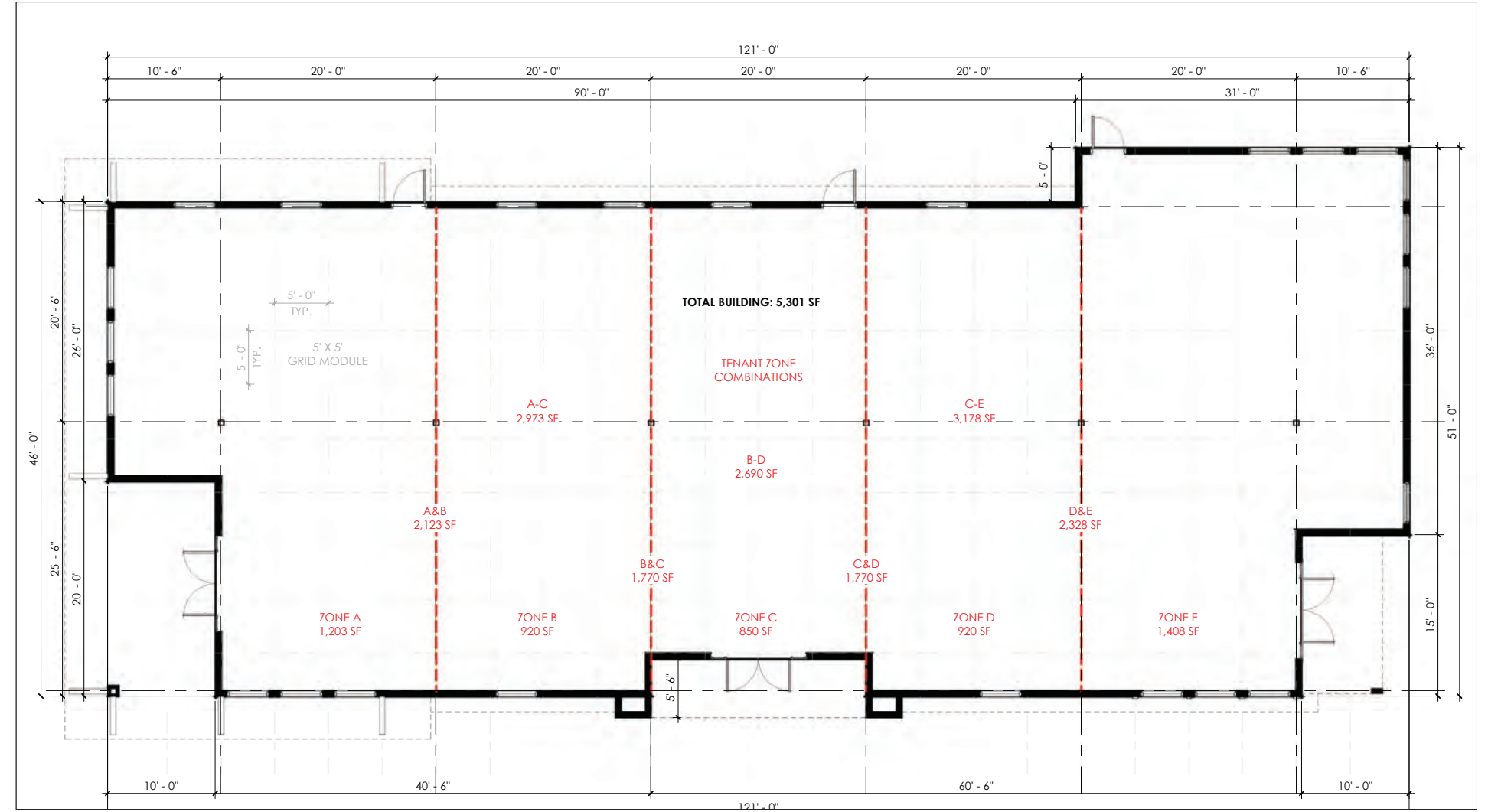
643 Scholar Way / 5,040 SF



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STAGE II

643 Scholar Way / Floor Plan



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STAGE II

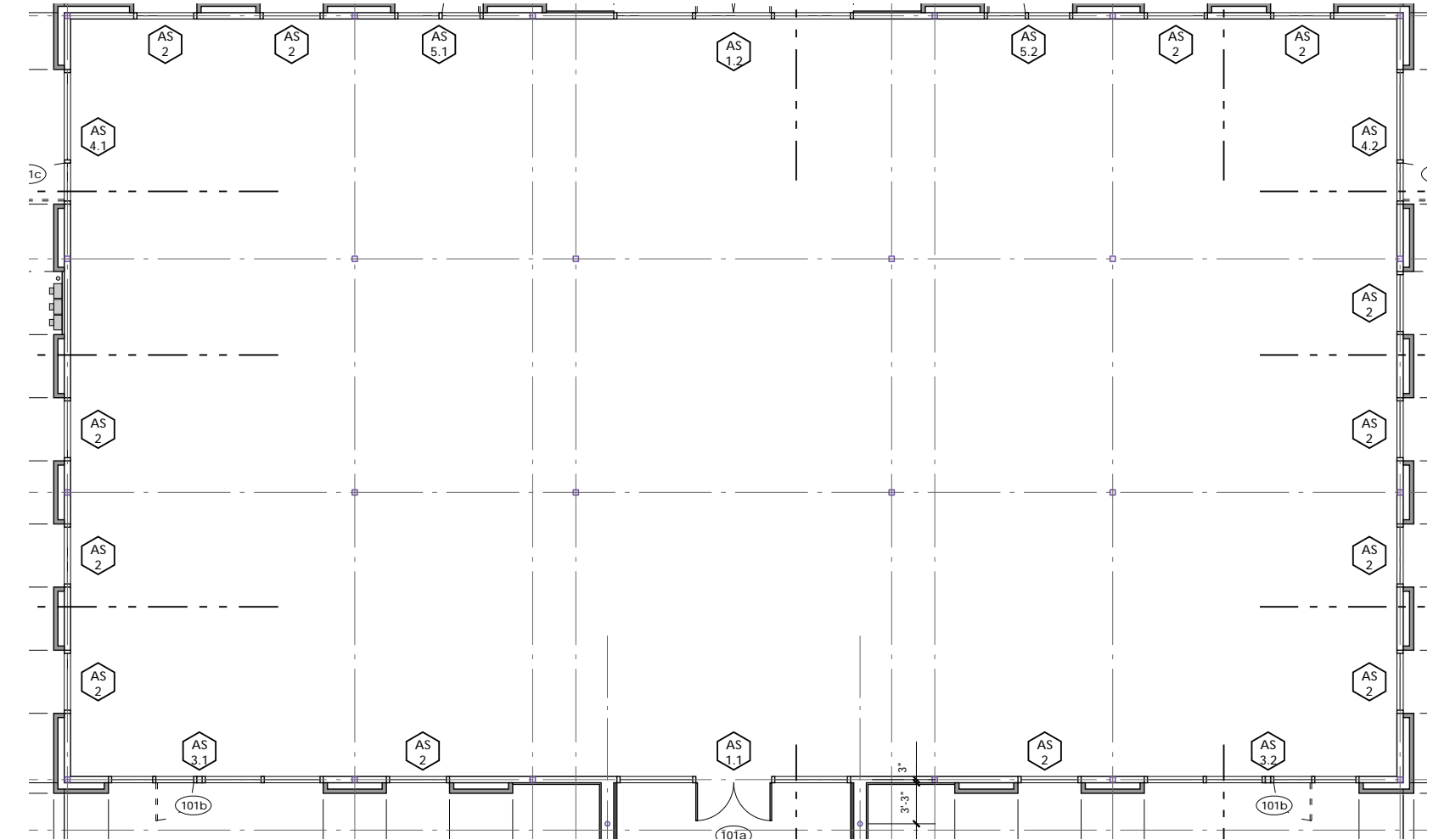
645 Scholar Way / 6,000 SF



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STAGE II

645 Scholar Way / Floor Plan



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Stage II / Courtyard Rendering



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Stage II / Courtyard Rendering



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