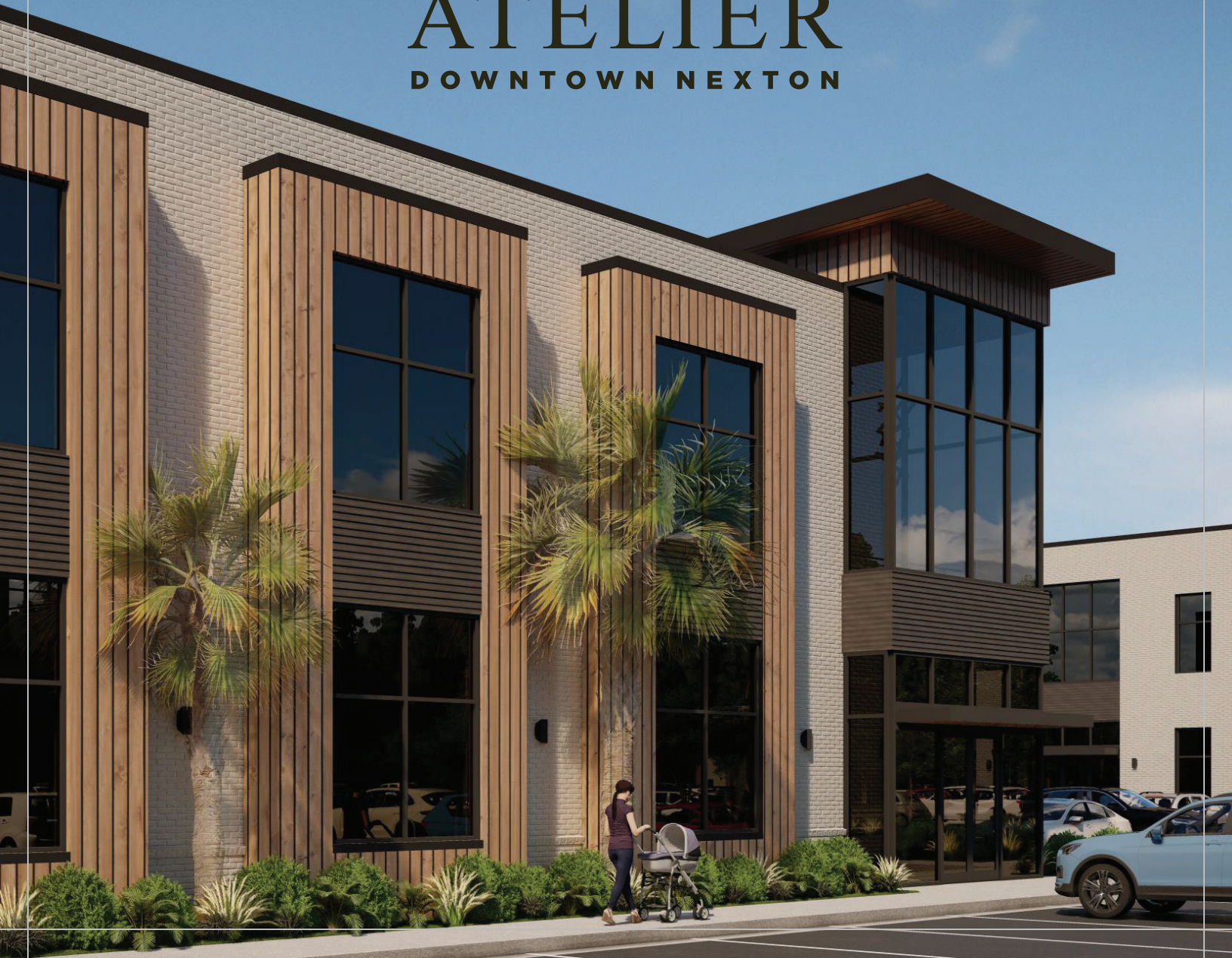




# ATELIER

DOWNTOWN NEXTON



OFFICE BUILDING & PAD SITES FOR SALE & LEASE

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# 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.



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**ATELIER**  
DOWNTOWN NEXTON

# 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:

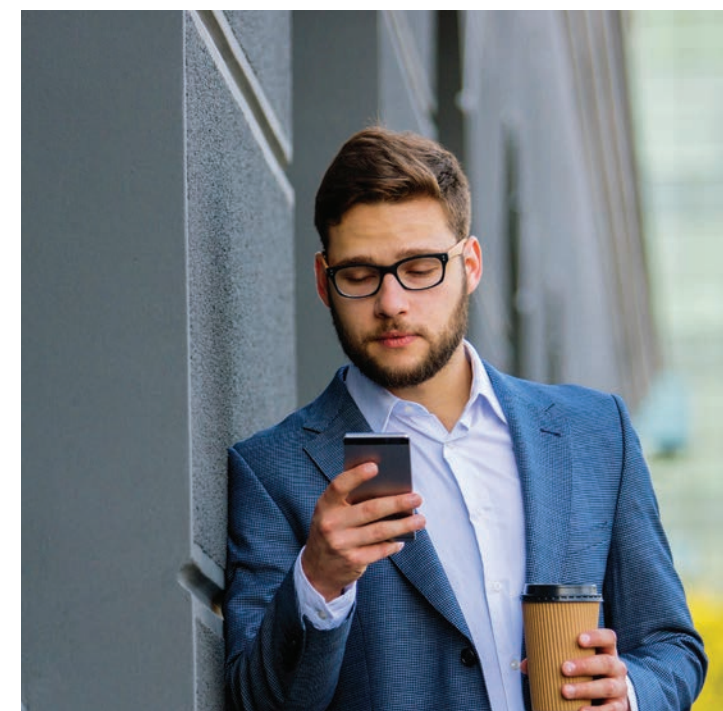
- ±1,200 multifamily units
- ±175,000 SF office
- ±160,000 SF retail
- ±120 hotel keys
- ±2 miles of trails (DTN NEX Loop)
- Extensive green space/outdoor areas/pond amenity

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:

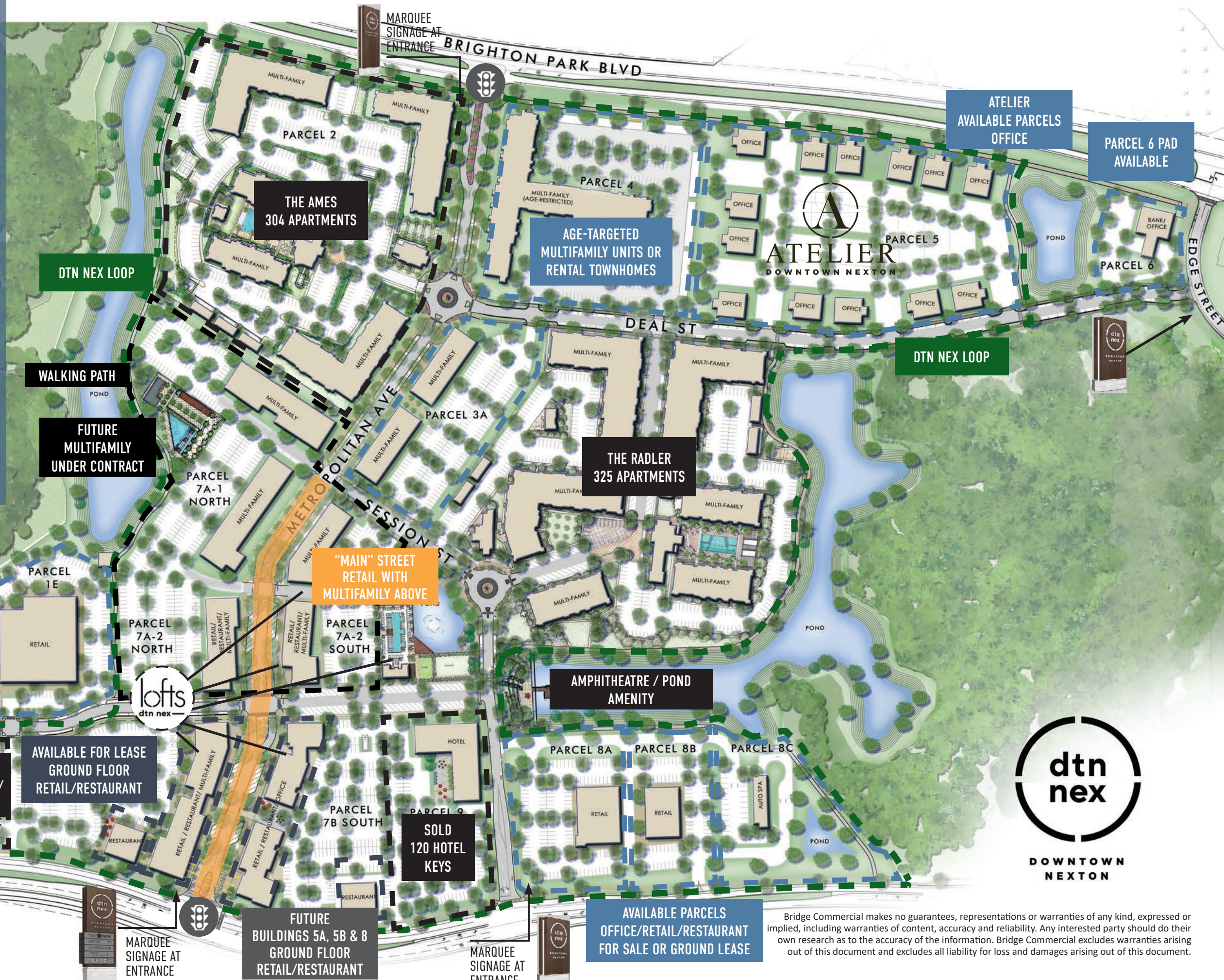
- GigiFi, high speed internet
- New, modern office design and floor plans with balconies and courtyards per plan
- On-site parking
- Outdoor spaces
- Walking distance to restaurants, shops, and hotels
- Nearby entertainment
- Easy accessibility to I-26



# 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
- ±160,000 SF Retail
- ±120 Hotel Keys
- DTN Loop, ±2 miles of trails/walking path
- Extensive Green Space, Trail, and Pond System



AVAILABLE PARCELS  
RETAIL/RESTAURANT/ENTERTAINMENT  
FOR SALE OR GROUND LEASE

SOLD  
FUTURE FUEL/  
CONVENIENCE

SOLD  
RESTAURANT/  
RETAIL

AVAILABLE FOR LEASE  
GROUND FLOOR  
RETAIL/RESTAURANT

SOLD  
120 HOTEL  
KEYS

FUTURE  
BUILDINGS 5A, 5B & 8  
GROUND FLOOR  
RETAIL/RESTAURANT

AVAILABLE PARCELS  
OFFICE/RETAIL/RESTAURANT  
FOR SALE OR GROUND LEASE

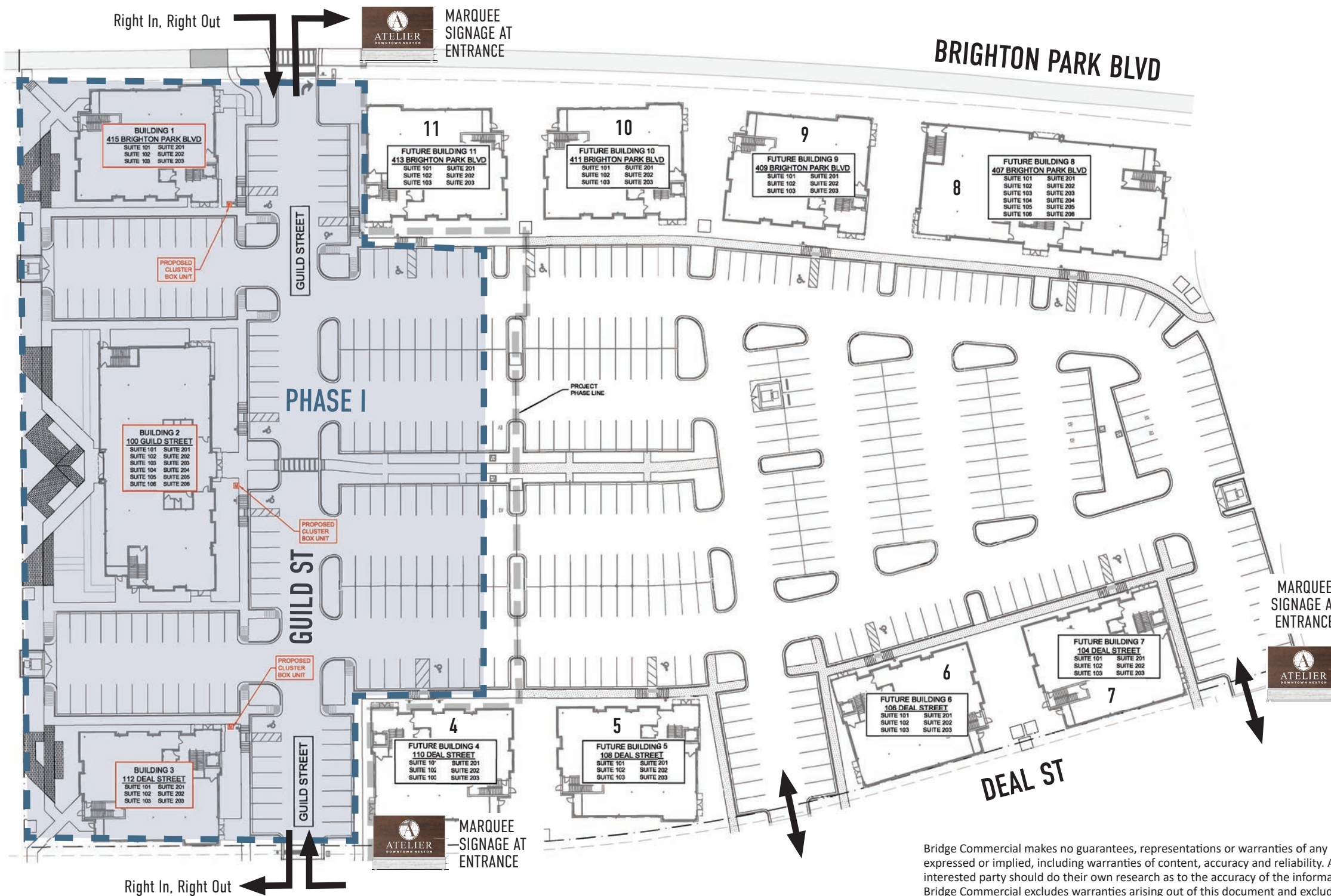


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# Office Pad Sites For Sale or Lease

- 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 & 3: 9,000 SF each two-story

Building 2: 18,000 SF two-story

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

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



## 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

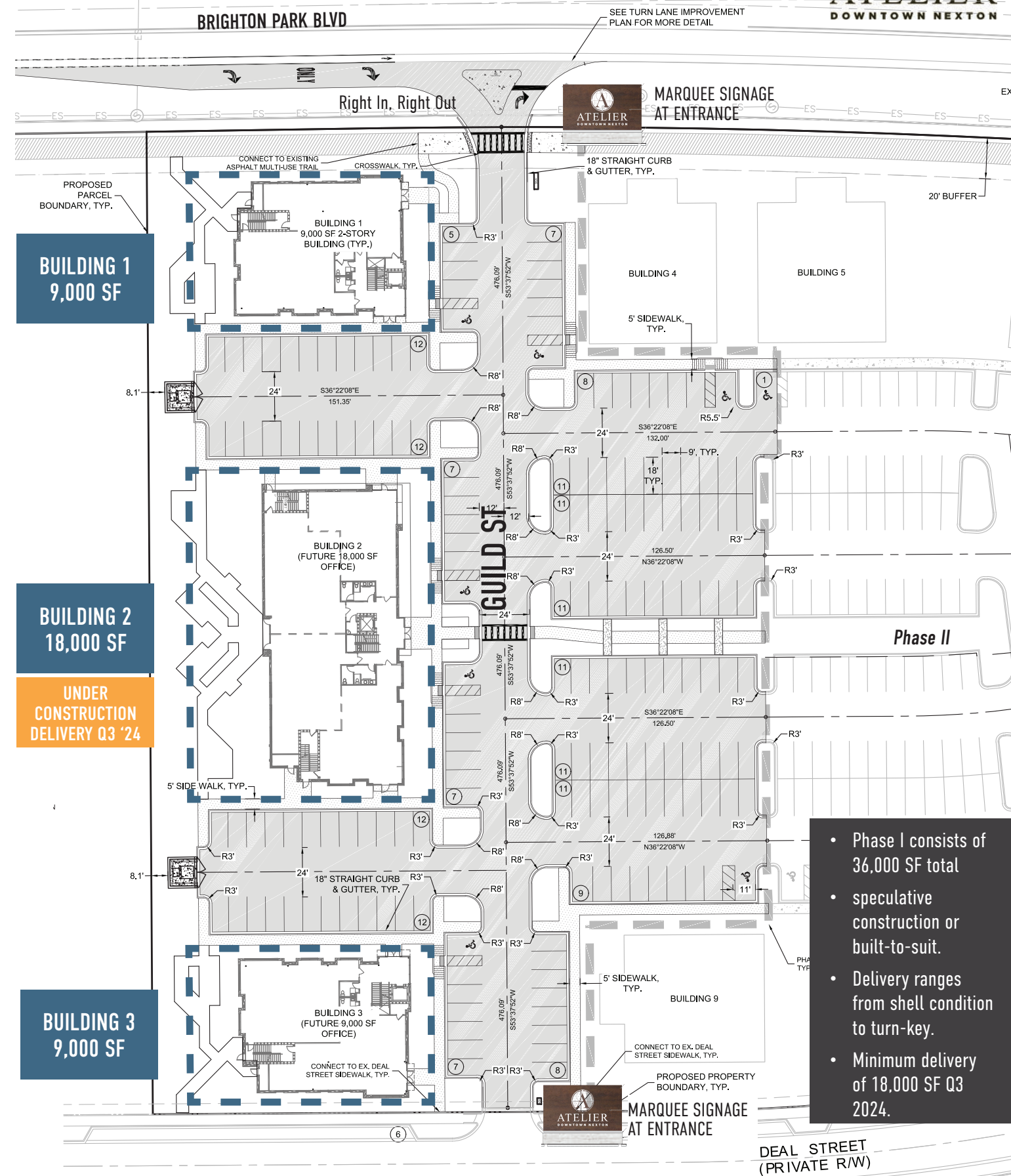
- Medical/Medical Office
- Law/Accounting/Office
- Engineering
- Technology / Innovative Space
- Professional Services

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

## BUILDING DESIGN (BUILDING 1 and 3)



# Site Plan | Phase I

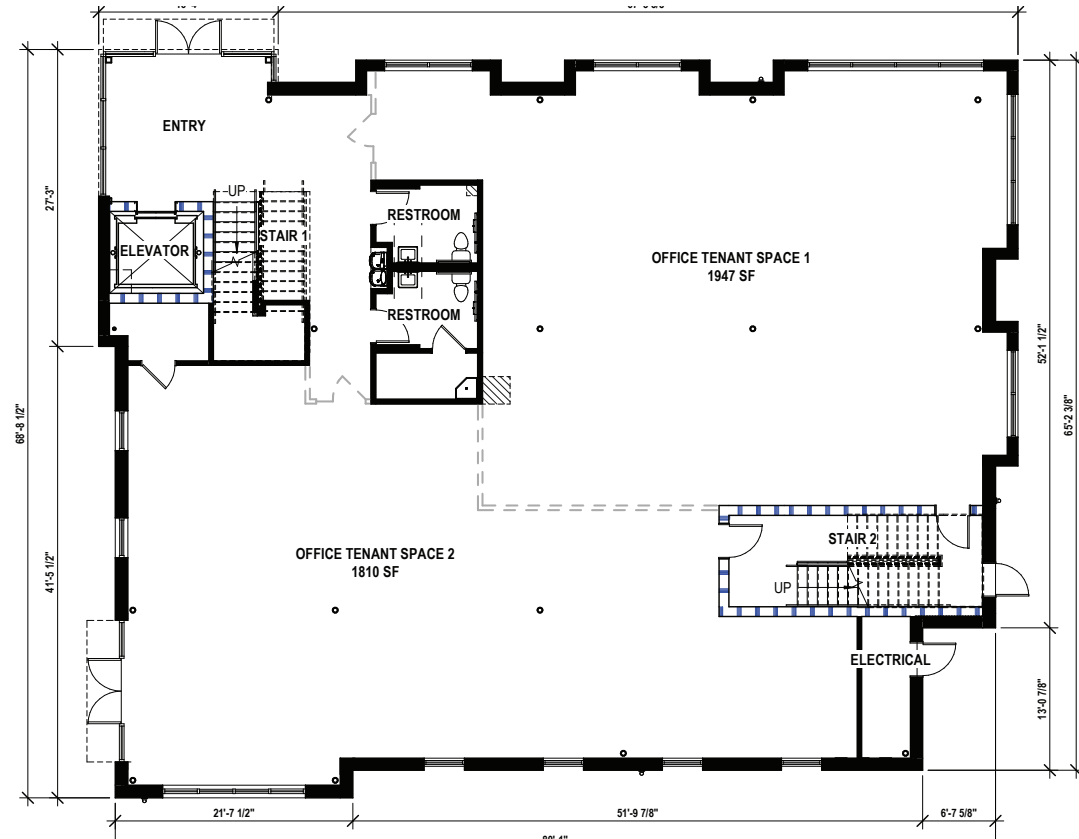


- Phase I consists of 36,000 SF total
- speculative construction or built-to-suit.
- Delivery ranges from shell condition to turn-key.
- Minimum delivery of 18,000 SF Q3 2024.

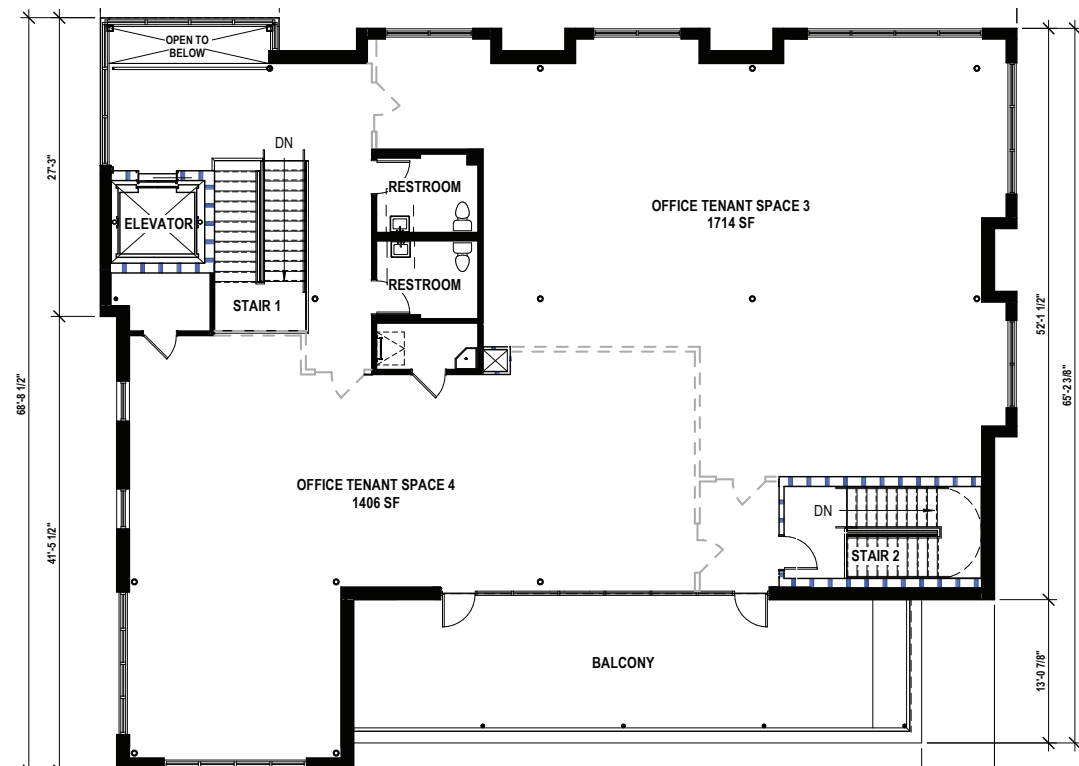
# Floor Plan | Buildings 1 & 3 | 9,000 SF



FIRST FLOOR | 4,500 SF (SUBDIVIDABLE)



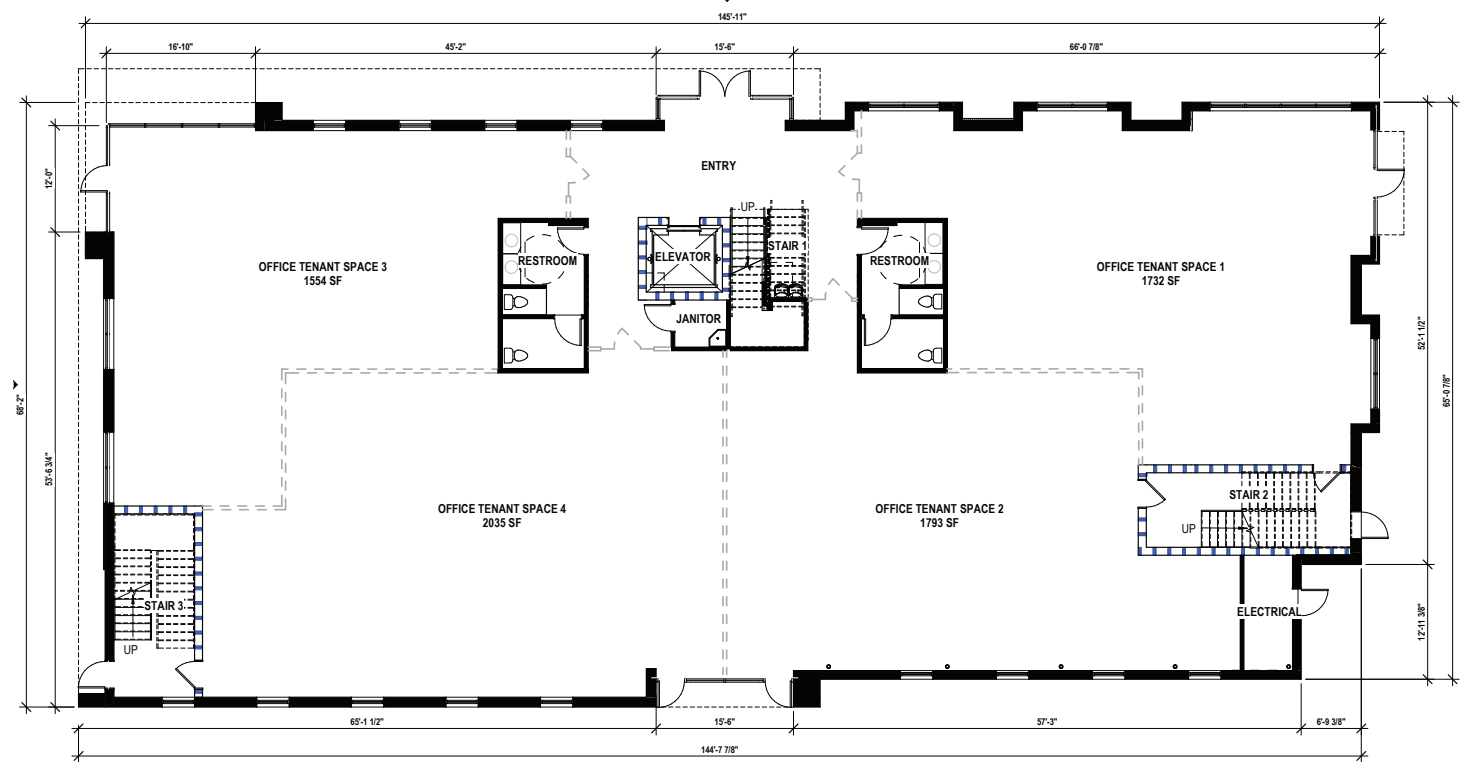
SECOND FLOOR | 4,500 SF (SUBDIVIDABLE)



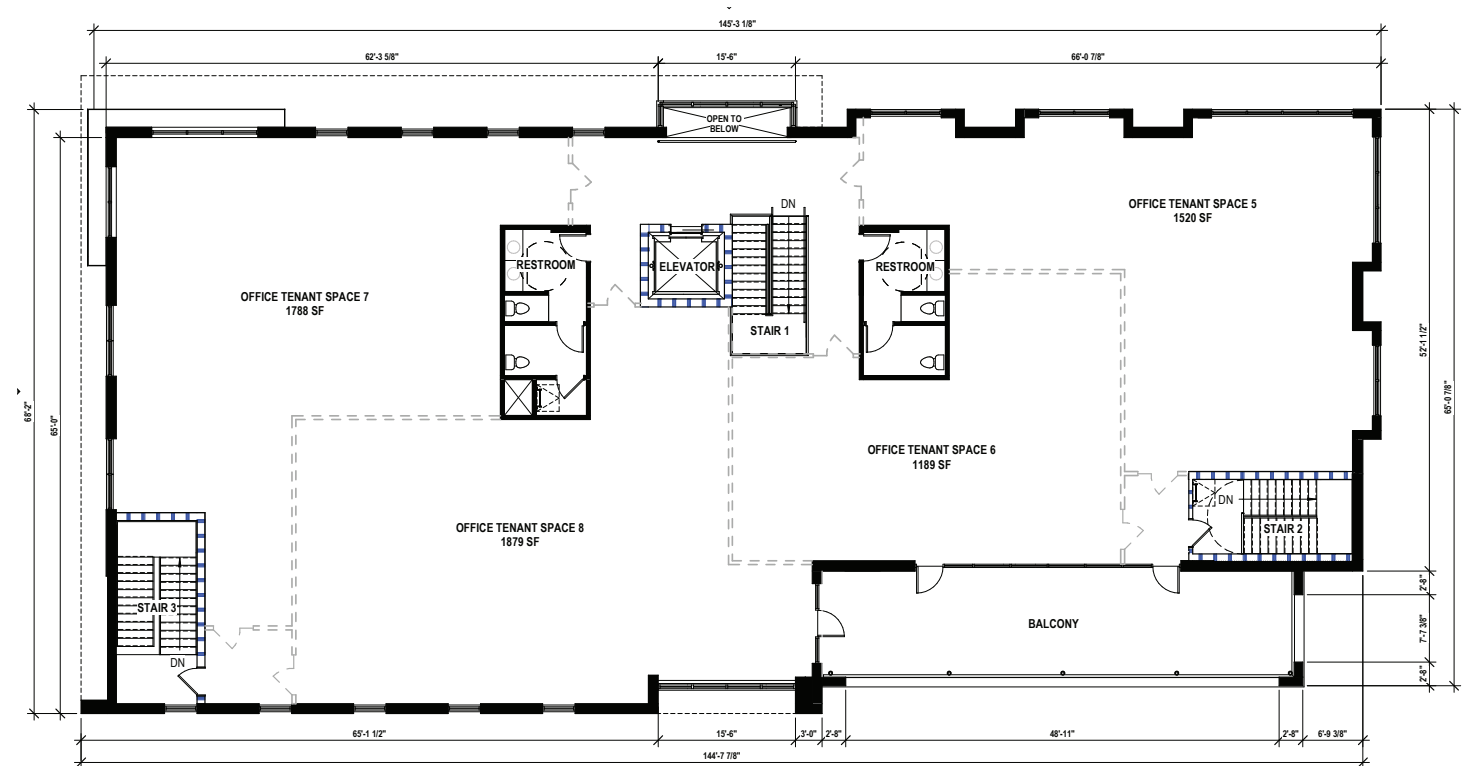
# Floor Plan | Building 2 | 18,000 SF



FIRST FLOOR | 9,000 SF (SUBDIVIDABLE)



SECOND FLOOR | 9,000 SF (SUBDIVIDABLE)



# CONSTRUCTION UPDATE | APRIL 2024



HY/LO FITNESS



BRIGHTON PARK BLVD

BUILDING 1  
9,000 SF

BUILDING 2  
18,000 SF

BUILDING 3  
9,000 SF

PHASE II  
FUTURE  
DEVELOPMENT

THE RADLER





# CONSTRUCTION UPDATE | APRIL 2024



PHASE II  
FUTURE  
DEVELOPMENT

THE RADLER  
325 APARTMENTS

BUILDING 3

BUILDING 2

BUILDING 1

AC HOTEL

LOFTS BLDG  
5A & 5B

LOFTS BLDG 1

LOFTS BLDG  
6 & 7

FUTURE  
RESTAURANT

FUTURE FUEL &  
C-STORE

THIRD PHASE  
MULTIFAMILY UNDER  
CONTRACT

THE AMES  
304 APARTMENTS

SIGMA DR

DEAL ST

EDGE ST

METROPOLITAN AVE

BRIGHTON PARK BLVD



# What's Happening in Downtown Nexton



## Woodfield Brings 629 Apartments

Woodfield recently closed and is developing 629 apartments in Downtown Nexton.



## Age-Targeted Multifamily or Rental Townhomes

Additionally, an age-targeted development consisting of 175 units or ±100 Rental Townhomes may be coming to Downtown Nexton.



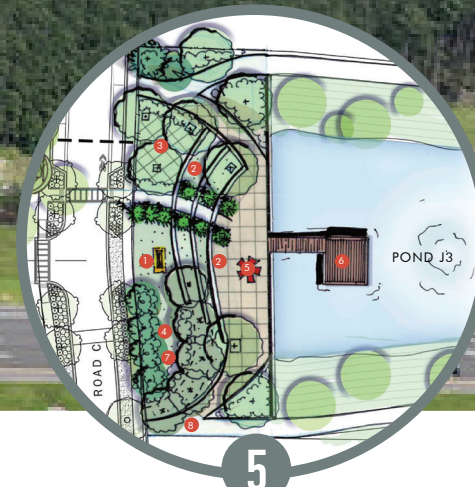
## "Main" Street Retail & Restaurants

Downtown Nexton will feature a main street with ground floor retail and restaurants with multifamily above.



## AC Marriott Coming Soon

Downtown Nexton makes plans for a 117-key, AC Marriott hotel featuring an outdoor pool.



## Planned Outdoor Amenities

This outdoor amenity will include a pond, walking trails, amphitheatre seating & performance plaza.



**ATELIER**  
DOWNTOWN NEXTON

 SHARBELL



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