

WATCH VIDEO 

READY FOR OCCUPANCY

Class A Office Space

> ±5,000 - ±25,000 SF For Lease

201 SIGMA DRIVE
SUMMERVILLE, SC 29483

Month-to-month term available for
leases of ±10,000 SF or more

MARK ERICKSON, SIOR
843 720 7501 DIRECT
mark.erickson@colliers.com
www.colliers.com



where business is headed

- › Premier Class A office building in Charleston suburbs
- › Located in Summerville, SC in Charleston's path of growth.
- › High visibility and easily accessible from I-26.
- › Within walking distance of restaurants, hotels daycare and retail amenities.
- › Nexton is South Carolina's first gigabit community and provides faster internet connections than any other office environment.
- › Close proximity to Boeing, Mercedes-Daimler and Volvo
- › Certified LEED® Gold.
- › High-end interior finishes.
- › Efficient 25,000 SF floorplates.
- › Abundant parking.

GigaFi™

how fast is a gigabit?

- › It's over **100 times faster** than the average internet connection.
- › Nexton is **one of few communities** in South Carolina offering GigaFi™.
- › Access the internet at speeds of **one gigabit per second (1gbps)** or faster.



Nexton, in Summerville, SC, is more than just a good location for office space. It's an environment designed to foster and empower business. To enhance productivity and inspire big ideas. Visible from I-26 in Summerville (and opposite the commuter traffic). Restaurants, outdoor plazas and parks are just a stroll away. And thanks to GigaFi™, business can get done faster than usual.



Specifications

Address	201 Sigma Drive, Summerville, SC 29483
Building Size	±95,058 SF
Available SF	±5,000 - ±25,000 SF
Available SF: 4th Floor	401A: ±12,500 SF 401B: ±25,000 SF
Floors	Four
Elevators	Two
Ceiling Height	10 feet
Parking Ratio	4/1,000
Building Class	A
Year Built	2014
LEED Status	LEED Gold Status
4th Floor Features	Class A modern furniture and fixtures

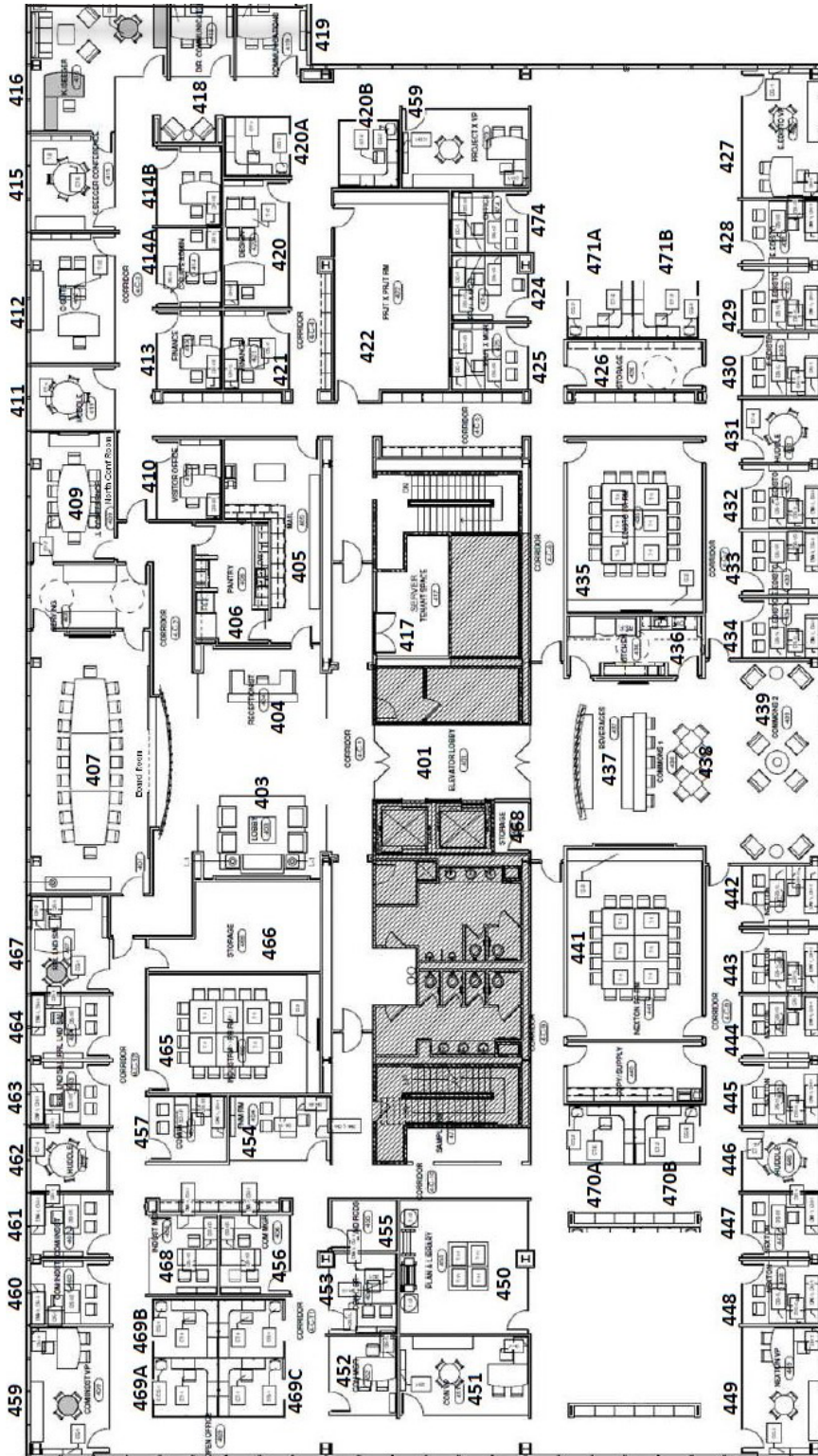


201

Sigma Drive



4th floor



- > Full floor available: ±25,000 SF
- > Built-out space
- > Multiple floor plans to choose from
- > Modern furniture and fixtures
- > Lease rate: \$19.50/SF Full Service first-year rate

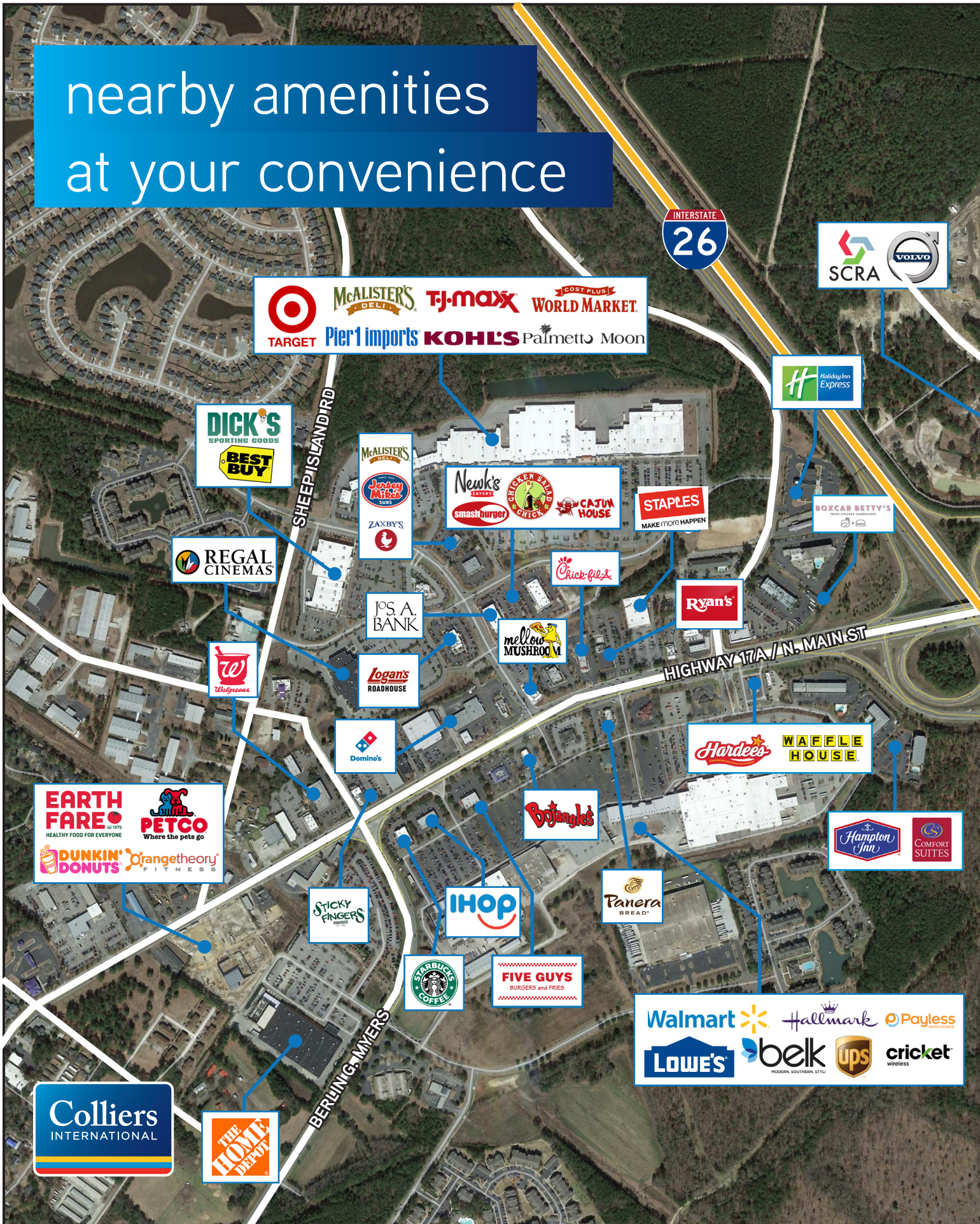
*Yes!
The furniture
comes with the
space!*

FOURTH FLOOR - ±25,000 SF AVAILABLE (CAN BE SUBDIVIDED TO MEET YOUR NEEDS)

great places attract
great people



nearby amenities at your convenience



TARGET **McALISTER'S DELI** **TJ-maxx** **WORLD MARKET** **COST PLUS**
Pier 1 imports **KOHL'S** **Palmetto Moon**

SCRA **VOLVO**

DICK'S SPORTING GOODS
BEST BUY

Holiday Inn Express

REGAL CINEMAS

McALISTER'S DELI
Jersey Mikes
ZAXBY'S

Newk's **CHICKEN SQUAD** **CAJUN HOUSE**
smashburger **CRICKET**

STAPLES
MAKE MORE HAPPEN

BOXCAR BETTY'S
FINE COFFEE SANDWICHES

Chick-fil-A

Ryan's

Walgreens

J.P.S.A. BANK

mellow MUSHROOM

Logan's ROADHOUSE

Dominos

Hardees **WAFFLE HOUSE**

EARTH FARE **PETCO**
HEALTHY FOOD FOR EVERYONE Where the pets go
DUNKIN' DONUTS **Orangetheory FITNESS**

Botanicles

Hampton Inn **COMFORT SUITES**

STICKY FINGERS
BROODIE

IHOP

Panera BREAD

STARBUCKS COFFEE

FIVE GUYS
BURGERS and FRIES

Colliers INTERNATIONAL

THE HOME DEPOT

Walmart **Hallmark** **Payless SHOESOURCE**
LOWE'S **belk** **ups** **cricket**
MODERN. SOUTHERN. STYL. wireless



Nexton offers the office space you need adjacent to hotels, restaurants and recreational amenities. Companies including SCRA, Volvo Cars and Aeterna Zentaris located their operations here. Where is your business headed?

There's not a lot of reasons to leave Nexton, but if you do, rest assured there are an abundance of restaurants and retailers nearby to keep you and your office going. Whether you are meeting a client at a hotel, grabbing a quick bite or picking up a few office supplies, you are only a few minutes away from Nexton.

RESTAURANTS

- Bar Louie
- Big Daddy's Burger Bar
- Bojangles'
- Boxcar Betty's
- Carolina Ale House
- Cajun House
- Chicken Salad Chick
- Chick-fil-A
- Cracker Barrel
- DB's Cheesesteaks
- Domino's Pizza
- Dunkin Donuts
- Five Guys
- Hardee's
- IHOP
- Jersey Mike's
- Logan's Roadhouse
- McAlister's Deli
- Mellow Mushroom
- Moe's
- Newk's Eatery
- Panera Bread
- Poogan's Southern Kitchen
- Ryan's Steakhouse
- Smashburger
- Sticky Fingers
- Starbucks
- Taco Boy
- TCBY
- Vicious Biscuit
- Waffle House
- Wasabi
- Wok N Roll
- Zaxby's

- Courtyard Marriott
- Hampton Inn
- Holiday Inn Express
- Quality Inn
- Residence Inn

RETAIL

- Belk
- Best Buy
- Dicks Sporting Goods
- EarthFare
- GNC
- Hallmark
- Halls Chophouse
- Jos. A. Bank
- Kay Jewelers
- Kohl's
- Home Depot
- Lowe's
- Palmetto Moon
- Payless Shoes
- Petco
- PetSmart
- Pier 1 Imports
- Ross
- Sprint
- Staples
- Target
- TJ Maxx
- UPS Store
- Verizon
- Walgreens
- Walmart
- World Market

HOTELS

- Comfort Suites

OTHER

- Rainbow Child Care
- CPM Credit Union

*Select retailers and restaurants shown.

for office leasing inquiries



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COLLIERS INTERNATIONAL
40 Calhoun Street, Suite 460
Charleston, South Carolina 29401
www.colliers.com

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