

CLASS A OFFICE SPACE FOR SUBLEASE

201 Sigma Drive
Summerville, SC 29483

COLDWELL BANKER COMMERCIAL ATLANTIC

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OFFERING SUMMARY

Office Class:	Class A
Lease Rate:	$30 - $32 PSF
Total Available:	8,895 SF - 25,300 SF
Lease Type:	Full Service
Parking Ratio:	4/1,000 SF
Year Built:	2014
LEED Status:	Gold
Floors:	Four

PROPERTY OVERVIEW

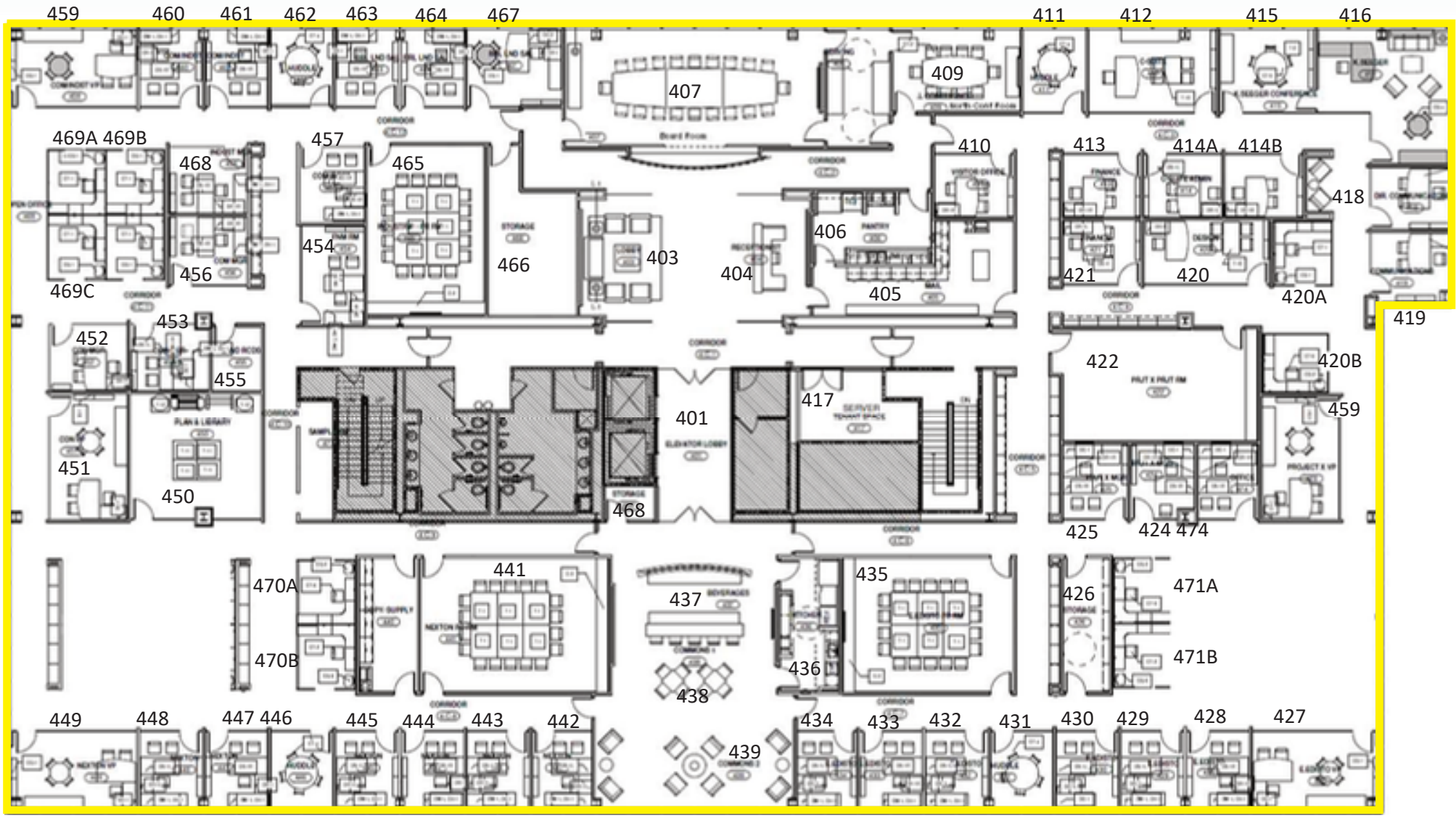
Nexton is the ideal location in the heart of Charleston's growth corridor. Named the 2021 Master Planned Community of the Year by the National Home Builders Association and the Best Master Planned Community in the U.S., Nexton is unique and offers its own brand of Lowcountry living. With commerce, business parks, restaurants, a variety of retail, fiber optic networks (GigaFi™), and parks and trails, Nexton has it all. The designers set out to make Nexton more intelligent, more efficient, and forward-thinking.

PROPERTY HIGHLIGHTS

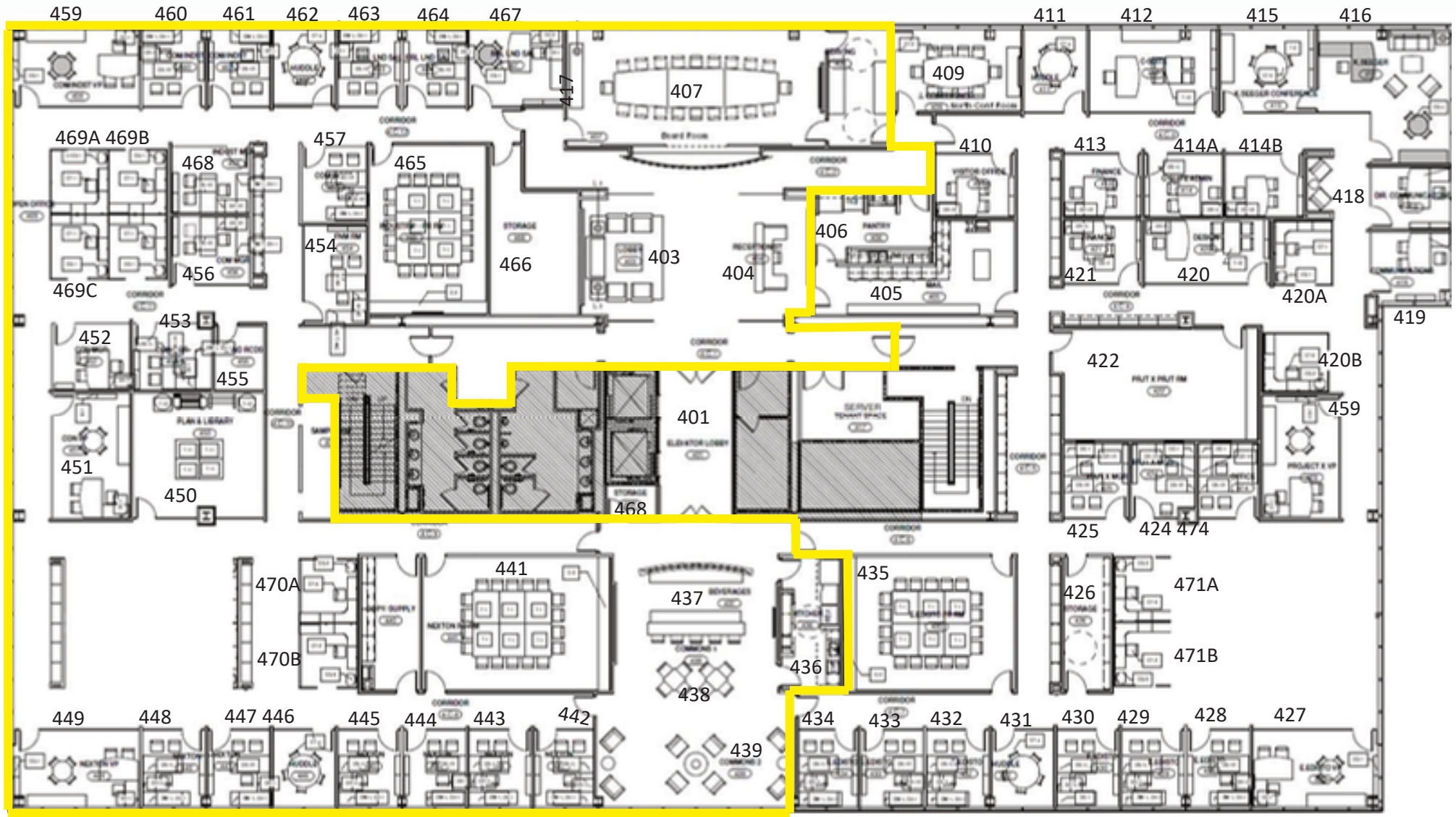
Offering the entire fourth floor of the Class A office space at 201 Sigma, Summerville, South Carolina. Whether looking for a mid-sized suite of 12,000 SF or the entire floor, this space is well appointed, and it shows. Sophisticated finishes in the common areas, break rooms large enough for corporate events, multiple conference rooms, high ceilings, and large corner offices create an atmosphere with stunning fourth-floor views. Close proximity to Boeing, Mercedes-Benz, and Volvo, with visibility from Interstate 26. This is the high-performance workplace with the best that the Tri-County has to offer.


SITE
Knightsville
Summerville
Lincolnville
Ladson
Goose Creek
Avenue
Ashborough of Oaks
Hanahan
Woodland
Wando
Charleston

25,300 SF

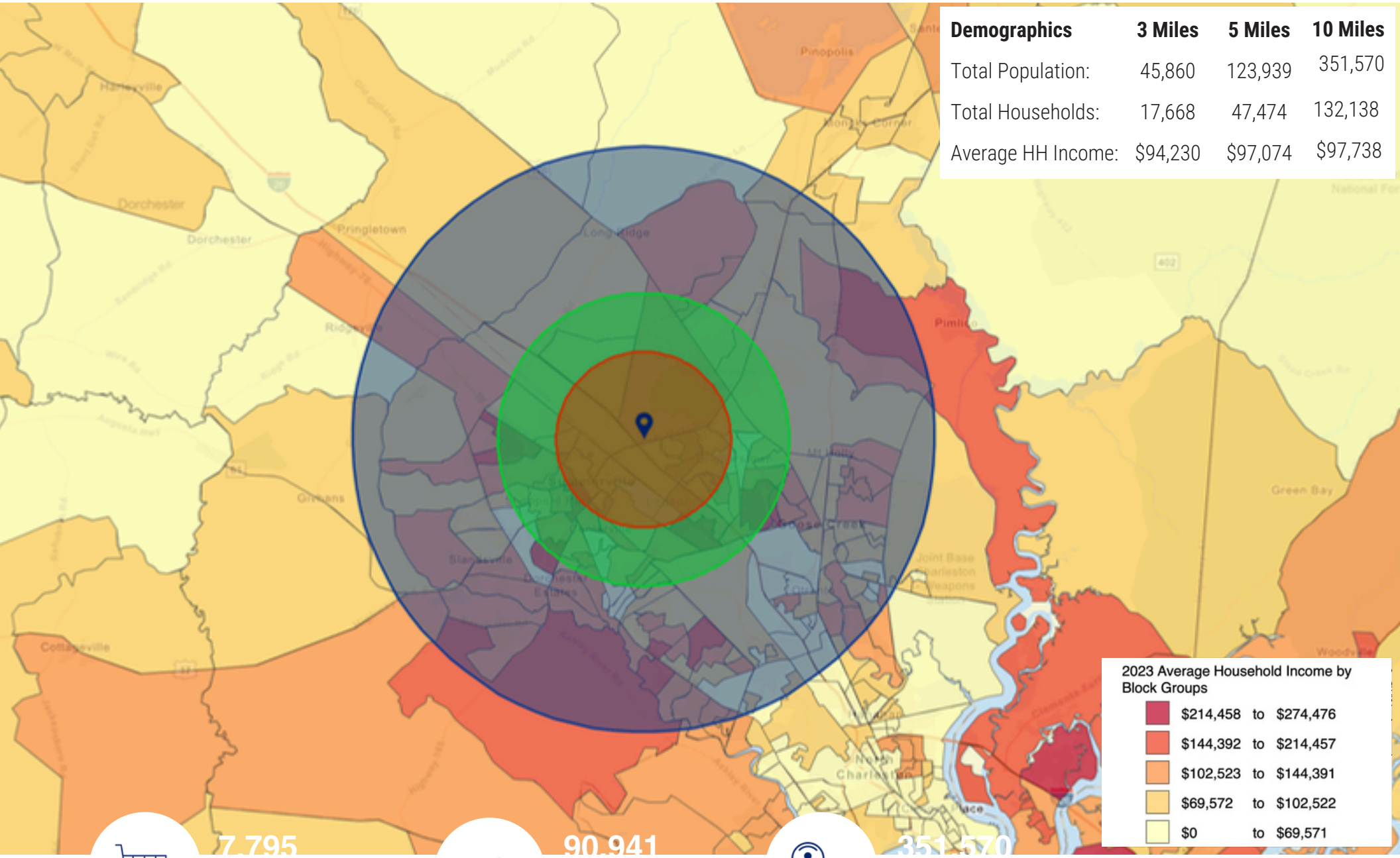

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12,000 SF


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DEMOGRAPHICS

Demographics	3 Miles	5 Miles	10 Miles
Total Population:	45,860	123,939	351,570
Total Households:	17,668	47,474	132,138
Average HH Income:	$94,230	$97,074	$97,738



7,795
Businesses within 10 Miles

90,941
Employees within 10 Miles

351,570
Population within 10 Miles

All demographics based on Esri forecasts for 2023


avid
COUNTRY
Taco Bell
Walls
Marriott
TJ maxx
TARGET
KOHL'S
SITE
201 Sigma Dr,
Summerville, SC 29486
BEST BUY
WYNDHAM
Ale House
Chick-fil-A
Ruby Tuesday
REGAL
Panera
CHASE
Walmart
BJ's
jiffy lube
belk
DUNKIN'
LOWE'S
FIRST WATCH
THE HOME DEPOT





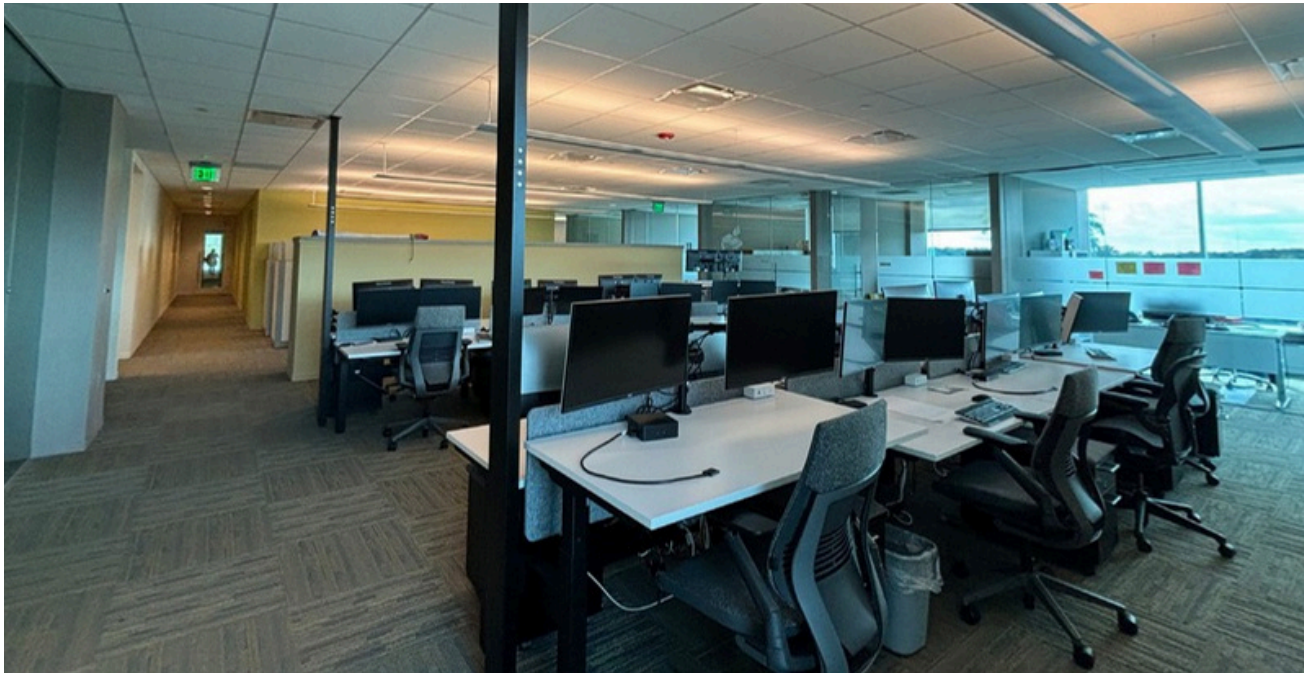





INTEGRITY
COLLABORATION
COURAGE
EXCELLENCE









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