



CLASS A OFFICE SPACE FOR LEASE

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 Best Master-Planned Community in the U.S., Nexton is unique and offers its own brand of LowCountry living. 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 8900 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-Daimler and Volvo with visibility from Interstate 26. This is the high performance workplace with the best that the Tri-County has to offer.

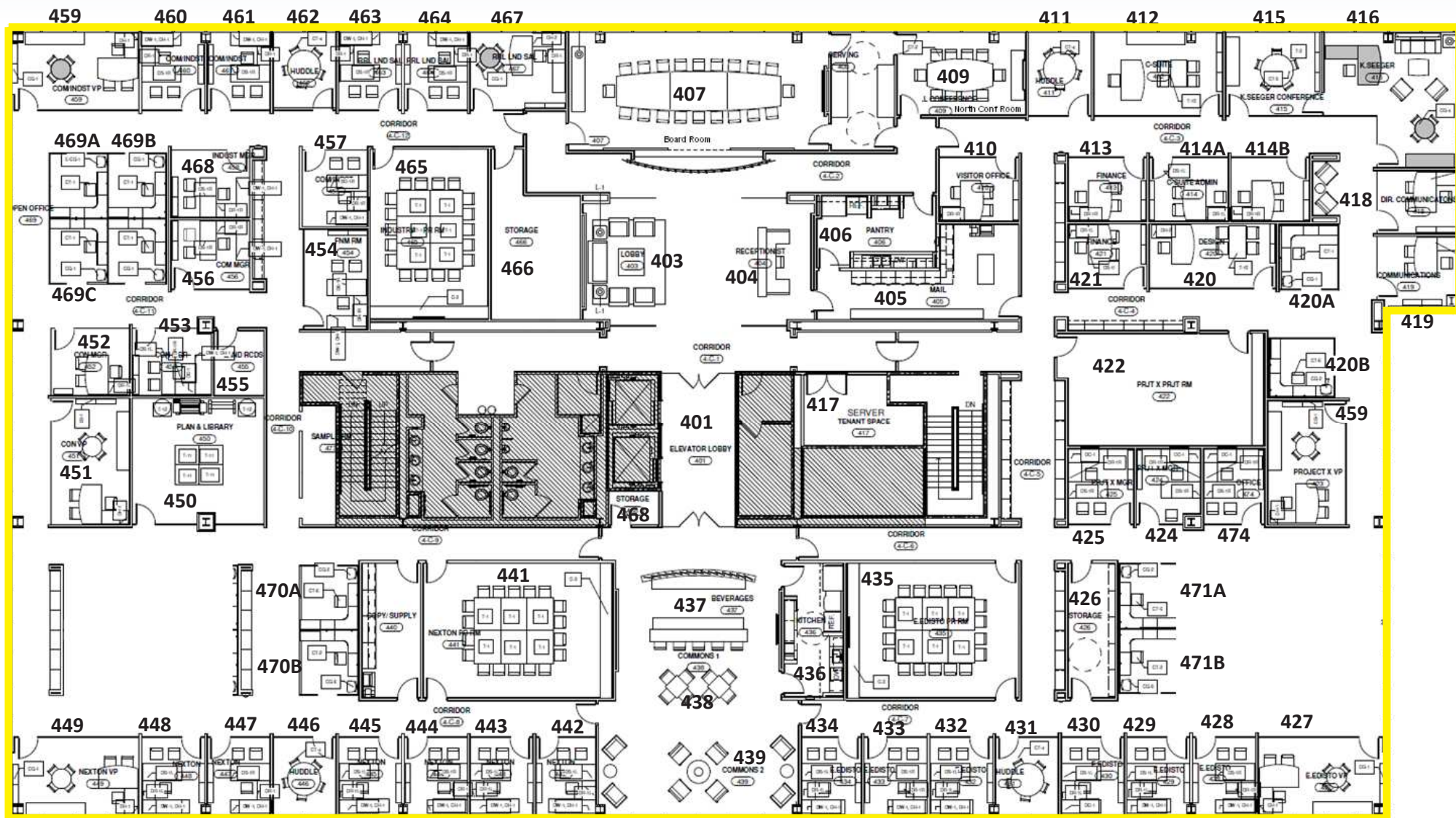


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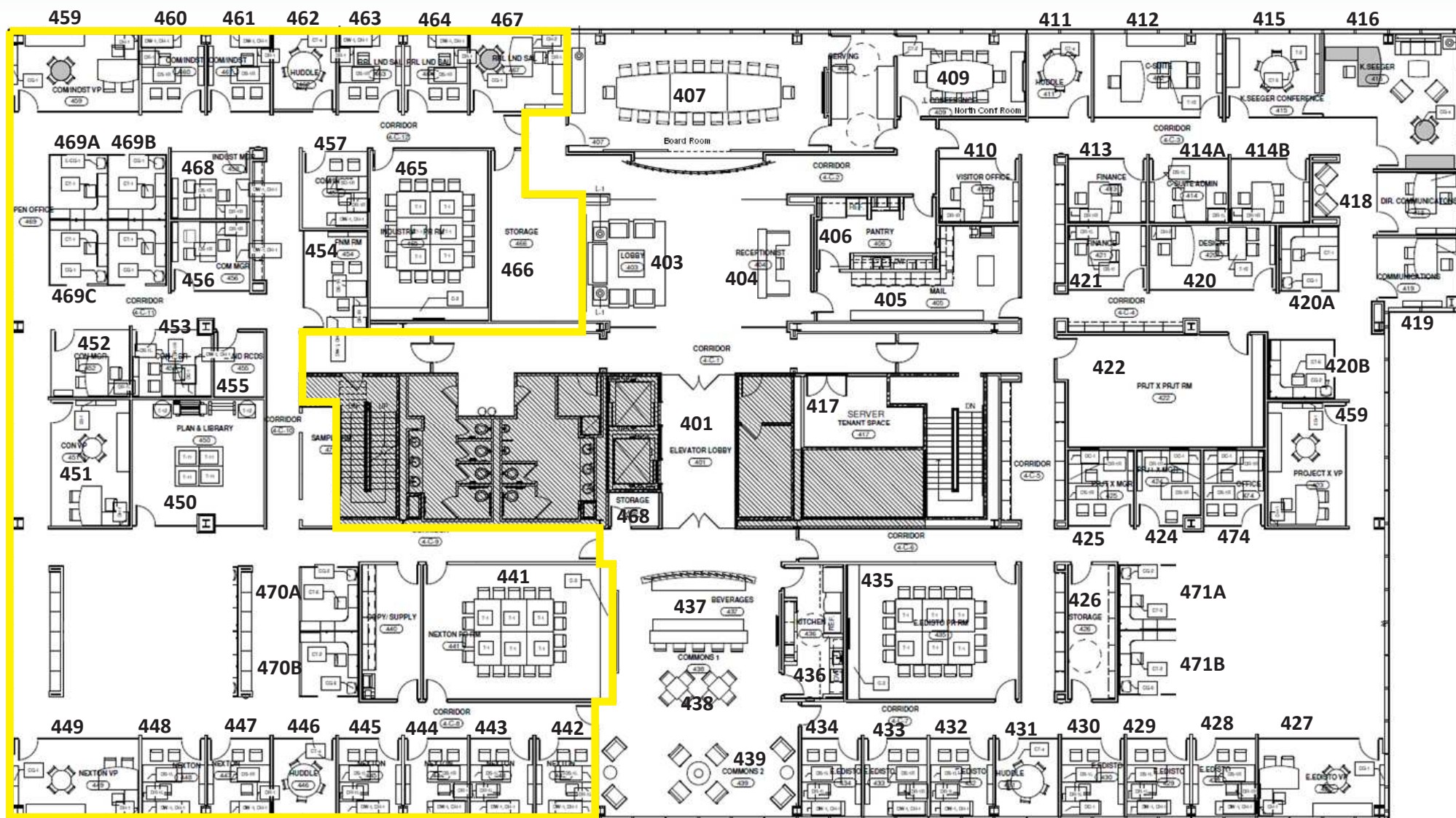
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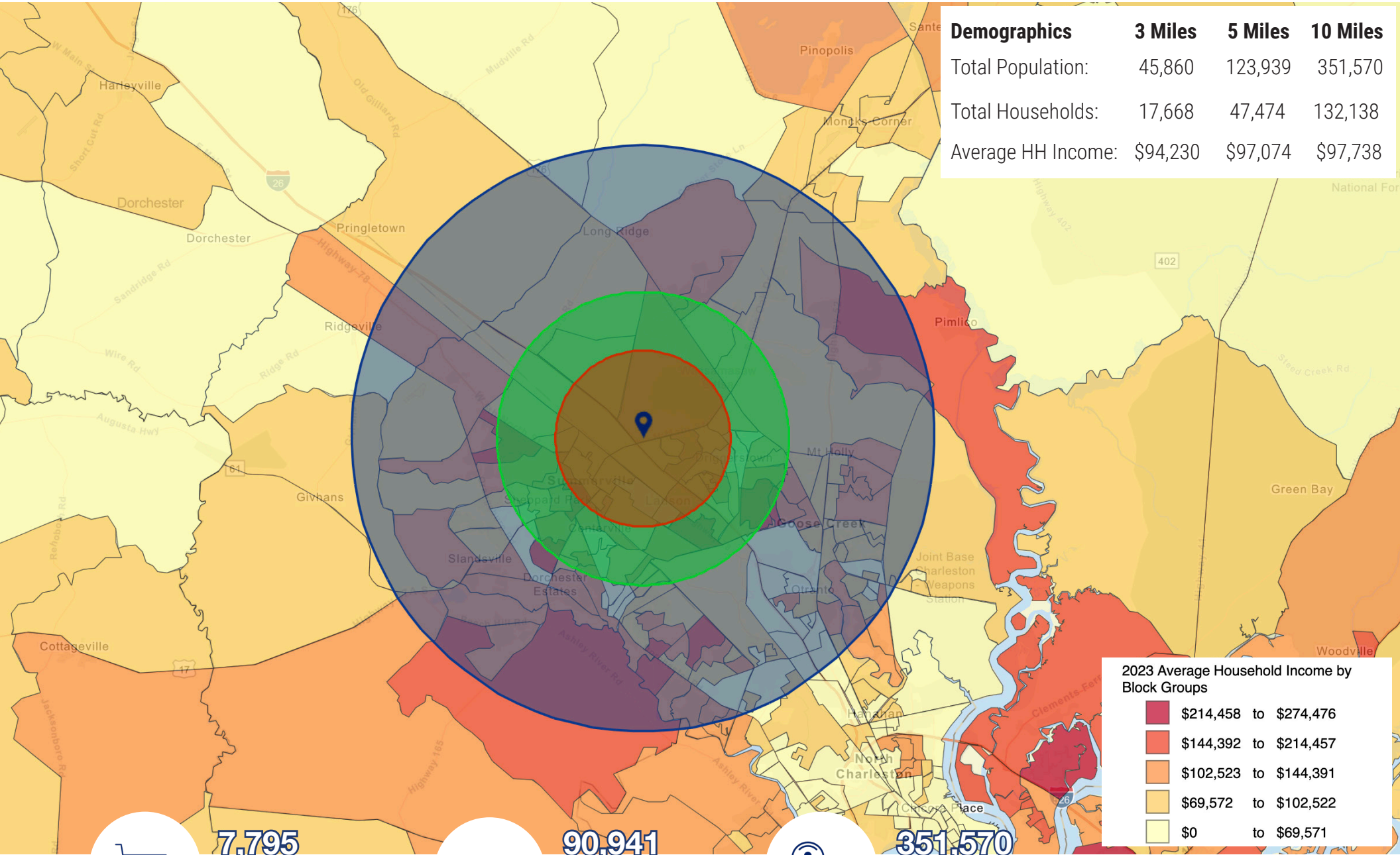
25,300 SF



8,985 SF



DEMOGRAPHICS



2023 Average Household Income by Block Groups

	\$214,458 to \$274,476
	\$144,392 to \$214,457
	\$102,523 to \$144,391
	\$69,572 to \$102,522
	\$0 to \$69,571



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



SITE

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Summerville, SC 29486

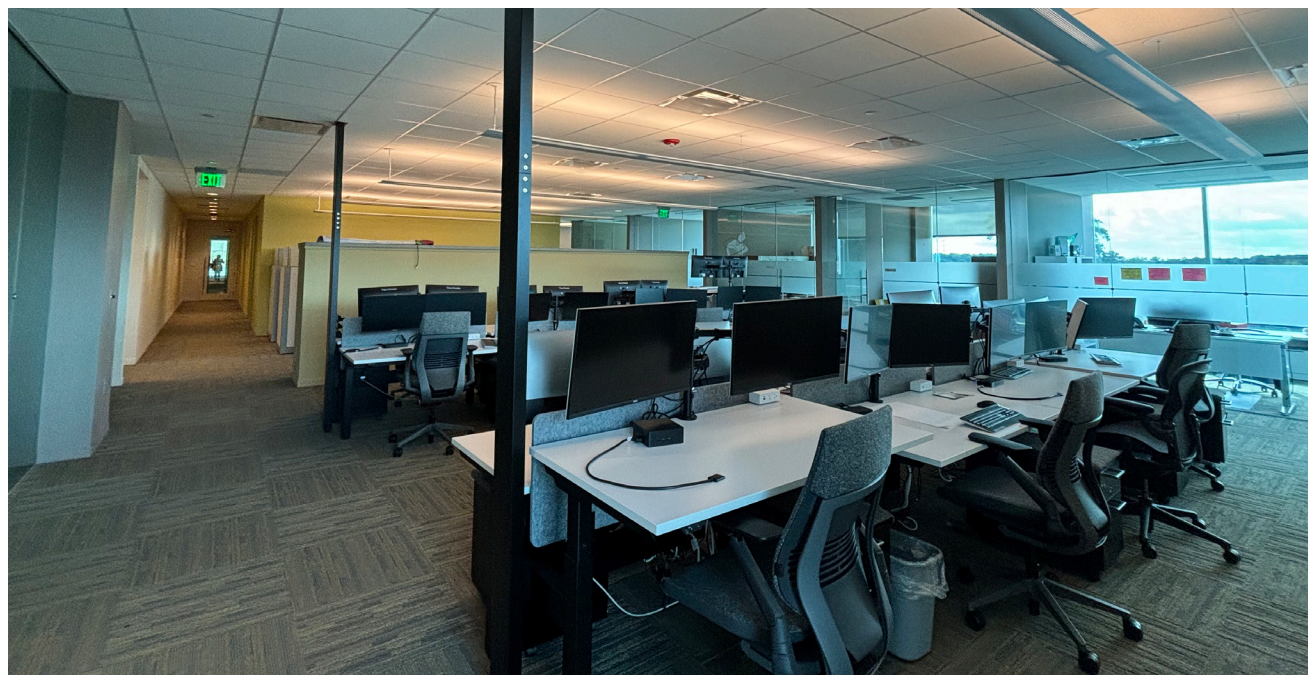


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