



12.2 ACRE  
OFFICE SITE  
FOR SALE



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## SIGMA DRIVE, SUMMERVILLE, SC

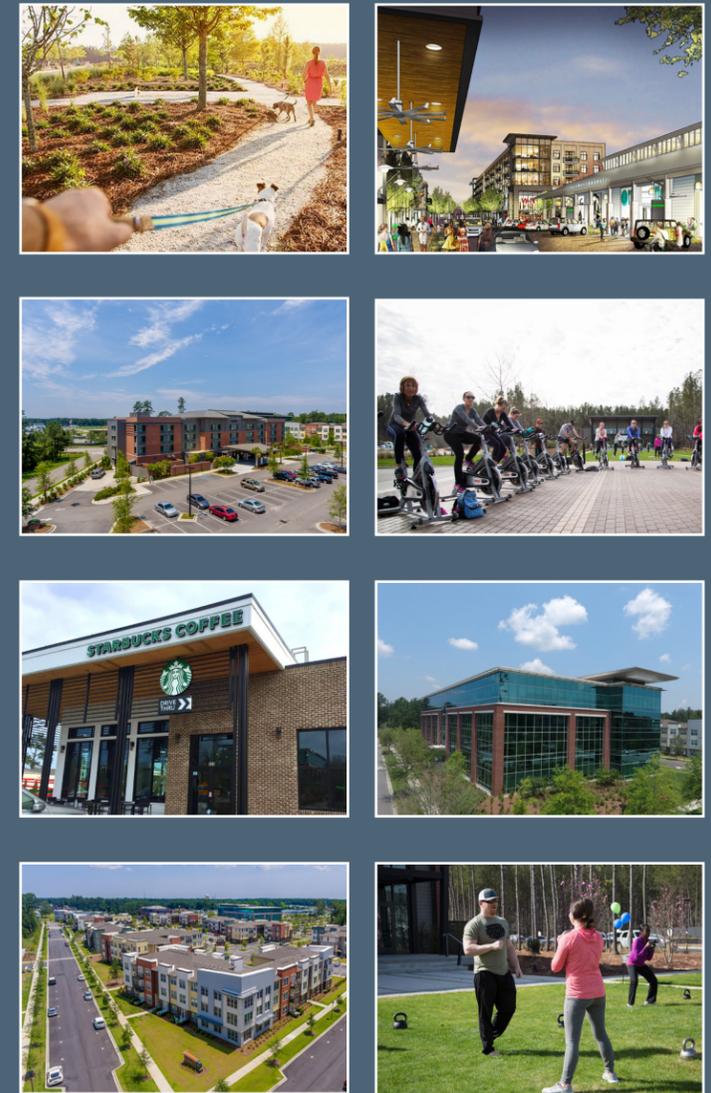
- > GATEWAY LOCATION APPROXIMATELY 25 MINUTES FROM DOWNTOWN CHARLESTON
- > WALKING DISTANCE TO AMENITIES INCLUDING HOTELS, RESTAURANTS AND RETAIL
- > ADJACENT TO ONE NEXTON, A 1.5 MSF RETAIL SHOPPING DESTINATION

# the urban hub where everyone wants to work

## WHY NEXTON FOR BUSINESS?

- > Within walking distance to a variety of conveniences businesses need to thrive: coffee houses, hotels, dining, green space, and entertainment venues.
- > Surrounded by a talented workforce means your employees most likely live near Nexton.
- > Easily accessible via two interstate interchanges and abundant parking for employees and visitors.
- > Adjacent to Charleston's newest entertainment destination, ONE Nexton, an outdoor venue with approximately 1.5MSF of shops, restaurants, residences and office space.
- > Benefit from the fastest internet speeds available with Gigabit technology throughout the community.

## EVERYTHING'S CLOSE TO EVERYTHING ELSE - CONNECTED BY TRAILS, NATURE AND WIFI



\*Conceptual on opposite page represents part of Nexton Master Plan.



PALMETTO PRIMARY CARE

SCRA OFFICE BUILDING

PARKS AT NEXTON

BROWN FAMILY PARK

NEXTON OFFICE BUILDING (Multi-tenant)

CPM FEDERAL CREDIT UNION

CAROLINA ALE HOUSE

NEXTON SQUARE Planned Retail

STARBUCKS

RESIDENCE INN Opening 2018



EXCLUSIVELY MARKETED BY:

