



The Yard

AT NEXTON



The Yard

The Yard at Nexton will be a fully amenitized modern work environment in the fastest growing region of South Carolina. Creative office space with efficient layouts will support collaborative and innovative tenants. For employees traveling to The Yard at Nexton from Mount Pleasant or West Ashley, commuters will oppose the direction of typical daily traffic and face less congestion. This means more time spent at home or with friends. Accessibility to outdoor trails and close proximity to retail and dining will enhance company culture and promote a healthy lifestyle for employees.

With a smart, vibrant blend of businesses, schools, new homes, apartments and eateries, Nexton stakes its claim as the Gateway to Charleston. The area will include curated retail, hotel, multifamily and office space, making it the region's go-to retail destination for those looking for inspired, charming and authentic experiences.

Live, work and play at Nexton.

Connectivity Meets Creativity

The Yard at Nexton is an innovative office community ready to house your business. The development is client centric, and offers a campus style, amenity-rich work environment in close proximity to restaurants and retail nearby, allowing for a true “Live, Work, Play” experience.

comfortably & connected

collaboratively & creatively

in a social & shopping atmosphere

Office

- Collaborative layout
- Flexible work spaces
- Environmentally conscious office space
- Walkable location with on-site dining location
- Forward thinking design to aid in employee retention and company culture

Amenities

- Furnished training center with audio visual
- Nursing room available
- WiFi accessible outdoor work and play environment
- On-site coffee and juice bar cafe available
- Banking and mail services
- 16ft ceilings for retailers
- On-site parking for vehicles and bicycles
- Connectivity to 10 miles of trails weaving through the community
- On-site fitness center with shower and lockers



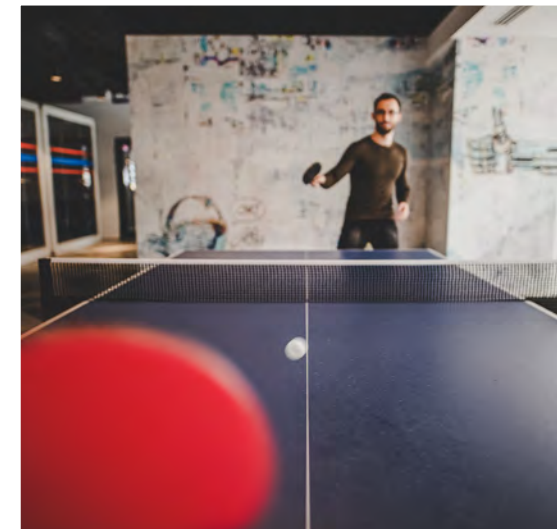
Retreat

From lunch breaks, to happy hours, to weekend relaxation, The Yard at Nexton will soon be one of the best places to hang out in the Summerville area. The outdoor space connecting the buildings will provide a “campus” feel. Customers can dine at the first-floor restaurant, then walk over to the all day cafe to enjoy outside. The grassy outdoor area will be a wonderful place to play, mingle with friends and share ideas. For employers, The Yard at Nexton’s amenities will provide a quick retreat for employees to step out and grab coffee, sit down for lunch and relax before returning to work.



Gallery

Community meets collaboration. The Yard at Nexton is all about connectivity and promoting a live, work, play atmosphere. Nexton is business-ready and people-friendly; mixing offices, homes, shops, schools, parks and restaurants. The Yard lets you walk or pedal from a beautiful home to your office, to lunch with a friend or to a concert in the park.



Site Plan



Lush landscaping weaves throughout The Yard at Nexton in a display of manicured grass, fragrant flowers, a variety of green foliage and carefully placed shrubs. This provides tenants an outdoor oasis and retreat for workday breaks, while supporting sustainability in the community.



Specially designed breezeways encourage connection and cooperation throughout the campus, integrating people in new and unexpected ways. These walkways provide visual and physical proximity, helping create a greater volume of cross-campus engagement and idea exchanges.



The Yard at Nexton will be comprised of five office buildings: two 39,000 SF three-story buildings, one 22,500 SF two-story building and two 7,500 SF one-story buildings. The office buildings will be open concept with wifi-enabled collaboration spaces, shared conference room, an event center for large team meetings and the highest gig internet in South Carolina.



Abundant parking surrounds the office buildings, creating ease of access for tenants. There will be plenty of spaces for vehicles and bicycles.



Building 1: Front Elevation



Building 1: Right Elevation



Building 1: Rear Elevation



Building 1: Left Elevation



Building 5: Front Elevation



Building 5: Rear Elevation



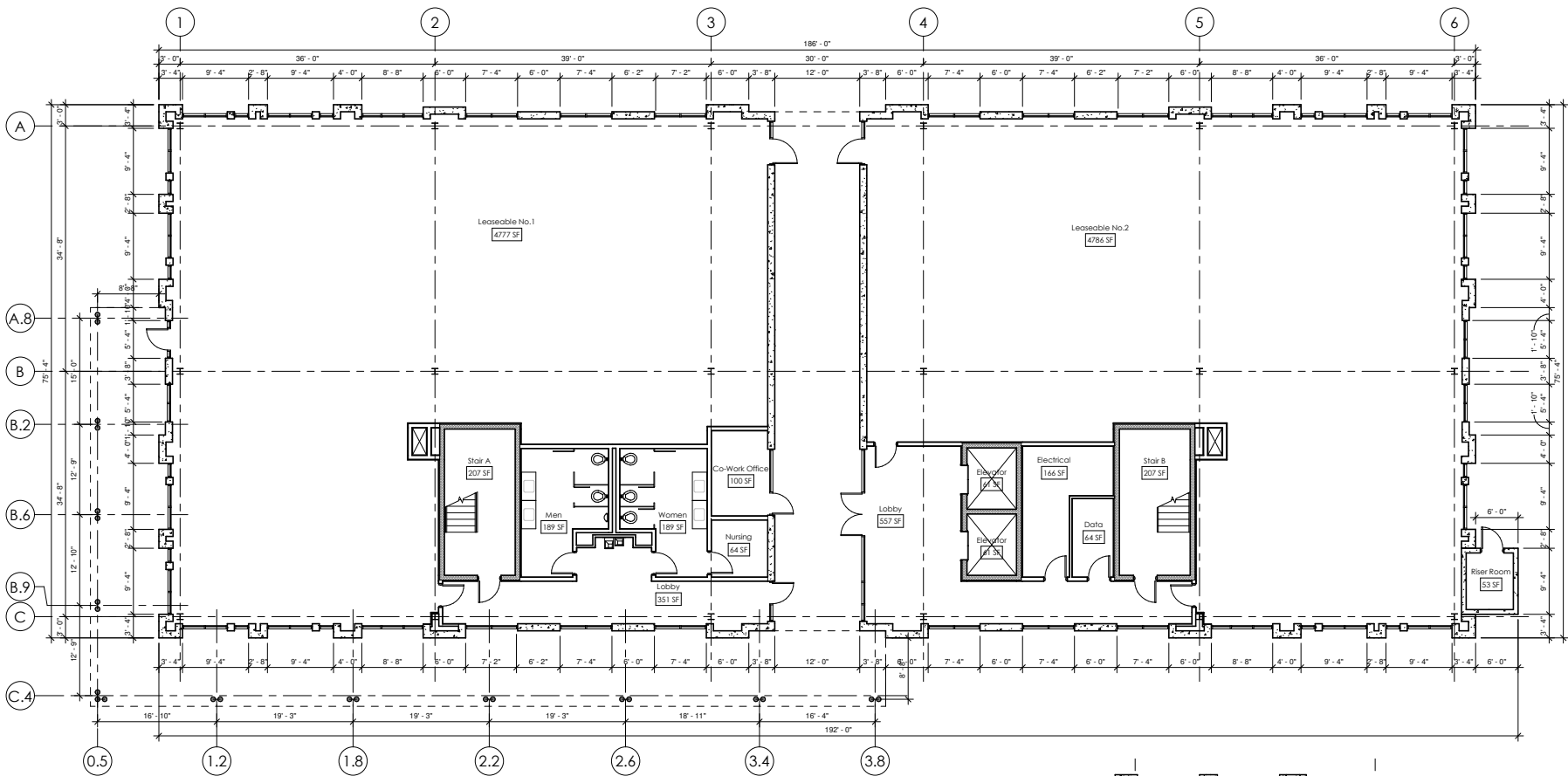
Building 5: Right Elevation



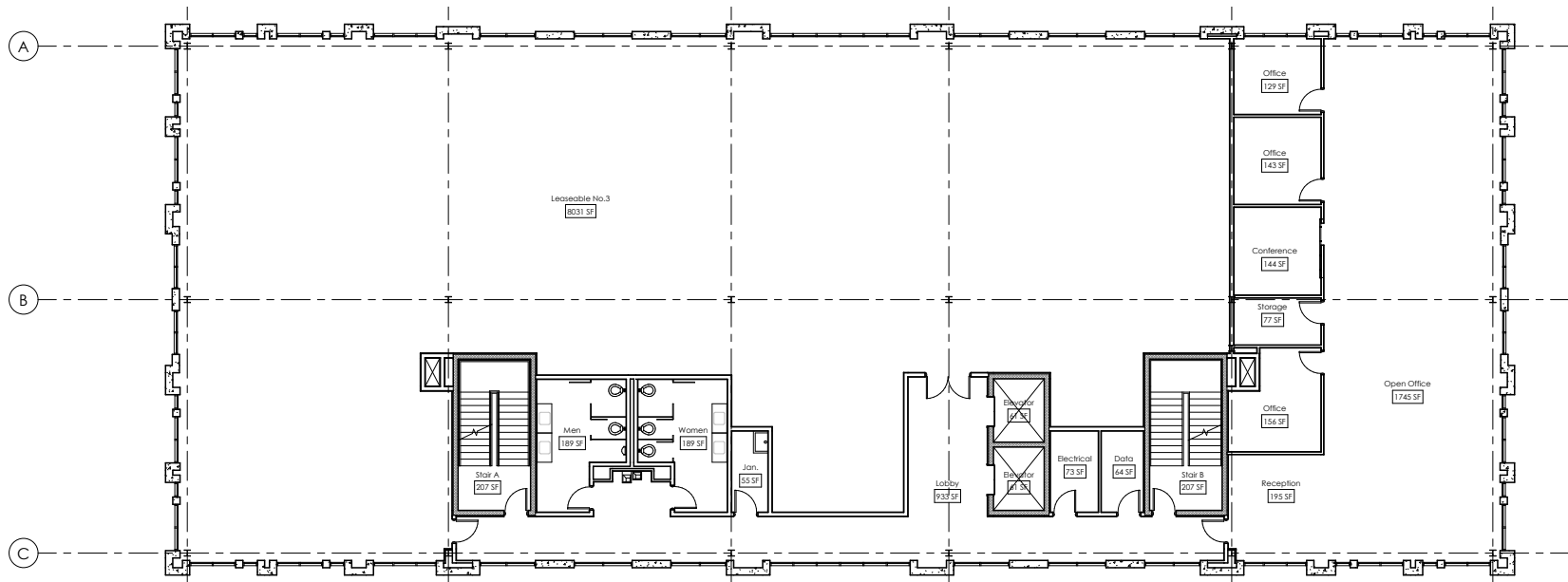
Building 5: Left Elevation

Sample Building Floor Plan

Level One



Level Two





Nearby employers include Joint Base Charleston (22,000), Boeing (7,300), the Berkeley County School District (6,600), Volvo (1,500) and Mercedes Benz (1,100).



With a thriving atmosphere, this area is seeing great population growth. Within 10 miles of Nexton, the 2019 population was 293,614 and it is forecast to grow to 327,023 in 2024.



Three neighborhoods with all kinds of homes for all kinds of people. The Nexton community has parks galore, a growing list of employers, shops and eateries. On the horizon: a regional shopping destination and job center.



Nexton Parkway has great visibility and sees a substantial amount of traffic. In 2019, south of Brighton Park Boulevard saw 14,839 VPD, south of Scholar Way saw 13,240 VPD and north of Del Webb saw 10,685 VPD. Vehicles per day = VPD.



Nexton became South Carolina's first gigabit community and the most technologically advanced community in the Charleston region. Delivered by Home Telecom, exclusively in Nexton, the GigaFi 100% fiber optic network is capable of delivering speeds up to 10 gig.



Nexton's location puts the entire region at your fingertips. With Charleston growing up the I-26 corridor, this is the place to be. Nexton is just 25 miles from historic Charleston and five miles from downtown Summerville.

Master Plan



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