

# HOME TELECOM TECHNOLOGY CENTER

NEW CLASS A OFFICE  
FOR LEASE

1247 NEXTON PARKWAY, SUMMERVILLE, SC 29486



Up to 13,000 RSF  
Available for  
Lease



Ground  
Floor Retail  
Opportunity



Amenity-Rich  
Location



Net of Utilities  
and Janitorial



Targeting  
Technology  
& Innovation  
Companies

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**BRIDGE  
COMMERCIAL**

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NEXTON'S LOCATION PROVIDES OFFICE USERS WITH ABUNDANT AMENITIES, PARKING AND DIRECT ACCESS TO I-26 VIA THE NEW INTERCHANGE AT NEXTON PARKWAY.



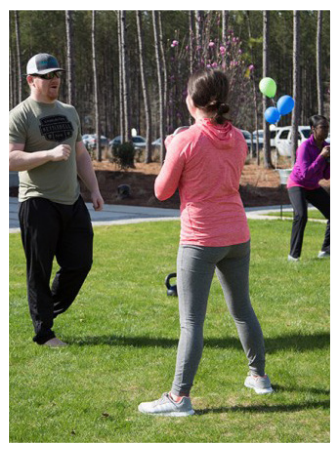
WHY NEXTON FOR BUSINESS?

-  Located in the award-winning Nexton master-planned community in Summerville.
-  Walking distance to a variety of restaurants, retail services and new residential developments.
-  Access to walking trails, parks and mixed use amenities.
-  Direct access to I-26 and Highway 17A providing easy access to all areas for employees and clients.
-  Proximate to multiple shopping centers including Nexton Square and other everyday conveniences including coffee, hotels, gyms, banks, office supply, etc.
-  Brand new space with building amenities including gigabit internet capability and co-working space.





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

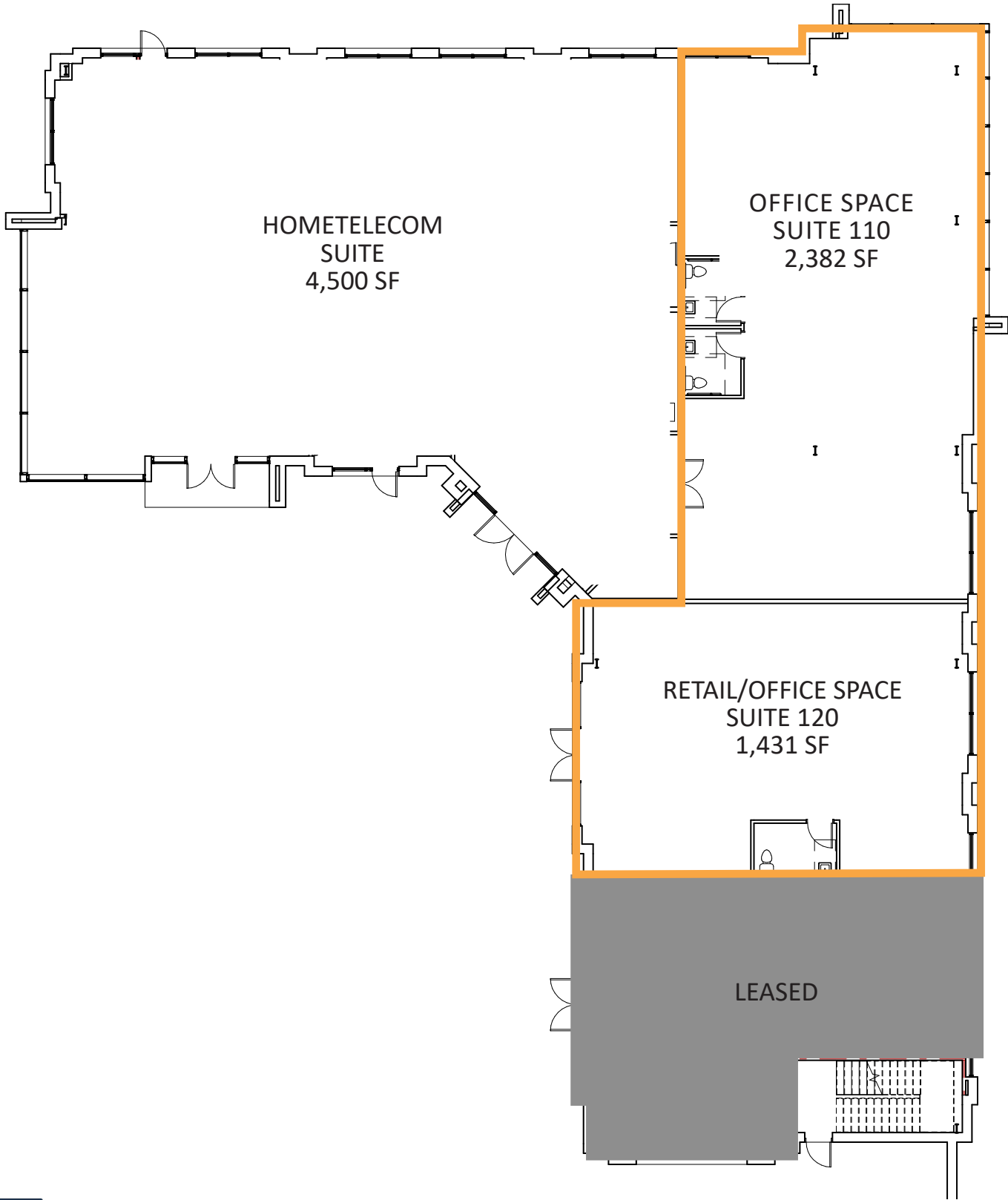


THE BURGEONING  
TECHNOLOGY HUB



HOME TELECOM | FIRST FLOOR

SUITE 110: 2,382 SF  
SUITE 120: 1,431 SF  
TOTAL AVAILABLE: 3,813 SF



HOME TELECOM | SECOND FLOOR

TECH SHARED SPACE CONCEPT  
PLANNED COWORKING SPACE AVAILABLE; CAN SUBDIVIDE





# ACTIVITY IN NEXTON



HOME TELECOM  
OFFICE  
20,000 SF

9  
EXIT  
197

INTERSTATE  
26

SIGMA DR

BRIGHTON PARK BLVD

\* Conceptual represents part of Nexton Master Plan. Subject to change.



US  
17A  
EXIT  
199

## EXISTING



1  
THE PARKS  
APARTMENTS



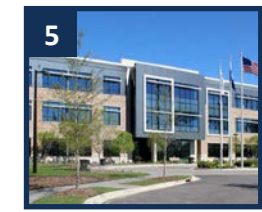
2  
COURTYARD  
MARRIOTT



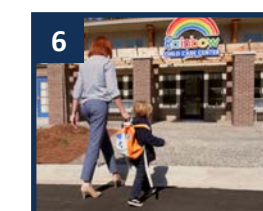
3  
RESIDENCE INN



4  
FORESTONE OFFICE  
BUILDING



5  
SCRA OFFICE  
BUILDING



6  
KINDER CARE



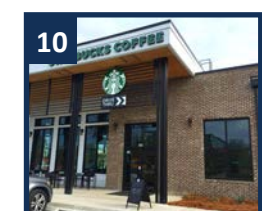
7  
CAROLINA ALE HOUSE



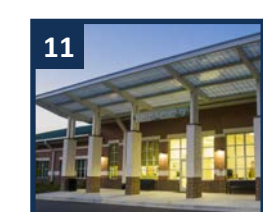
8  
BROWN FAMILY PARK



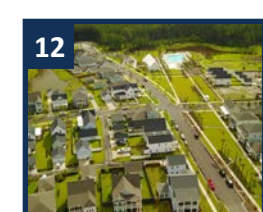
9  
NEXTON PARKWAY  
INTERCHANGE



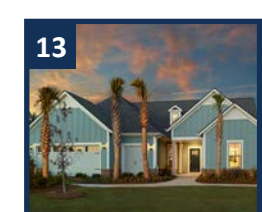
10  
STARBUCKS



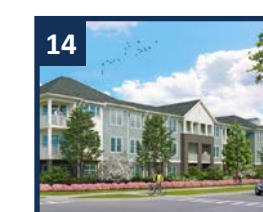
11  
NEXTON  
ELEMENTARY



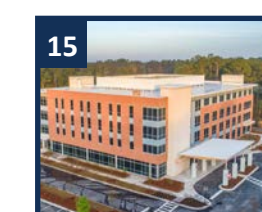
12  
BRIGHTON PARK  
RESIDENTIAL



13  
DEL WEBB ACTIVE  
ADULT COMMUNITY

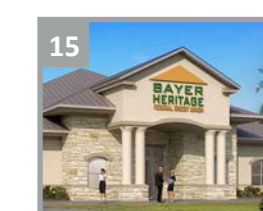


14  
BRIGHTON PARK  
VILLAGE

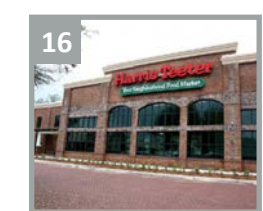


15  
MEDICAL OFFICE  
BUILDING

## UNDER CONSTRUCTION OR PLANNED



15  
BAYER HERITAGE BANK



16  
HARRIS TEETER  
GROCERY



17  
CORPORATE OFFICE  
CAMPUS



18  
BAKER AUTOMOTIVE  
DEALERSHIP



19  
RETAIL &  
PROFESSIONAL VILLAGE



20  
NEXTON SQUARE  
RETAIL CENTER



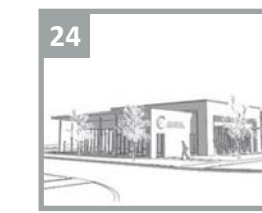
21  
TRACT B  
CLASS A OFFICE  
BUILDINGS



22  
TRACT 37  
CAMBRIA HOTEL



23  
DUAL-BRANDED  
HILTON & CONFERENCE  
CENTER



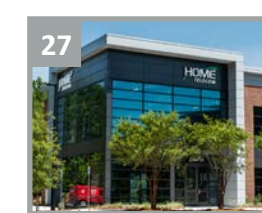
24  
COASTAL FERTILITY  
SPECIALISTS



25  
HYATT HOTEL



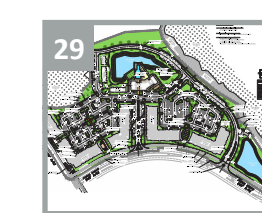
26  
SURGERY CENTER



27  
HOME TELECOM



28  
REFUEL



29  
SPECTRUM





PLANNED RESIDENTIAL  
DEVELOPMENT  
5,778 Residences

CANE BAY &  
CANE BAY DEL WEBB  
7,236 Residences

NORTHEAST VILLAGE  
2,683 Residences

DEL WEBB ACTIVE ADULT (55+)  
& FUTURE PHASE  
1,009 Residences

HOME TELECOM  
OFFICE  
20,000 SF

NEXTON  
ELEMENTARY

ALTA  
BRIGHTON PARK  
329 Units

PLANNED  
MUSC HOSPITAL  
128 Beds

BRIGHTON PARK VILLAGE  
& FUTURE PHASE  
676 Residences

CARNES CROSSROADS  
4,800 Residences

PLANNED  
OFFICE CAMPUS

REFUEL  
GAS

PLANNED  
MULTIFAMILY  
345 Units

MEDICAL OFFICE CAMPUS  
100,000 SF

HILTON DUAL-BRANDED  
CONVENTION HOTEL  
250 Keys

SURGERY CENTER

WORKPLACE @ NEXTON  
PROFESSIONAL OFFICES  
20,000 SF

AZAZLEA SQUARE SHOPPING CENTER

CAMBRIA HOTEL  
95 Keys

HYATT HOTEL

SCRA OFFICE  
75,000 SF

THE PARKS  
320 Units

THE OFFICES AT  
NEXTON  
100,000 SF

NEXTON SQUARE

HOME2

COUNTRY  
INN & SUITES

SLEEP  
INN & SUITES

WYNDHAM  
GARDEN

\*The traffic count of 112,000 VPD is  
at I-26 and east of Exit 199A.





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