



CLASS A OFFICE SPACE FOR LEASE

201 Sigma Drive
Summerville, SC 29483



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

Kip Bowman
(C) 843.437.0074
kipbowman@gmail.com

Sara Bodell
(C) 864.903.2731
sbodell@cbcatlantic.com



OFFERING SUMMARY

Office Class:	Class A
Lease Rate:	\$30 - \$32 PSF
Total Available:	4,450 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 it's 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 4500 SF, 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.

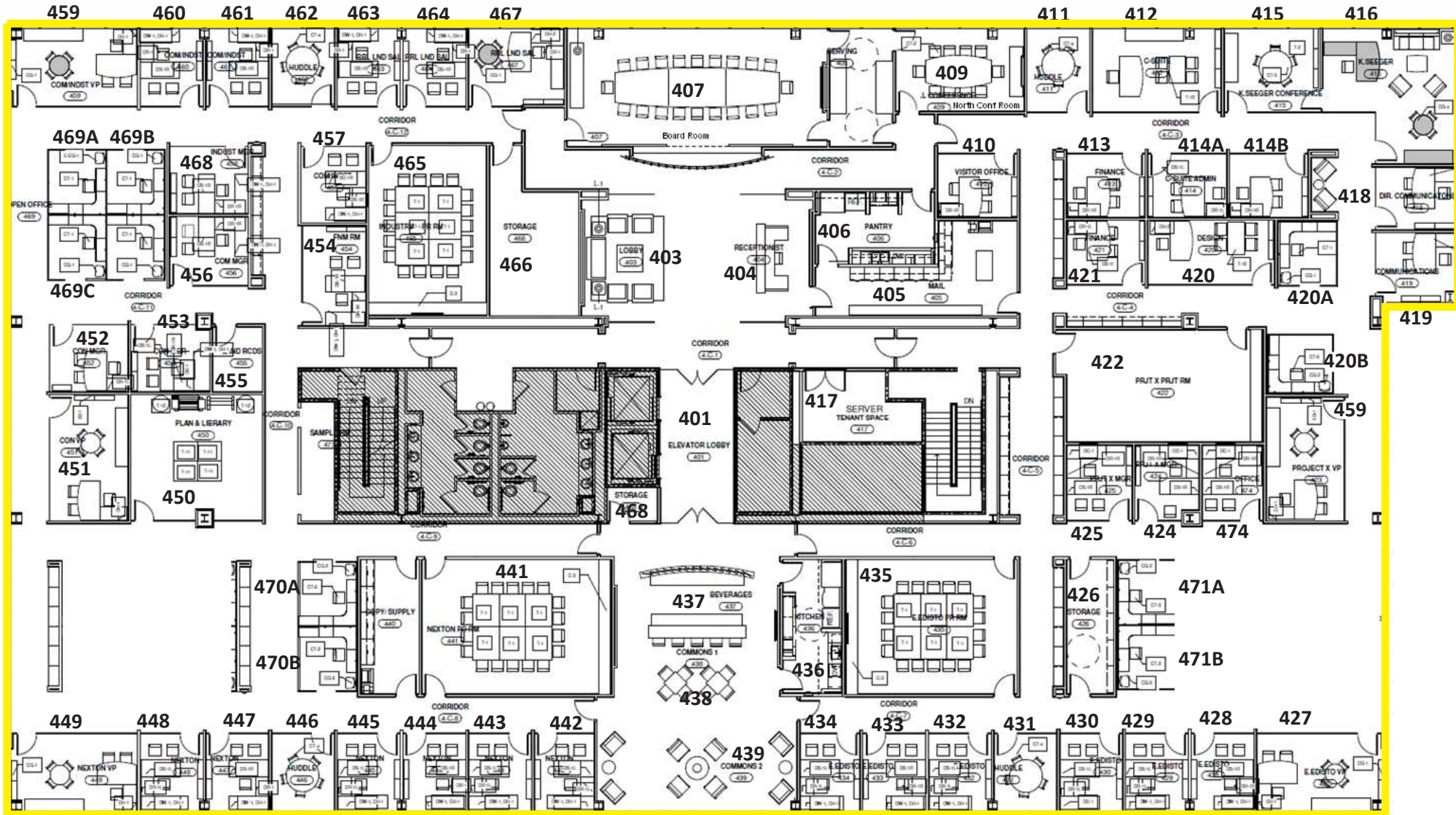


COLDWELL BANKER
COMMERCIAL
ATLANTIC

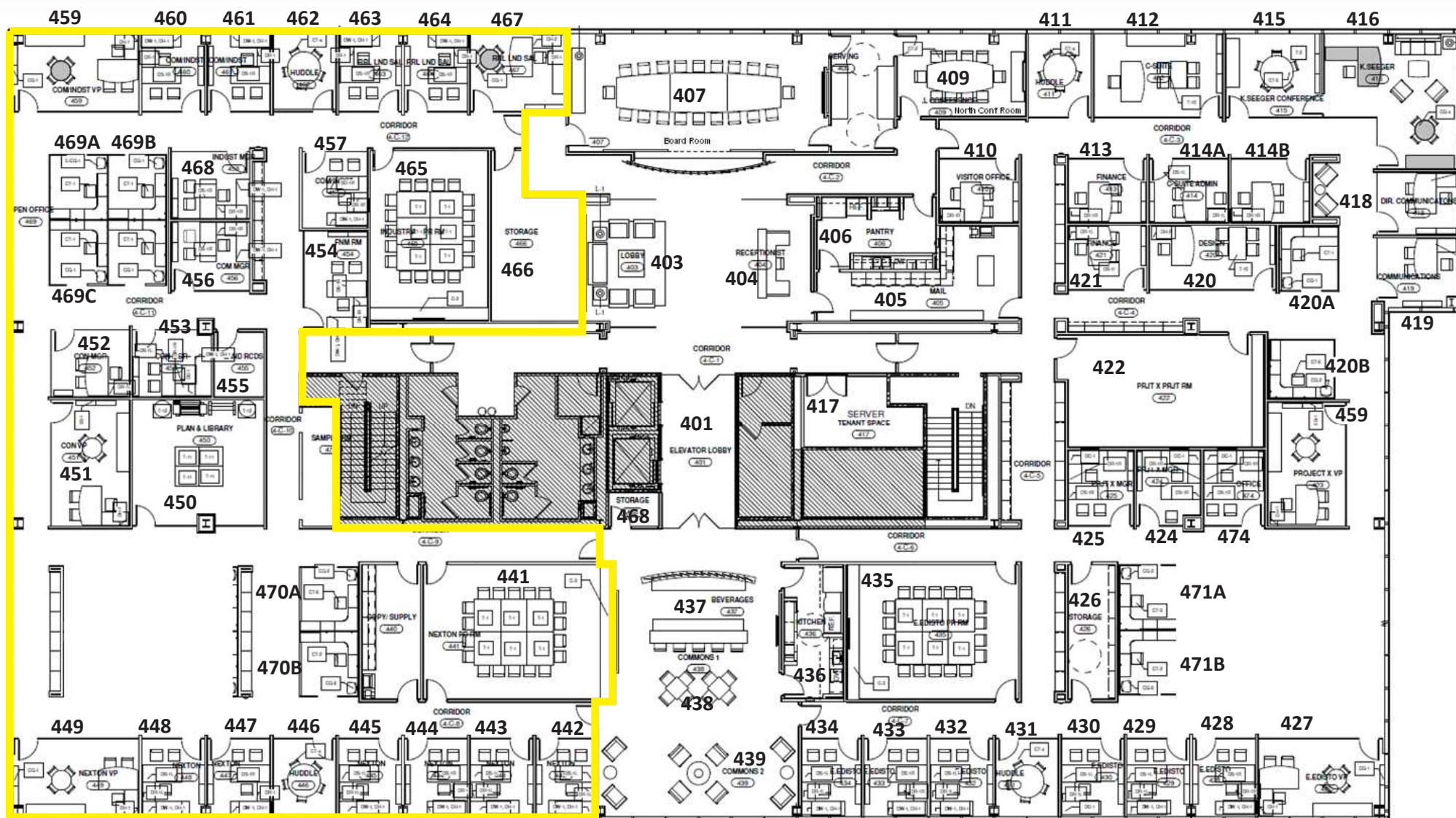
201 Sigma Drive | Summerville, SC 29483

CLASS A OFFICE SPACE FOR LEASE

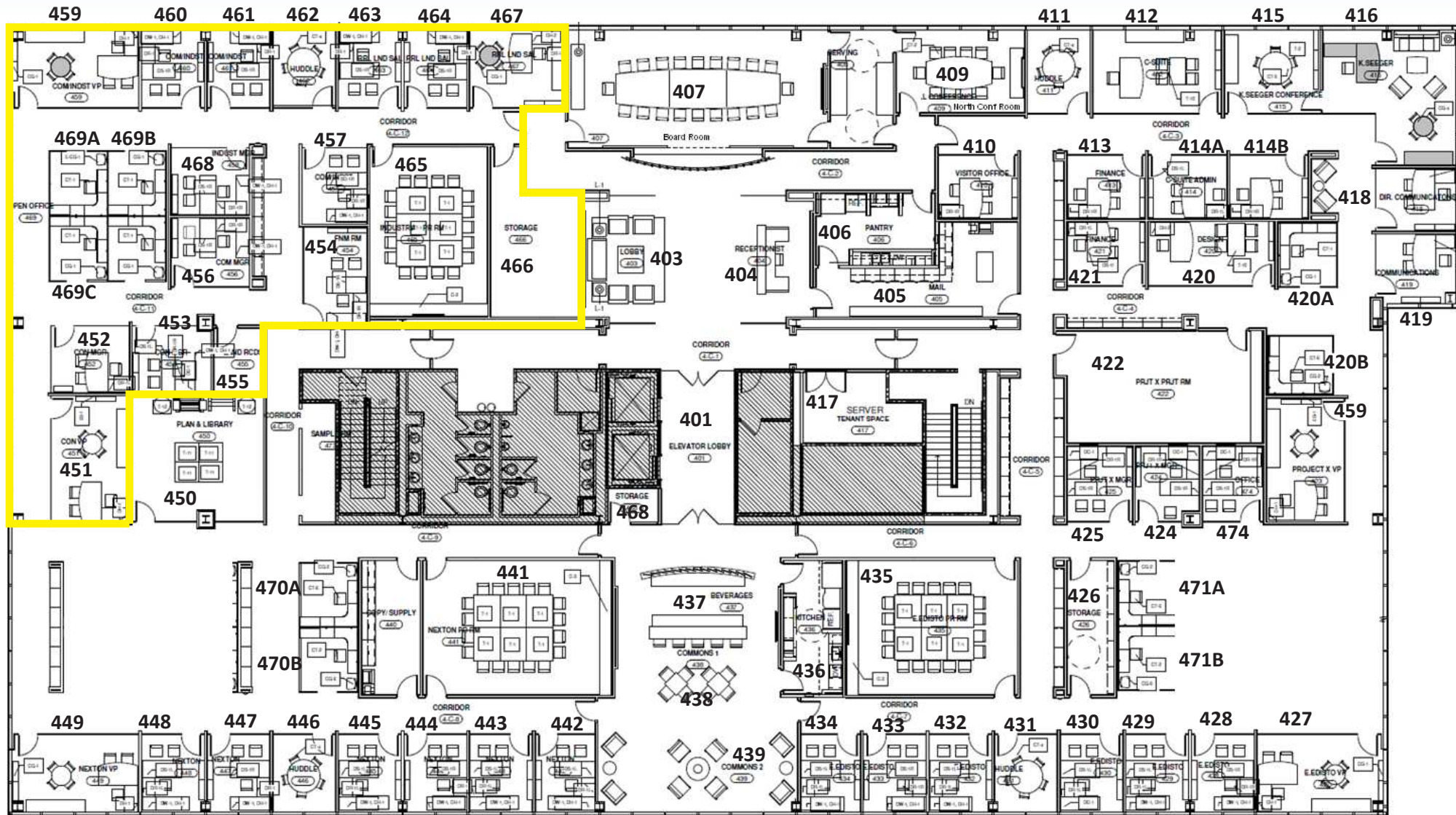
25,300 SF



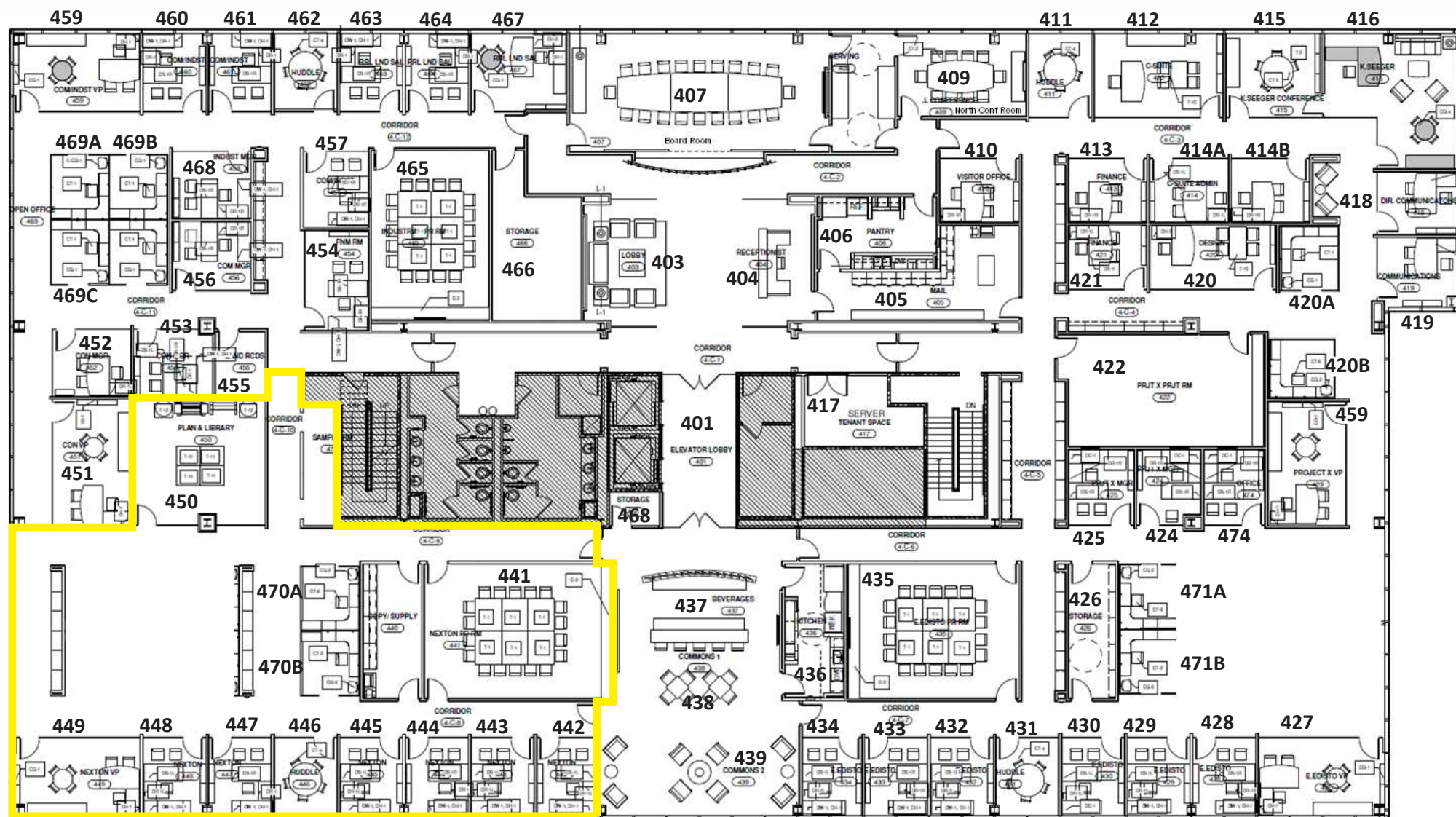
8,985 SF



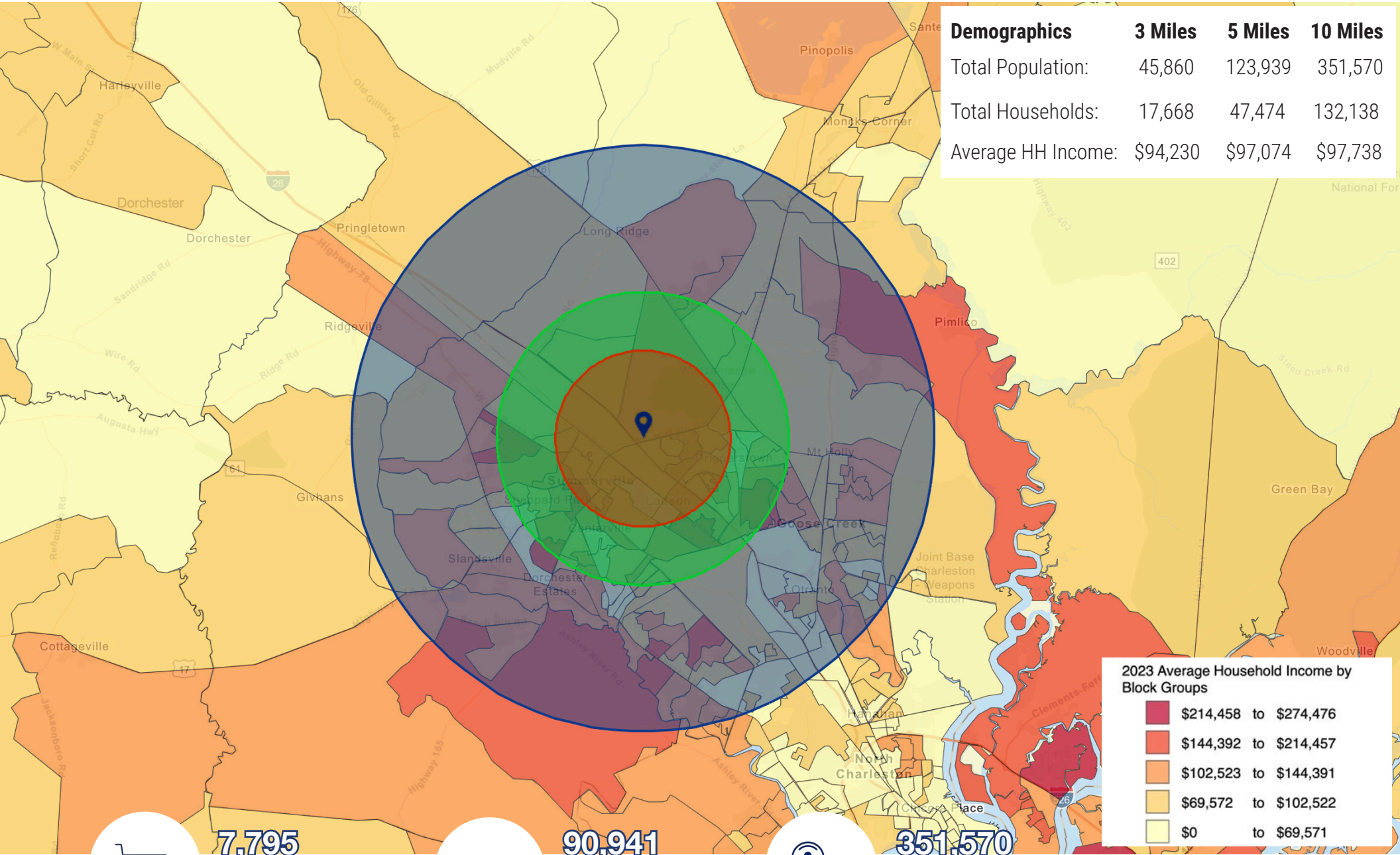
4,450 SF



4,535 SF



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
AN IHG HOTEL

COUNTRY
INN & SUITES
BY HILTON

TROBOY

Hall's
CHOPHOUSE

ROOGAN'S
SOUTHERN
KITCHEN

Marriott

201 Sigma Dr,
Summerville, SC 29486



CAROLINA
ALE HOUSE
FOOD & SPORTS BAR

MC
SWEET
MCELVEEN
CIVIC

WYNDHAM
HOTELS & RESORTS

Ruby
Tuesday

Chick-fil-A

Panera
BREAD

CHASE

REGAL

BEST
BUY

TJ-maxx



KOHL'S

Walmart

BJ's
Live Generously

belk

LOWE'S

DUNKIN'

jiffylube

FIRST WATCH
THE DAYTIME CAFE



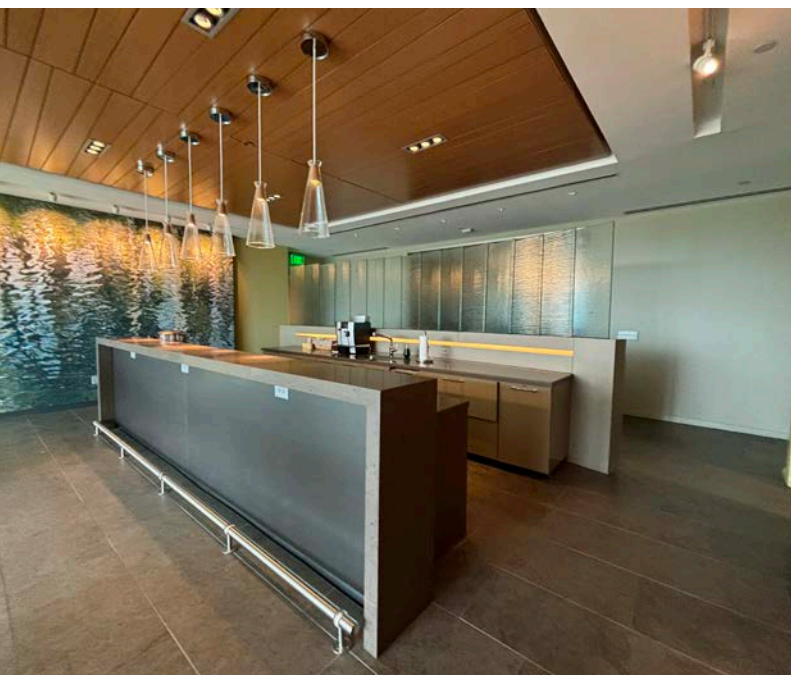
THE
HOME
DEPOT

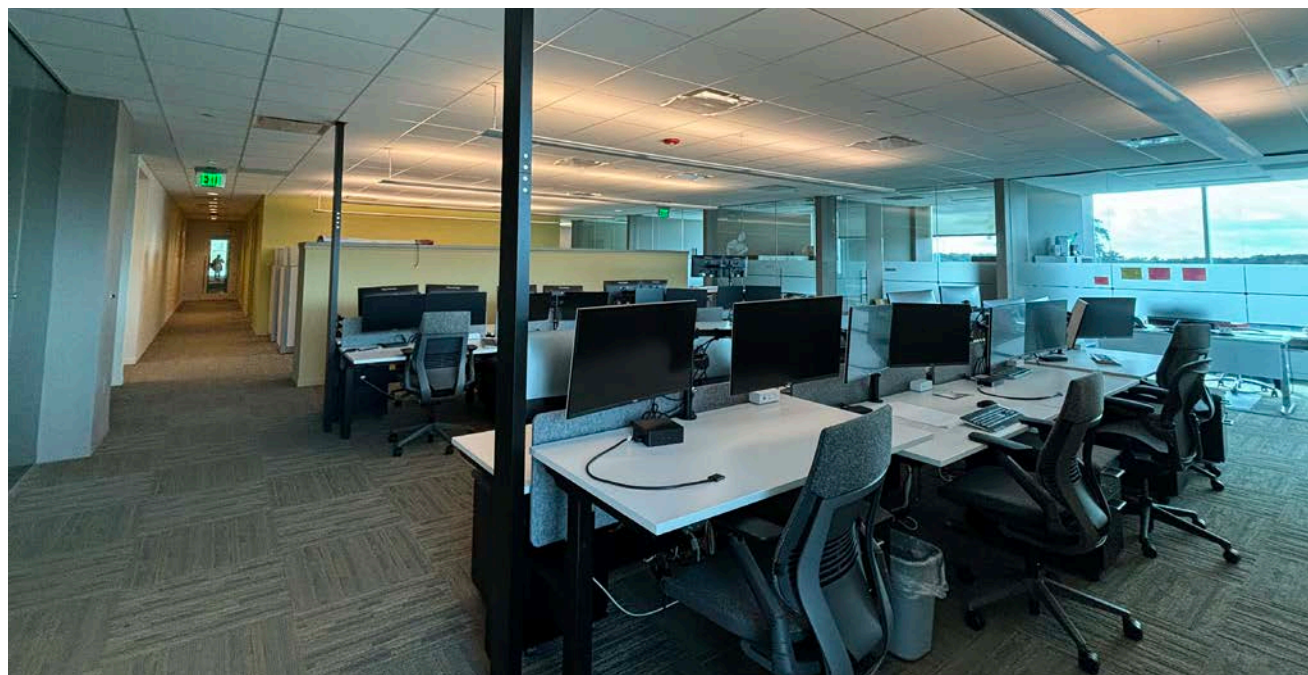


COLDWELL BANKER
COMMERCIAL
ATLANTIC

201 Sigma Drive | Summerville, SC 29483

CLASS A OFFICE SPACE FOR LEASE







Kip Bowman
Principal
(C) 843.437.0074
kipbowman@gmail.com



Sara Bodell
Associate
(C) 864.903.2731
sbodell@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.