

THE HUB @ NEXTON 1229 NEXTON PARKWAY

AVAILABLE FOR LEASE



**BRIDGE
COMMERCIAL**



**OFFICE SPACE
FOR LEASE**

BLDG 3C - 2,500 RSF
CLASS A OFFICE

\$33.00 RSF
NET OF ELECTRICAL
AND JANITORIAL
SERVICES

AVAILABLE
JANUARY 1, 2023

LOCATED IN
NEXTON

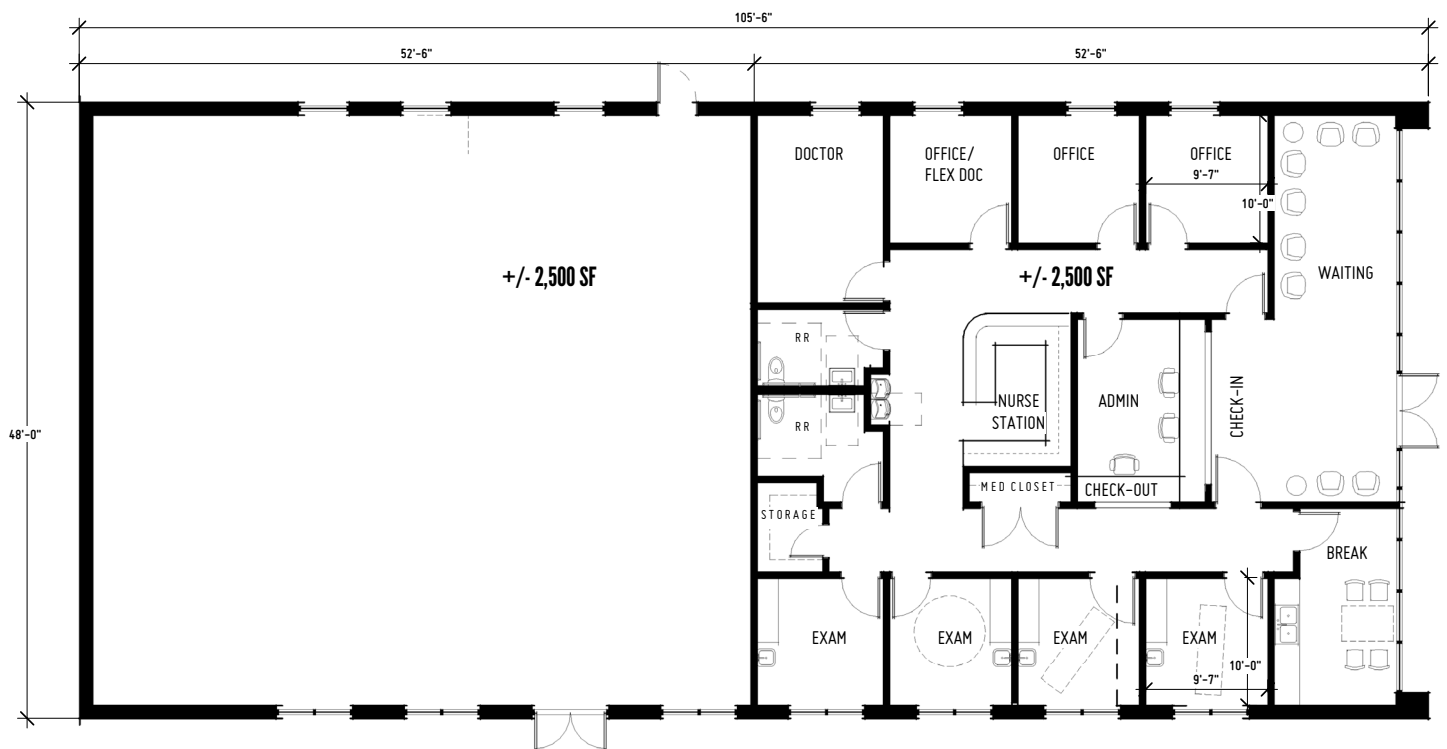
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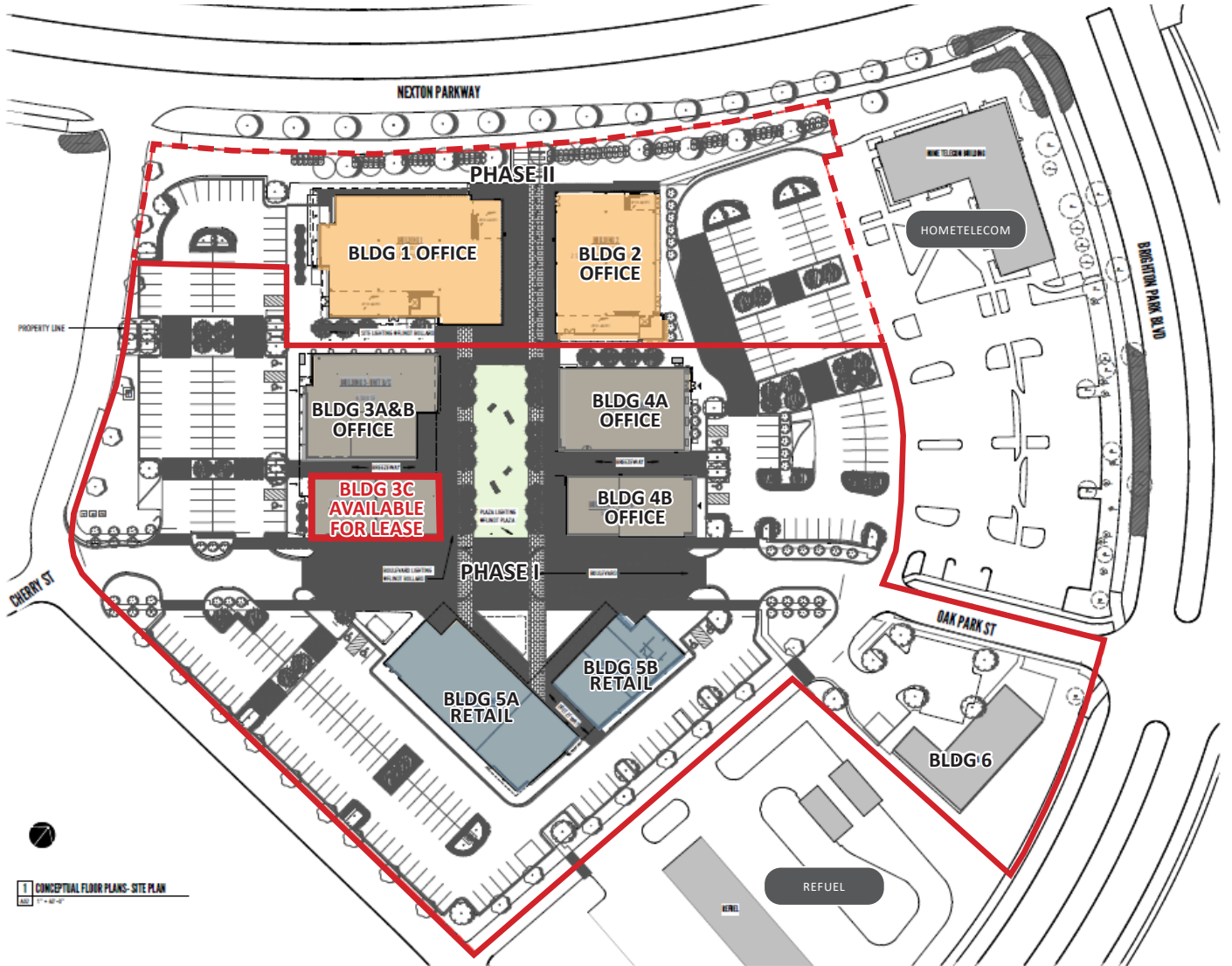
1229 NEXTON PARKWAY

FLOOR PLAN



1229 NEXTON PARKWAY

SITE PLAN



1 CONCEPTUAL FLOOR PLANS- SITE PLAN
11-18-14

1229 NEXTON PARKWAY



LOCATION OVERVIEW



* The traffic count of 112,000 VPD is at I-26 and east of Exit 199A.
 ** Future Nexton Parkway traffic count (2025).

RESTAURANTS

- BakdShop
- Carolina Ale House
- Chipotle
- Chick-fil-A
- Codfather
- Cracker Barrel
- Dunkin
- Logan's Roadhouse
- First Watch
- Fuji Sushi
- Hall's Chophouse
- La Hacienda
- Mcalister's Deli
- O-Charley's
- Page's Okra Grill
- Poogan's Smokehouse
- Smashburger

- Starbucks
- SOL
- Ruby Tuesday
- Taco Boy
- Tropical Smoothie Cafe
- Wasabi
- Vicious Biscuit

RETAIL/SERVICES

- Aldi
- AutoZone
- BJ's
- Bicycle Shoppe
- Bold Fitness
- Chase Bank
- CPM Federal Credit Union
- Dollar General
- Earth Fare

- Five Below
- Home Depot
- Lowe's
- Kohl's
- UPS
- Petco
- O'Reilly Auto Parts
- Shoe Carnival
- Staples
- Target
- TJMaxx
- Tractor Supply
- Walgreens
- Wal-Mart
- Whole Foods

HOTELS

- Cambria

- Comfort Inn
- Comfort Suites
- Courtyard by Marriott
- Hampton Inn
- Hilton & Homewood Suites
- Dual Brand
- Home2Suites
- Holiday Inn Express
- Residence Inn
- Sleep Inn
- Tru Hotel
- Wyndham Garden

Quick access +
amenities

1229 NEXTON PARKWAY

WHY THE HUB FOR BUSINESS?



Located in the award-winning Nexton master-planned community in Summerville.



±20,000 VPD on Nexton Parkway



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, restaurants, hotels, gyms, banks, office supply, etc.



Brand new space with building amenities including gigabit internet capability and co-working space.



Build to Suit - Office built specific to your needs



Diverse offerings of housing



CONCEPT PLAN - OPEN GREEN SPACE



VIEW FROM THE GREENWAY



CONCEPT PLAN - OPEN GREEN SPACE



CONCEPT PLAN - ROAD NETWORK

The Hub @ Nexton is Nexton's **OFFICE CORE**

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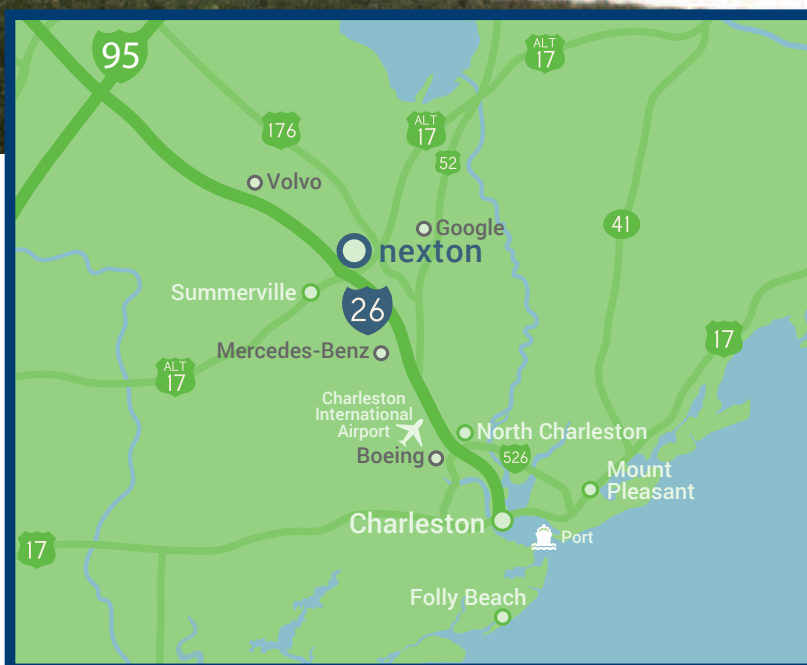
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