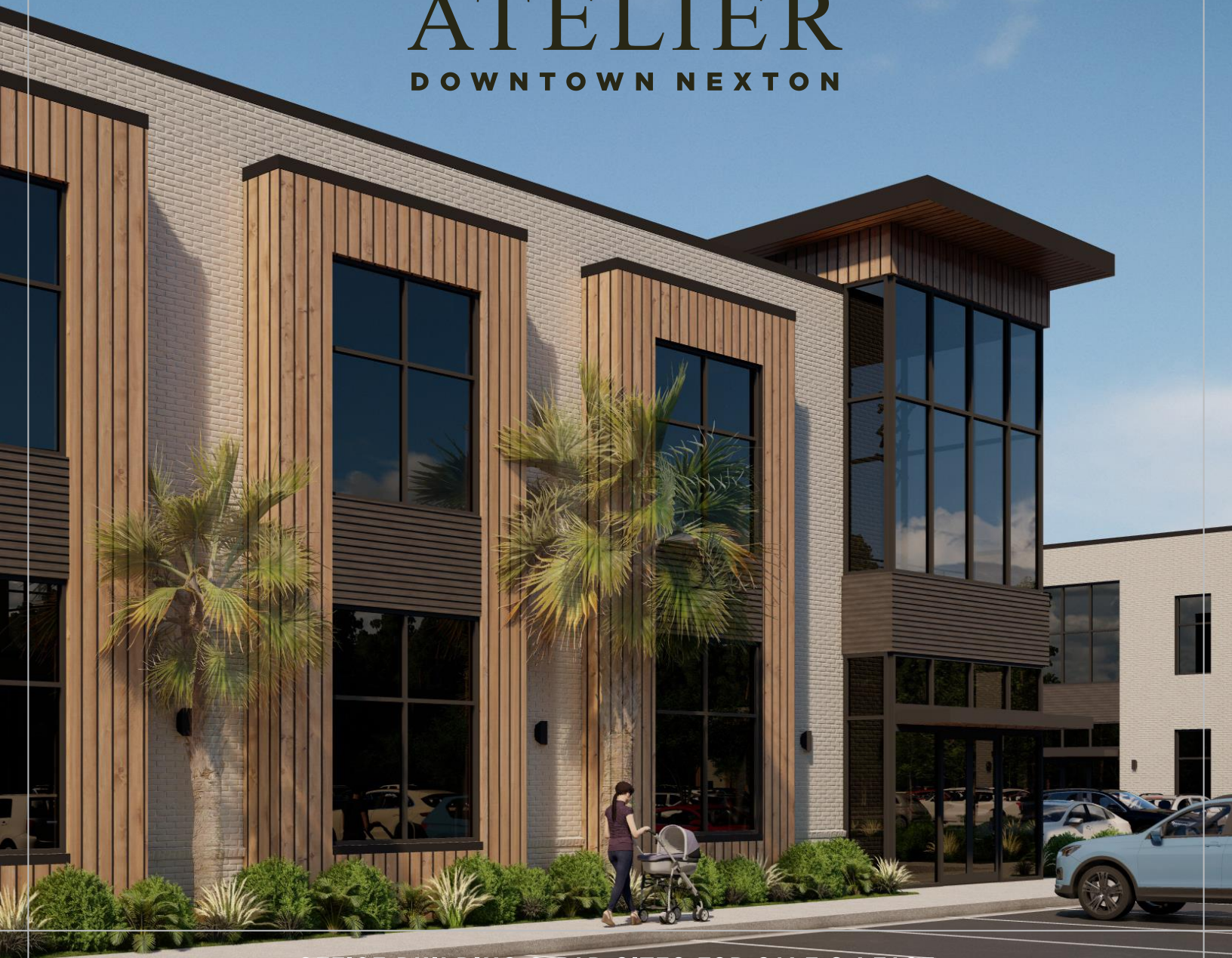




ATELIER

DOWNTOWN NEXTON



OFFICE BUILDING & PAD SITES FOR SALE & LEASE
UNDER CONSTRUCTION ~ BUILDING 2 DELIVERY Q3 2024

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mckenzie.deutsch@bridge-commercial.com





Introducing Atelier Downtown Nexton

Atelier Downtown Nexton is conceived as a collective workplace for creative and innovative professionals. Located on over 7 acres along Brighton Park Boulevard, Atelier Downtown Nexton will include a variety of two-story buildings, ranging in size from 9,000 to over 18,000 square feet. These buildings express the distinct character of Downtown Nexton while offering maximum flexibility for each user's space design, some even include balconies. Opportunities exist to either lease or purchase your space/building.

Atelier is the optimal business destination, and will feature ample parking, signage, and convenient access to the Downtown Nexton Scene – a walkable destination with restaurants, shops, residences, hotel, outdoor spaces, trails, ponds and everyday conveniences. Walk to lunch, meet clients at their hotel, work outside for a fresh perspective or take a stroll along the Downtown Nexton Trail system. It's all here for your inspiration.



BUILDING 1
UNDER CONSTRUCTION
DELIVERY Q2 2025



BUILDING 2
UNDER CONSTRUCTION
DELIVERY Q3 2024

BUILDING 3
UNDER CONSTRUCTION
DELIVERY Q4 2025

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ATELIER
DOWNTOWN NEXTON

An Energizing Place to Work

Downtown Nexton Location

Sitting on nearly 100 acres, Downtown Nexton will boast its own main street, which offers the convenience and amenities of a city lifestyle and the comforts of Lowcountry living. Upon completion, the project will consist of a mix of uses including:

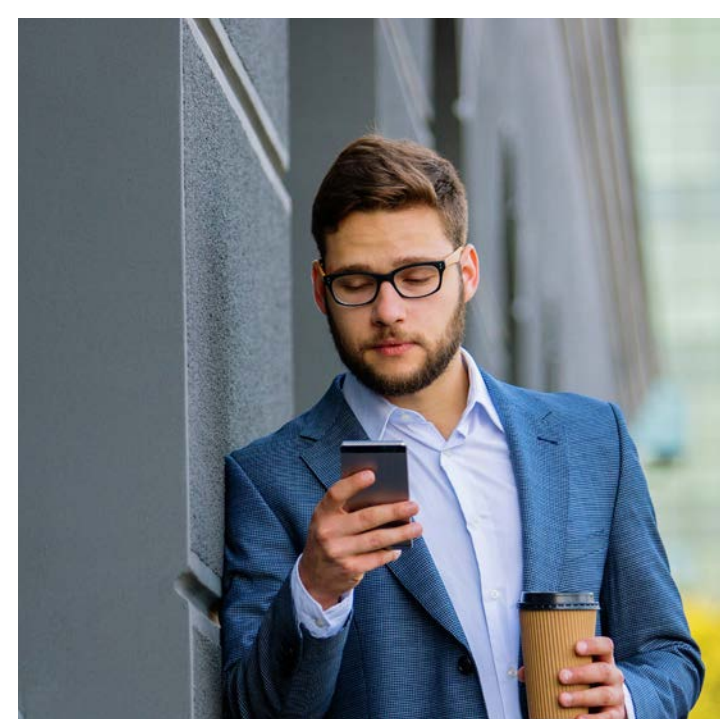
- ±1,200 multifamily units
- ±175,000 SF office
- ±135,000 SF retail
- ±120 hotel keys
- ±2 miles of trails (DTN NEX Loop)
- Extensive green space/outdoor areas/pond amenity

This vibrant mix of uses creates the ultimate live-work-play environment. Phase I of Downtown Nexton, which is under construction, will offer the first mixed-use building in Nexton, containing 64 rental apartments over ±20,000 SF of retail/service/commercial uses. Additionally, ±31 acres has already been sold and is under development for multifamily and hotel development.

Amenitized for Business

There is something for everyone at Atelier. Businesses and employees will benefit from all the amenities including:

- GigiFi, high speed internet
- New, modern office design and floor plans with balconies and courtyards per plan
- On-site parking
- Outdoor spaces
- Walking distance to restaurants, shops, and hotels
- Nearby entertainment
- Easy accessibility to I-26



Location, Location, Location, & Location

Atelier is located in Downtown Nexton, which is a part of the award-winning Nexton master-planned community, in Summerville, South Carolina. Nexton is located approximately 25 miles outside of Charleston, South Carolina and is situated between two I-26 interchanges. Downtown Nexton is easily accessible to the large and growing population that surrounds it.

LOCATED IN THE CHARLESTON REGION, A TOP CITY IN THE U.S.

- Charleston remains in the spotlight as one of the country's top small cities.
- Charleston was voted "No. 1 City in the U.S." from 2014 - 2022.

LOCATED IN SUMMERVILLE, AN AREA EXPERIENCING UNPRECEDENTED GROWTH

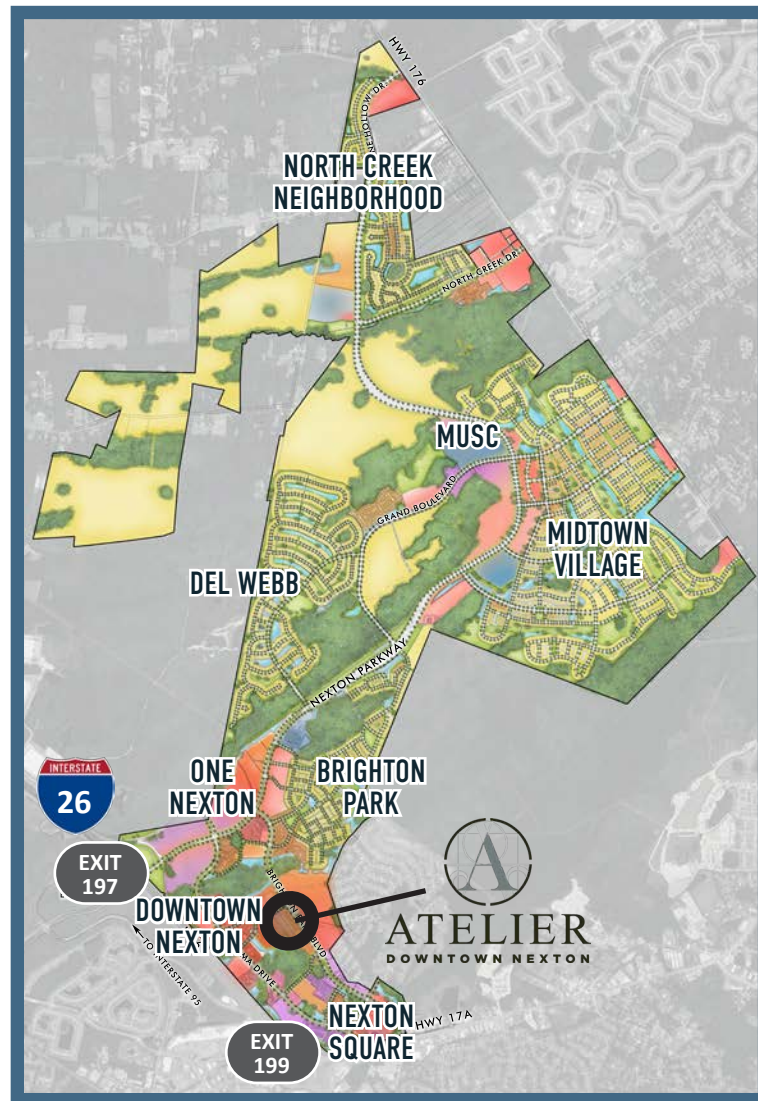
- Approximately 30,000+ residential units surround Nexton, with 8,500 units in Nexton. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

LOCATED IN NEXTON, AN AWARD-WINNING COMMUNITY

- Nexton, a 4,500 acre, master-planned, award-winning community that has been nationally recognized. At full-build out Nexton will feature approximately:
 - 11,500 single-family and multifamily residences;
 - 700 acres of commercial;
 - 2,000 acres of parks;
 - 15 miles of walking trails; and
 - High speed internet throughout.

LOCATED WITHIN DOWNTOWN NEXTON, THE MOST DENSE AREA OF COMMERCIAL & RESIDENTIAL IN SUMMERVILLE, SC

- Atelier is a part of Downtown Nexton, a live-work-play-stay environment that boasts a small town "main" street with upscale amenities.



Why Atelier?



ABUNDANT AMENITIES -
Most variety mix of uses in one place; hotel, offices, apartments, restaurants, shops, and services.



ACCESSIBILITY & PARKING -
Accessible via two interstate interchanges and situated between two major thoroughfares.



WALKABILITY -
A short walk to a variety of restaurants, shops, hotels and everyday conveniences.



AWARD WINNING & ESTABLISHED COMMUNITY -
Be a part of a place that brings everyone together with special events throughout the year.



UPSCALE -
Downtown Nexton features best-in-class amenities for your employees and clients.



UNPRECEDENTED GROWTH -
Surrounded by ±30,000 residential units at full-build out.



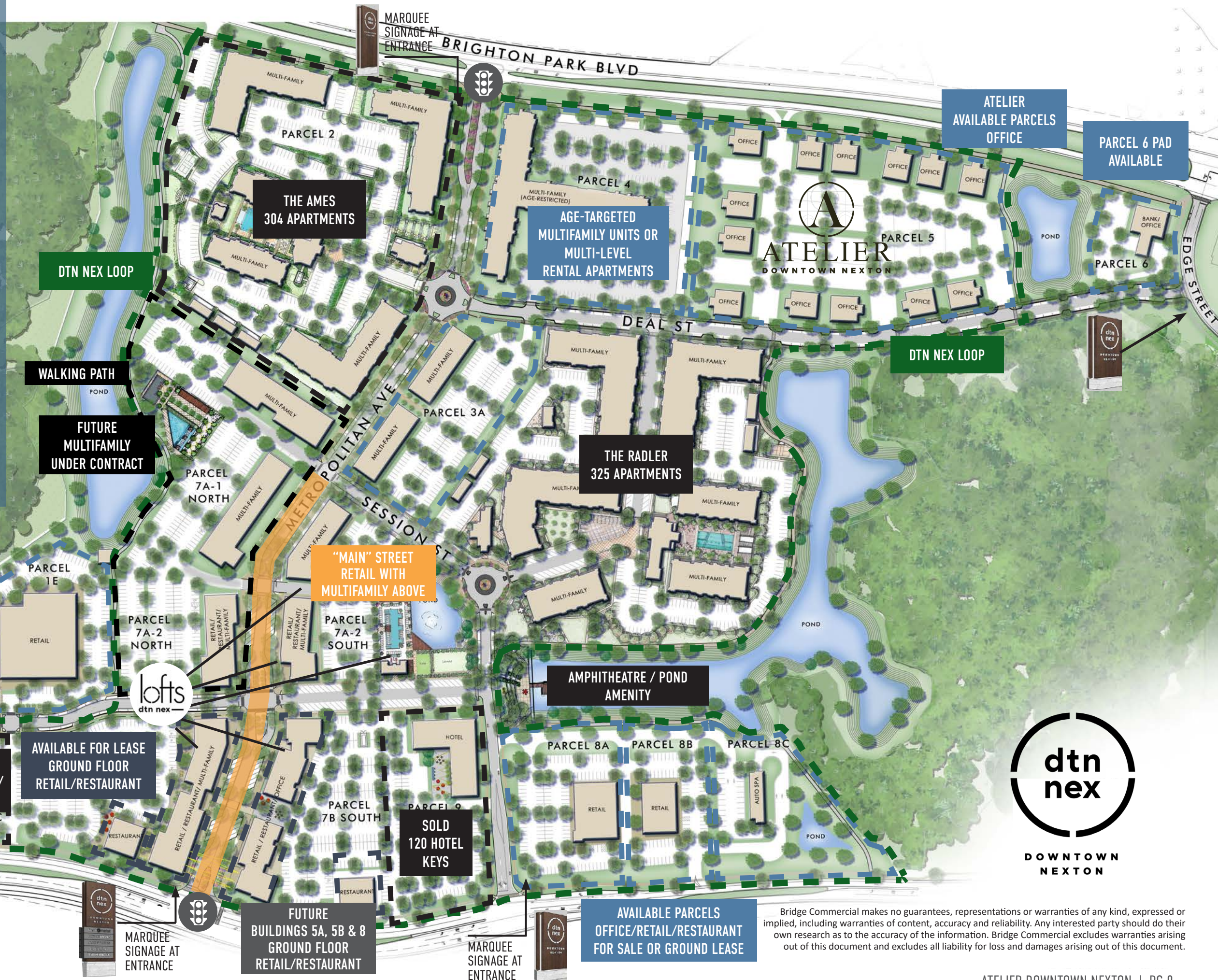
ATELIER
DOWNTOWN NEXTON

Office village within walking distance of an abundance of amenities.

Office Village Nestled Among Upscale Amenities

Situated on over 100 acres,
DTN NEX boasts the highest
concentration of commercial
space in Summerville.

- ±1,200 Multifamily Units
- ±175,000 SF Office
- ±135,000 SF Retail
- ±120 Hotel Keys
- DTN Loop, ±2 miles of trails/walking path
- Extensive Green Space, Trail, and Pond System



AVAILABLE PARCELS
RETAIL/RESTAURANT/ENTERTAINMENT
FOR SALE OR GROUND LEASE

SOLD FUTURE FUEL/
CONVENIENCE

SOLD RESTAURANT/
RETAIL

AVAILABLE FOR LEASE
GROUND FLOOR
RETAIL/RESTAURANT

"MAIN" STREET
RETAIL WITH
MULTIFAMILY ABOVE

SOLD
120 HOTEL
KEYS

FUTURE
BUILDINGS 5A, 5B & 8
GROUND FLOOR
RETAIL/RESTAURANT

AVAILABLE PARCELS
OFFICE/RETAIL/RESTAURANT
FOR SALE OR GROUND LEASE



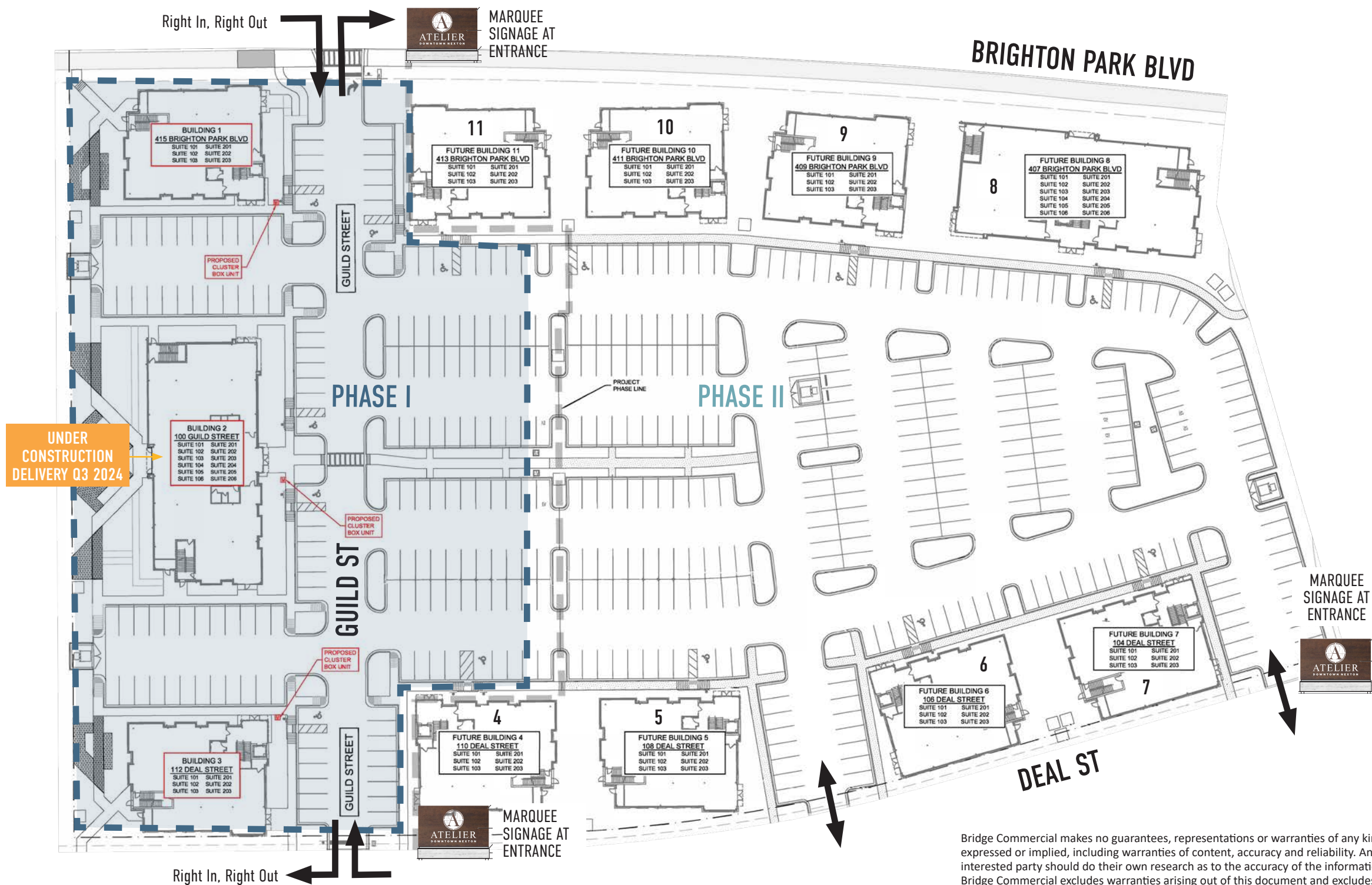
DOWNTOWN
NEXTON

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Office Pad Sites For Sale or Lease

- Each pad will have a proportional share of the total of ±435 on-site parking spaces, with an additional 53 on-street spaces available for general use
- All off-site traffic improvements and access roads included.
- Site clearing
- Parking lot pavement, curbing, and lighting
- Storm water drainage
- Sidewalks and perimeter landscaping
- Utilities stubbed to within each building pad
- Seller to deliver road infrastructure and pond in Phase I.
- Phase II to be delivered ready for development with roads, parking and off-site retention in place.



PARCEL 5: ATELIER DTN NEX

PHASE I (BLDG FOR SALE OR LEASE)

Buildings 1: 9,000 SF two-story
DELIVERY Q2 2025

Building 2: 18,000 SF two-story
DELIVERY Q3 2024

Building 3: 9,000 SF two-story
DELIVERY Q4 2025

For Sale: \$475/SF with work credit

For Lease: \$33 PSF NNN

PARCEL 5: ATELIER DTN NEX

PHASE II (LAND PAD SALES)

Buildings 4 -12: 9,000 SF each two-story

For Sale: \$1,500,000

PARCEL 6: PAD SITE

LAND PAD SALE

Acres: 1.00 acres

Building SF: 4,000 - 8,000 SF single-story

For Sale: \$1,750,000

Pad site price includes off-site retention, side walks, curbs, and parking in place.

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Pre-Determined, Modern Designs to Fit Multiple Businesses & Uses



BUILDING FEATURES

- Two-story, open floorplans with abundant glass maximizing natural light.
- Building / tenant signage available.
- Private balconies or courtyards (per plan).
- Easily subdivided.
- Master planned and professionally maintained.
- Parking is 4/1000 (Phase I & II).

POTENTIAL USES

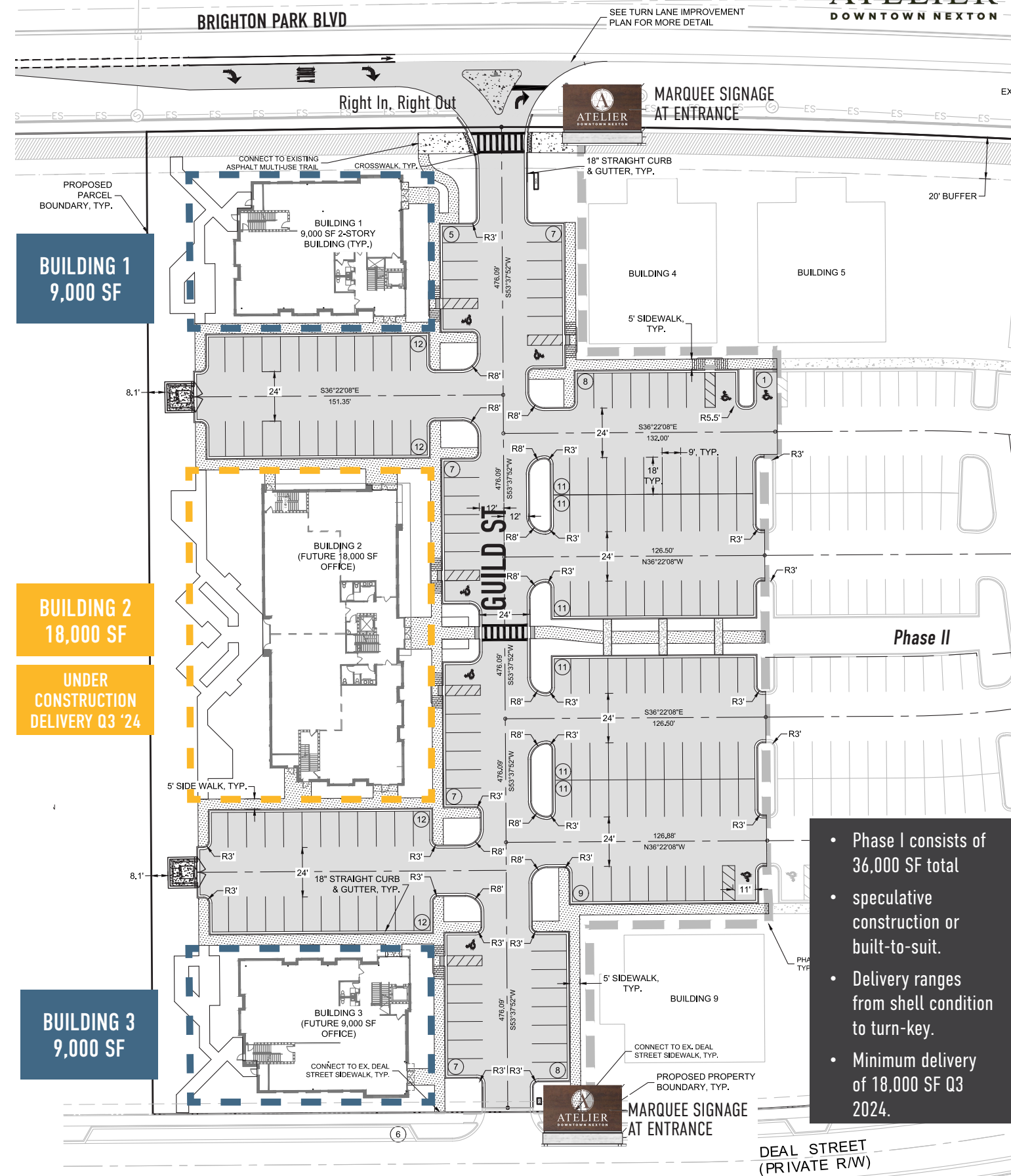
- Medical/Medical Back Office
- Law/Accounting/Office
- Engineering
- Technology / Innovative Space
- Professional Services

INDIVIDUAL'S BUILDING ARCHITECTURAL DESIGNS TO BE COMPATIBLE WITH OVERALL ARCHITECTURAL STYLE

BUILDING DESIGN (BUILDING 1 and 3)



Site Plan | Phase I

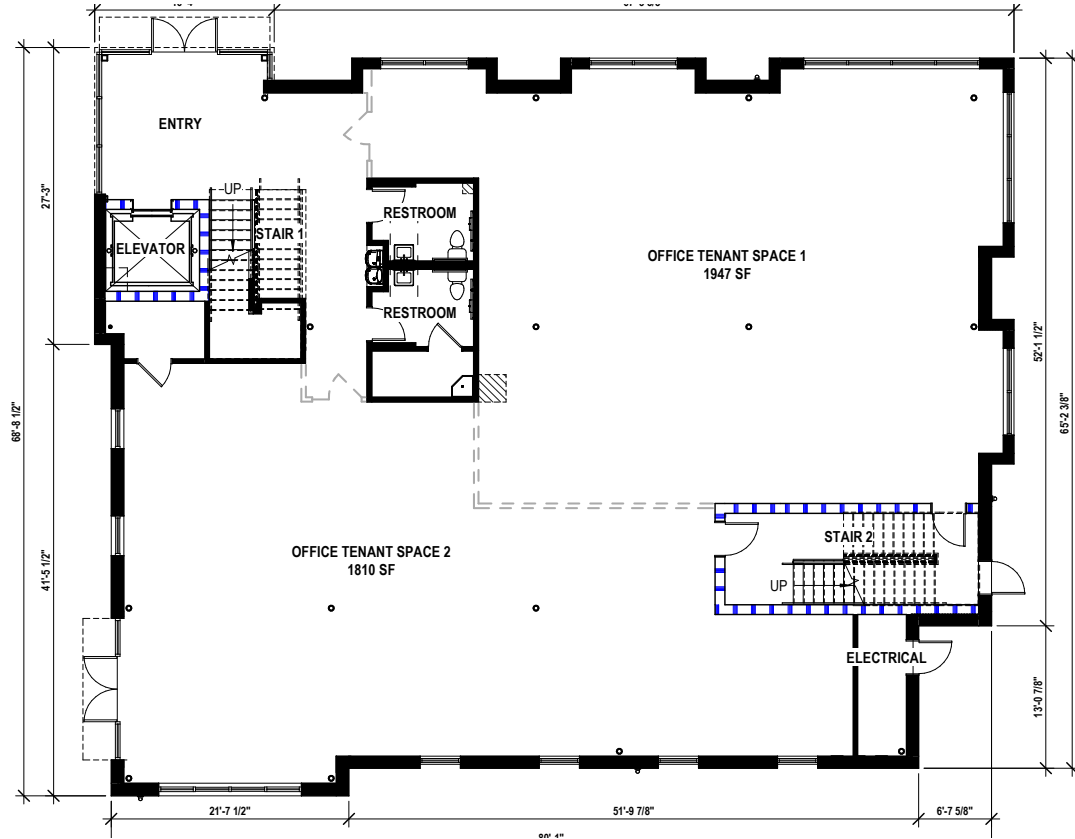


- Phase I consists of 36,000 SF total
- speculative construction or built-to-suit.
- Delivery ranges from shell condition to turn-key.
- Minimum delivery of 18,000 SF Q3 2024.

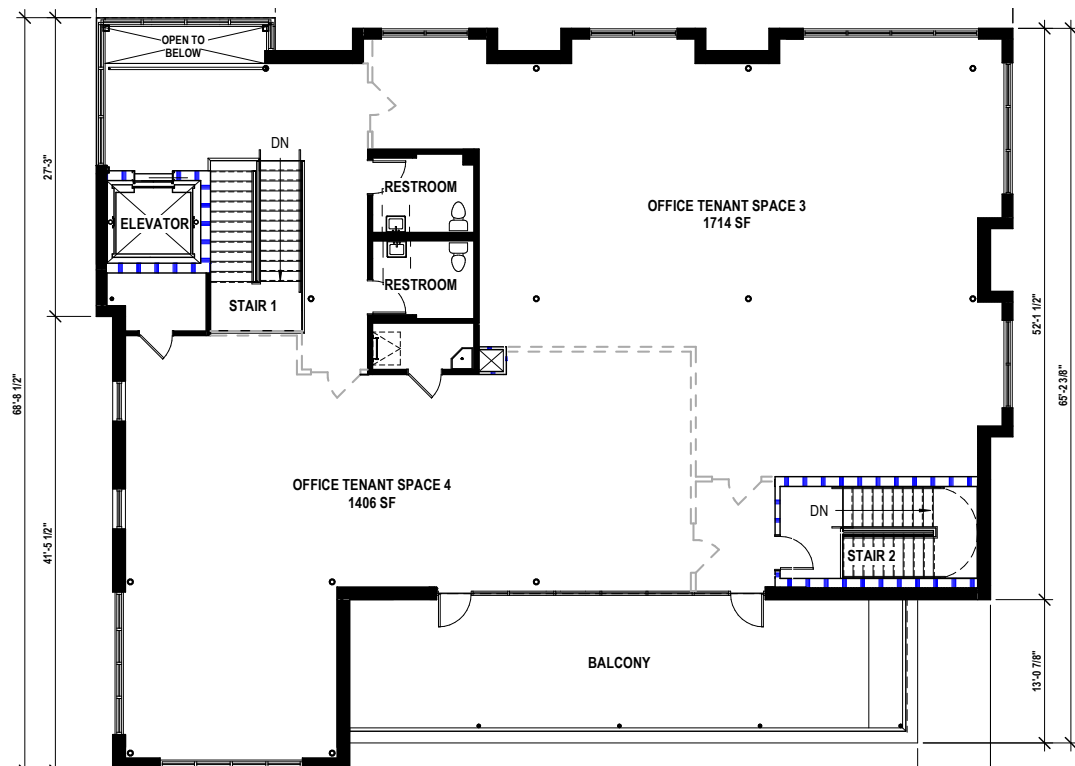
Floor Plan | Buildings 1 & 3 | 9,000 SF



FIRST FLOOR | 4,500 SF (SUBDIVIDABLE)



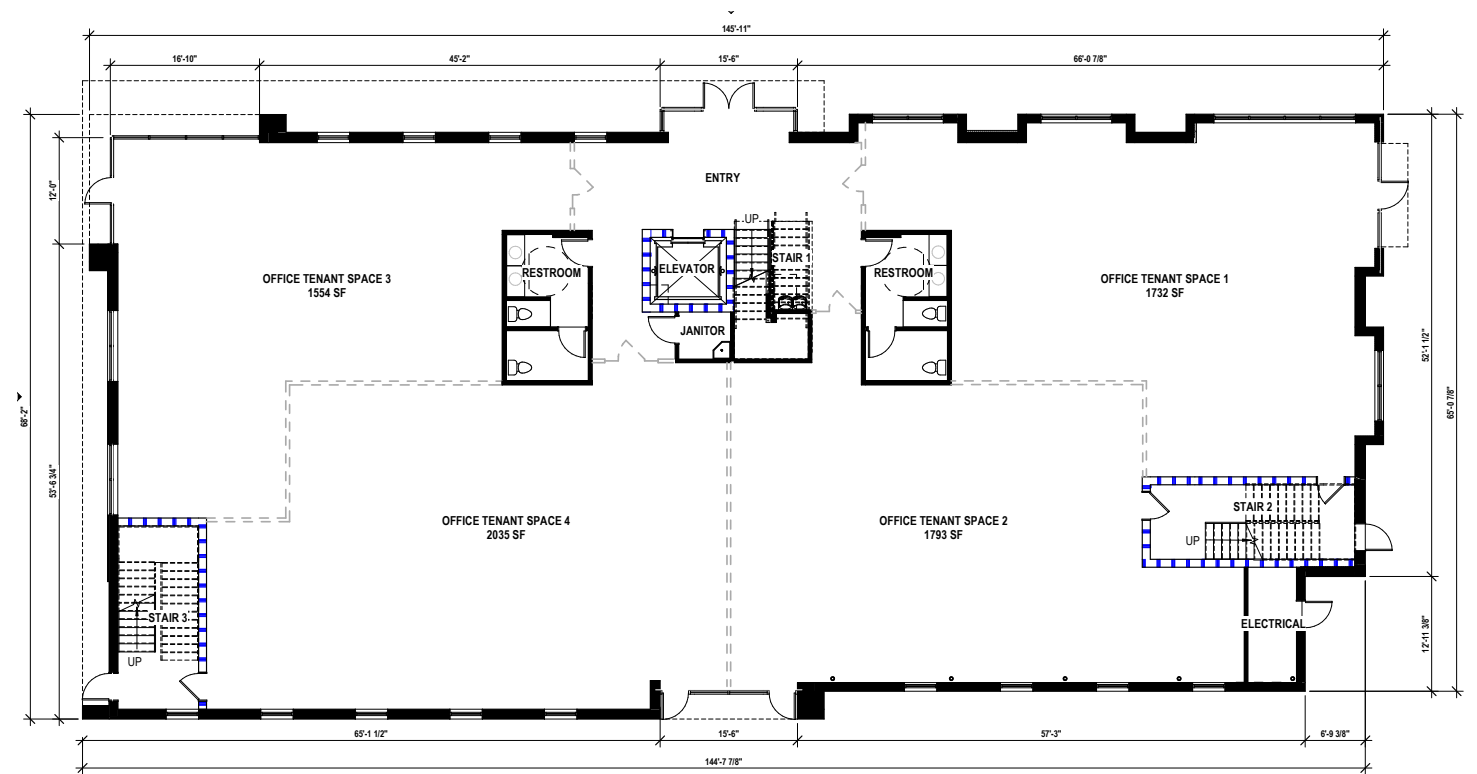
SECOND FLOOR | 4,500 SF (SUBDIVIDABLE)



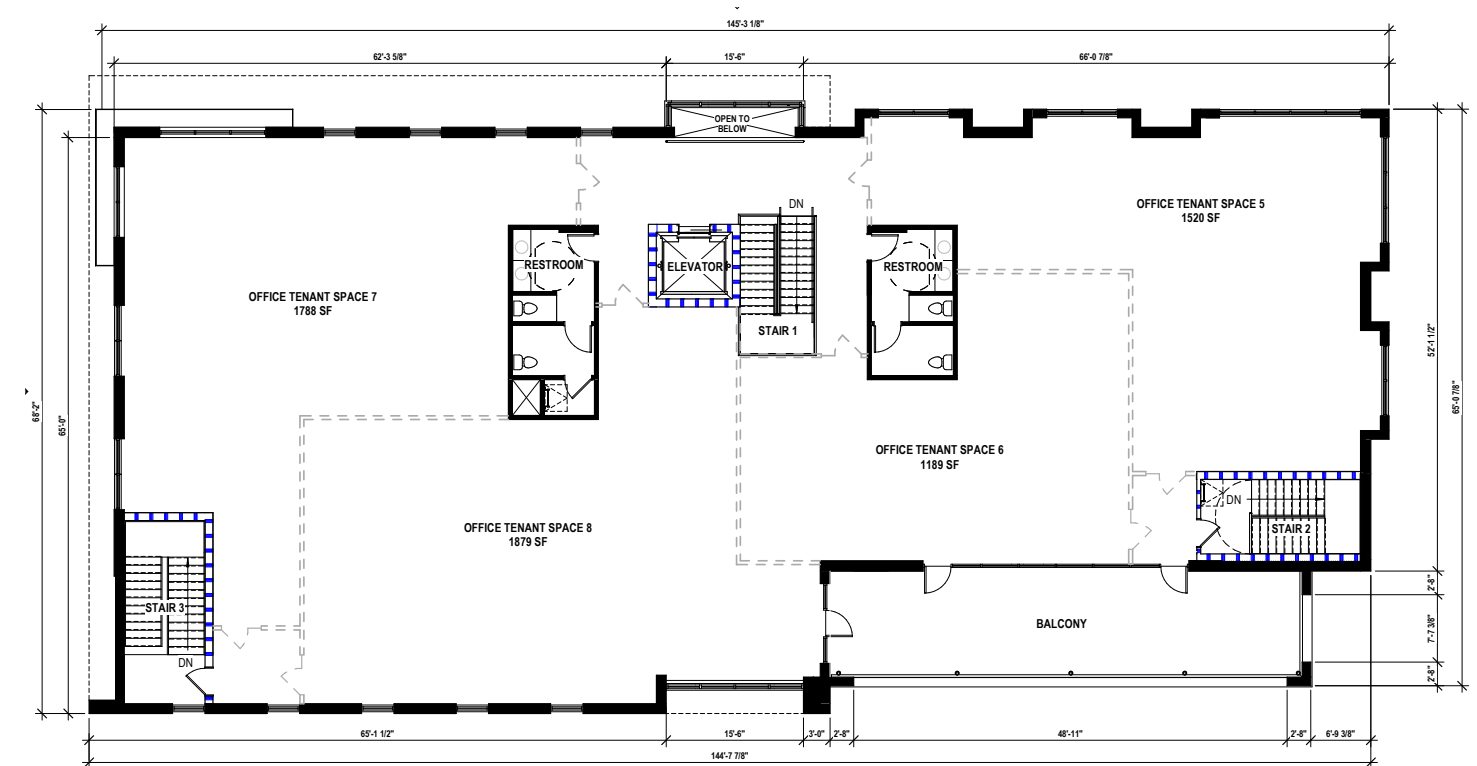
Floor Plan | Building 2 | 18,000 SF



FIRST FLOOR | 9,000 SF (SUBDIVIDABLE)



SECOND FLOOR | 9,000 SF (SUBDIVIDABLE)





BUILDING 1
UNDER CONSTRUCTION DELIVERY Q2 2025



BUILDING 2
UNDER CONSTRUCTION DELIVERY Q3 2024



BUILDING 3
UNDER CONSTRUCTION DELIVERY Q4 2025



THE RADLER APARTMENTS

Building 2 | Exterior



Building 2 | Interior





BUILDING 2
UNDER CONSTRUCTION DELIVERY Q3 2024



Downtown Nexton is Live-Work-Play-Stay



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DTN NEX Lifestyle

LIVE-WORK-PLAY-STAY

MAIN STREET

FAMILY-ORIENTED

OUTDOOR SPACES

WALKING TRAILS

PROFESSIONAL OFFICES

UPSCALE HOTEL

SHOPPING DESTINATION

LUNCH MEETINGS

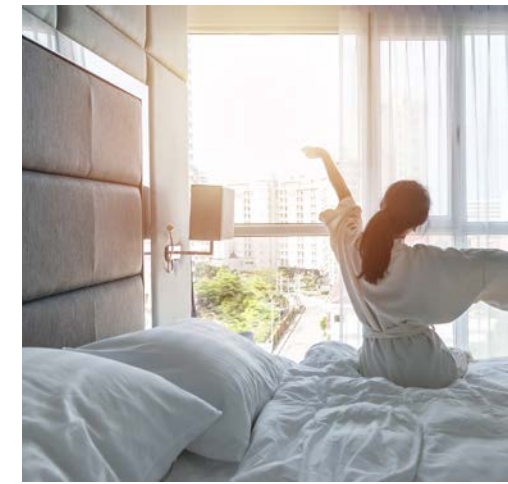
HAPPY HOURS

EVERYDAY CONVENIENCE

RESIDENCES

GATHERING PLACES

DATE NIGHTS

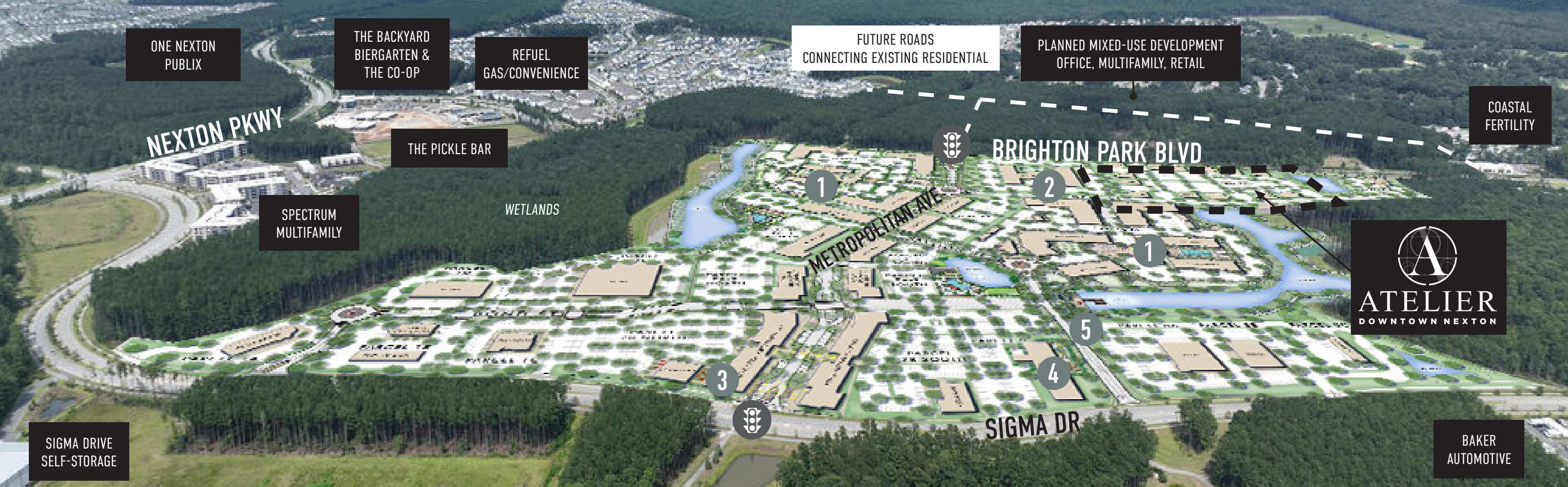


Images are for illustrative purposes only. Subject to change without notice.

Downtown Nexton's Metropolitan Avenue will feature vertically integrated, mixed-use buildings with ground floor retail and multifamily apartments above.

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1
Woodfield Brings
629 Apartments

Woodfield recently closed and is developing 629 apartments in Downtown Nexton.



2
Age-Targeted
Multifamily or Rental
Townhomes

Additionally, an age-targeted development consisting of 175 units or ±100 Rental Townhomes may be coming to Downtown Nexton.



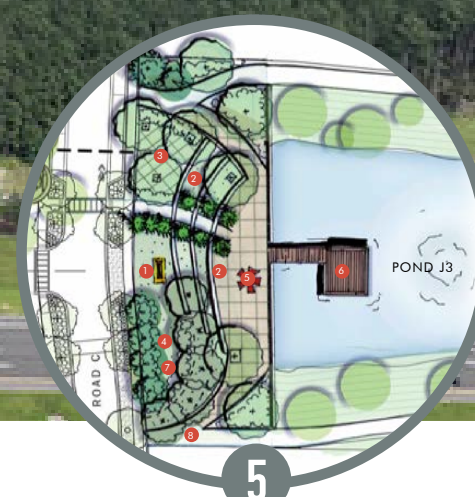
3
“Main” Street Retail
& Restaurants

Downtown Nexton will feature a main street with ground floor retail and restaurants with multifamily above.



4
AC Marriott
Coming Soon

Downtown Nexton makes plans for a 117-key, AC Marriott hotel featuring an outdoor pool.



5
Planned
Outdoor Amenities

This outdoor amenity will include a pond, walking trails, amphitheatre seating & performance plaza.

What's Happening in Downtown Nexton

Nexton: A New Way to Lowcountry

National Award-Winning Community

Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Nexton mixes together apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike. The community features GigaFi, high speed internet throughout.

In just a handful of years, Nexton has evolved into a nationally acclaimed and best-selling community. In fact, it's one of metro Charleston's favorite places to live, work or just hang out. Because the real beauty of a new home (or apartment) in Nexton is all the nature and dining and music and shopping that comes with it. Homes from the \$300's to over \$1 million.

- + 2022 Best Mixed-Use Community**
National Association of Home Builders
- + 2020 Best Community Land Plan**
Pacific Coast Builders Conference Gold Nuggets' Award
- + 2022 Best Green Community**
National Association of Home Builders
- + 2019 Best Mixed-Use Community**
Charleston Home Builders Association
- + 2021 Best Master-Planned Community**
National Association of Home Builders
- + 2019 Best 55+ Community**
Charleston Home Builders Association
- + 2020 Pinnacle Award - Best Community**
Home Builders Association of South Carolina
- + 2018 Best Active Adult Community**
Charleston Home Builders Association



11,500
SINGLE FAMILY &
MULTIFAMILY HOMES



700
ACRES OF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



2,000
ACRES OF PARKS



15
MILES OF
MULTIPURPOSE TRAILS

GigaFi
Delivered by Home Tel

WIFI
HIGH SPEED
INTERNET

So Much Here, So Much To Come

Over 100 Businesses Call Nexton Home

RESTAURANTS

- Agave Cantina
- Bad Daddy's Burgers
- Biergarten (coming soon)
- Bkedshop Donuts
- Buffalo Wild Wings
- Carolina Ale House
- D'Allesandros Pizza
- DB's Cheesesteaks
- Dickey's BBQ Pit (coming soon)
- Ever Creamery
- Fuji Sushi
- Hall's Chophouse
- Jersey Mikes
- Lombardi's Pizza (coming soon)
- Marco's Pizza
- McDonald's
- NY Butcher Shoppe
- Page's Okra Grill
- Pickle Bar (coming soon)
- Poogan's Southern Kitchen
- Scoop 50Fifty
- Sportsbook
- Starbucks
- Taco Boy
- The CODFather
- The Co-op (coming soon)
- Tropical Smoothie Cafe
- Vicious Biscuit
- Viva Chicken
- Wok N Roll

GROCERY

- Harris Teeter (coming soon)
- Publix (coming soon)

HOTELS

- Cambria
- Courtyard Marriott

- Hilton Garden Inn
- Homewood Suites
- Residence Inn

RETAIL

- Auto Zone (coming soon)
- Art on the Square
- Bey & Eloise Apparel
- Bluewater
- Charleston Glow
- Diamond Nails
- Diesel Barbershop
- Dixie Cleaners (coming soon)
- Dolittle's Premium Pet
- Extra Space Storage
- Guinot Skincare
- Kidstrong (coming soon)
- Kindercare
- King's Leaf Cigars & Wine
- Mathnasium
- Mercedes Benz Van Center
- Nelson Wine & Spirits
- Princess Nails (coming soon)
- Refuel
- Sigma Self Storage
- Simple to Sublime
- Southern Cuties Boutique
- Sprint
- The Bicycle Shoppe
- Time To Shine Car Wash
- TrueCarts
- Tweedle Beedle
- Wild Birds Unlimited

FITNESS

- Barre Nation
- Bold Academy
- Bold Fitness
- Three Keys Yoga
- Title Boxing

SCHOOLS

- Nexton Elementary
- St. Leo University

HEALTHCARE

- Above It All Counseling Group
- Aeterna Zentaris
- Alignlife of Nexton
- ATI Physical Therapy
- Atlas Physical Therapy
- Brighton Animal Hospital
- Carolina Periodontics
- Charleston Neurology Associates
- Charleston Surgery Center
- Charleston Wound Care (coming soon)
- Coastal Fertility Specialists
- Coastal Vascular & Vein Center (coming soon)
- Crescent Moon Orthodontics
- Dermatology & Laser Center of Charleston
- Derrington Dermatology (coming soon)
- East Cooper GI
- Miracles in Sight
- Hand Institute of Charleston
- Heartland Dental (coming soon)
- MUSC Health Ophthalmology
- Nexton Family Practice
- Optical Impressions
- Palmetto Infusion Center
- Piedmont Endocrinology Group
- QC Kinetix
- River Landing Dentistry
- Summerville Women's Care
- Sweetgrass Plastic Surgery
- Trident General Dentistry

PROFESSIONAL SERVICES

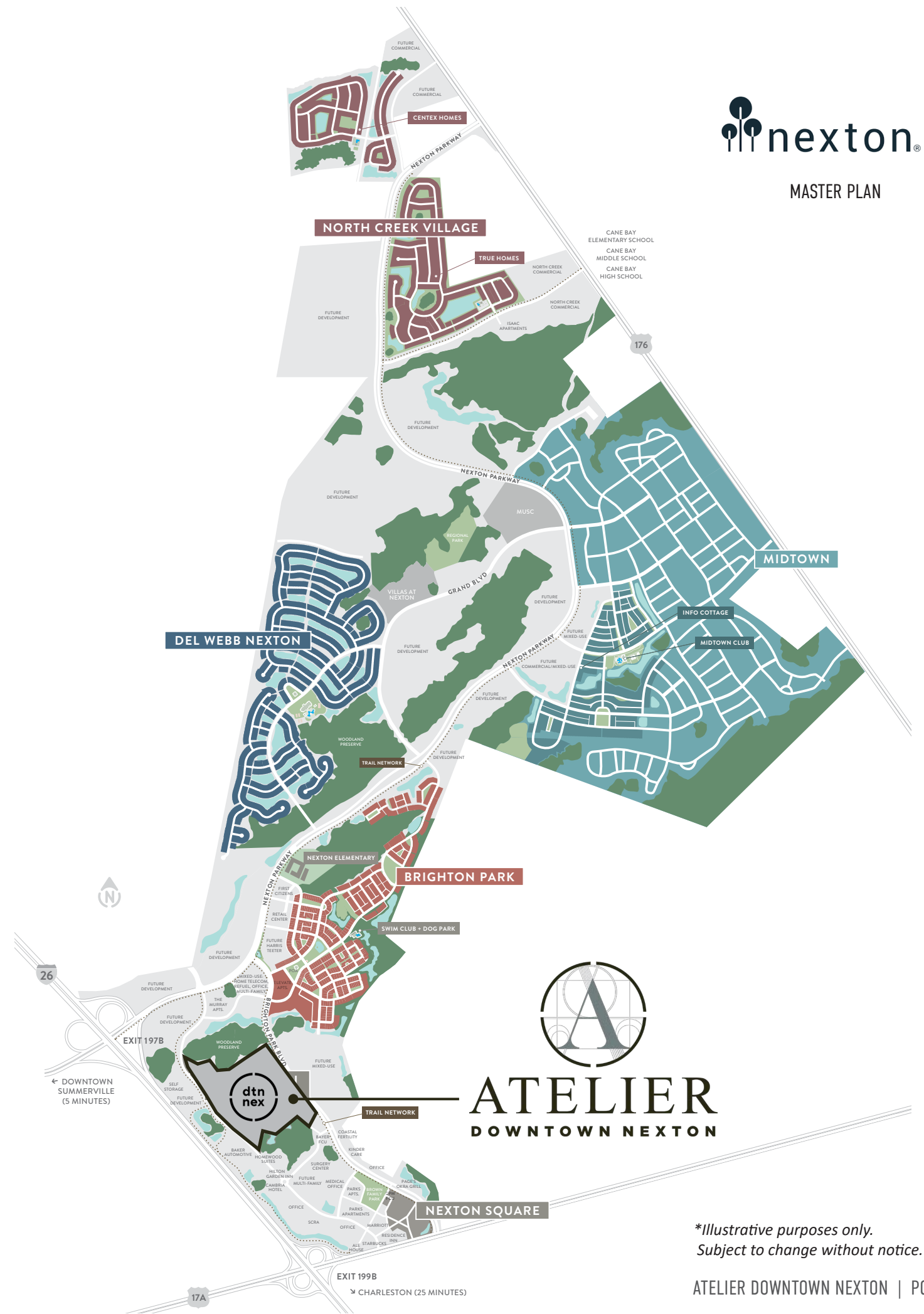
- Bayer Heritage Federal Credit Union
- Charleston Executive Offices
- Coldwell Banker
- Collins Family Law
- CPM Federal Credit Union
- Edward Jones
- Firstservice Residential
- GPS Staffing
- Harvey & Vallini, LLC
- Holliday Ingram Law
- Home Telecom
- Integrated Mobile Marketing
- Law Firm of Sabrina Call, LLC
- Lighthouse Wealth Advisors
- McKenna Agency
- Meade Agency Video Production
- New American Funding
- Newland
- Realty One Group
- Southern First Bank
- Suntrust Mortgage
- Tracy Law Firm
- Republic Premier Transit
- Unifying Technologies
- Unlimited Drawings

HOMEBUILDERS

- Ashton Woods
- Centex
- David Weekley Homes
- Del Webb
- Homes by Dickerson
- New Leaf Builders
- Pulte Homes
- Saussy Burbank
- TrueHomes



MASTER PLAN



**Illustrative purposes only. Subject to change without notice.*

Never Run Out of Lunch Options



DOWNTOWN NEXTON

- 5 minute walk / 1 minute drive.
- Downtown Nexton will feature approximately 160,000 SF of retail and restaurant space.
- Town-like feel with ground floor retail and restaurants and residences above (along Metropolitan Ave.)
- Anticipated delivery 2023.



THE PICKLE BAR & THE HUB

- 12 minute walk / 2 minute drive.
- The Pickle Bar is a 40,000 SF restaurant, retail and recreation concept. It will include a restaurant and bar, 9 outdoor pickle ball courts, game yard, and stage. Opening 2023.
- The Hub is a mixed-use development with restaurants including, The Co-op and Lombardi's Pizza, coming soon.



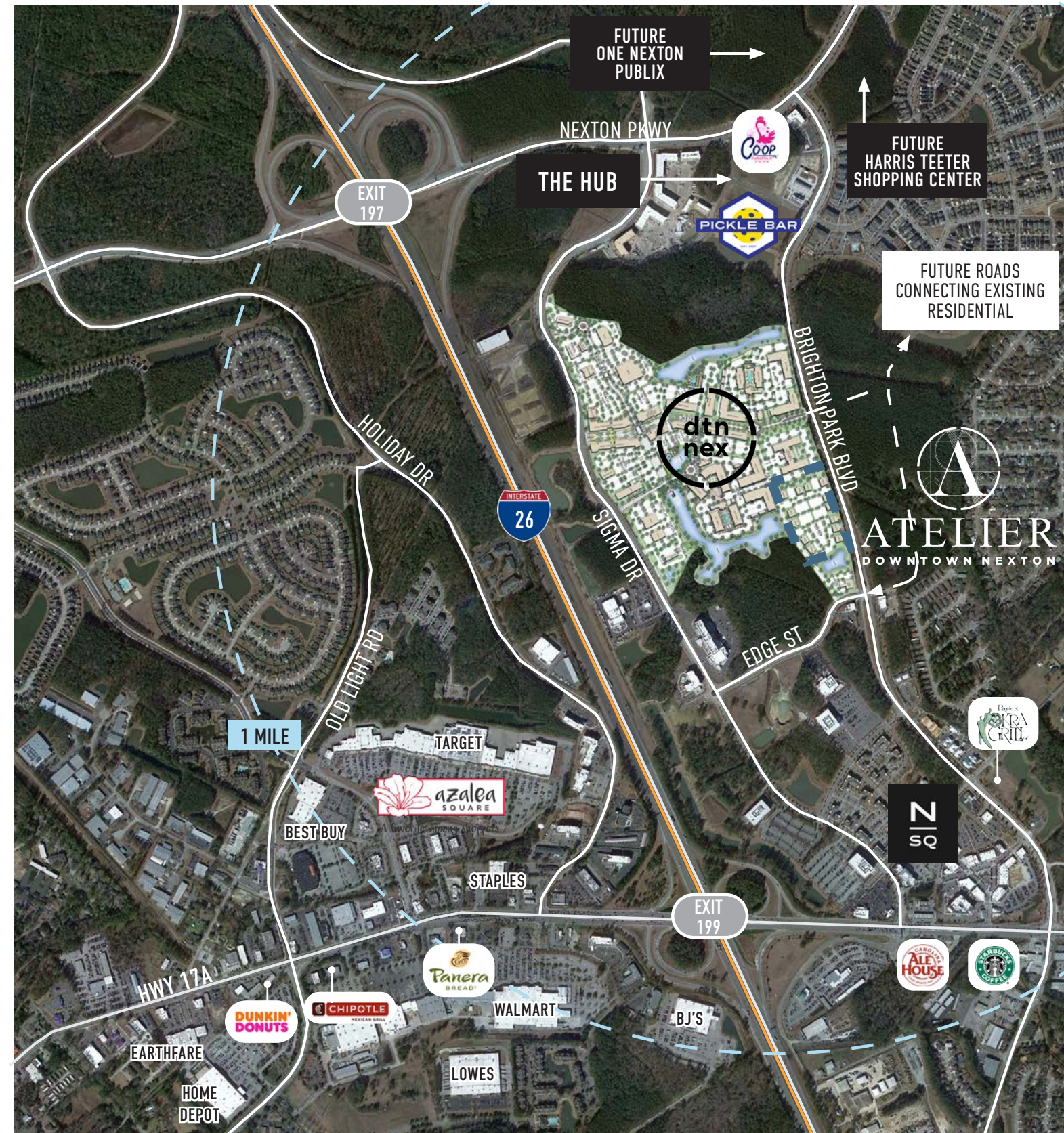
AZALEA SQUARE

- 5 minute drive
- Azalea Square is a traditional retail shopping center anchored by Target with a variety of restaurants all in one place.



NEXTON SQUARE

- 15 minute walk / 2 minute drive
- Nexton Square brings a plethora of shops, restaurants and other services.



RESTAURANTS AROUND AZALEA SQUARE

RESTAURANTS IN NEXTON SQUARE





**100%
Lowcountry
Town, sweet town**



Nexton connects everybody (and everything) with a surprising new mix of nature and technology. Winding trails and blazing-fast internet. Workplaces and greenspaces. Good food, music and healthy living woven into the fabric of your day. More than 1,000 families already call Nexton home, and thousands more work here.





Easily accessible & surrounded by established and future amenities

Charleston, SC: One of the Nations Best Places to Start a Career

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce



NO. **1**

**CITY IN THE U.S.
10 YEARS IN A ROW**

TRAVEL + LEISURE | 2013 - 2022

#1 SMALL CITY
IN THE U.S.
10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2022

22ND
**BEST RUN CITIES
IN AMERICA**

WALLETHUB | 2023

#18

most desirable places to
live in the U.S.

U.S. NEWS | 2022

#2

Inbound Migration

NORTH AMERICAN VAN LINES | 2022

**BEST CITIES
FOR JOBS**

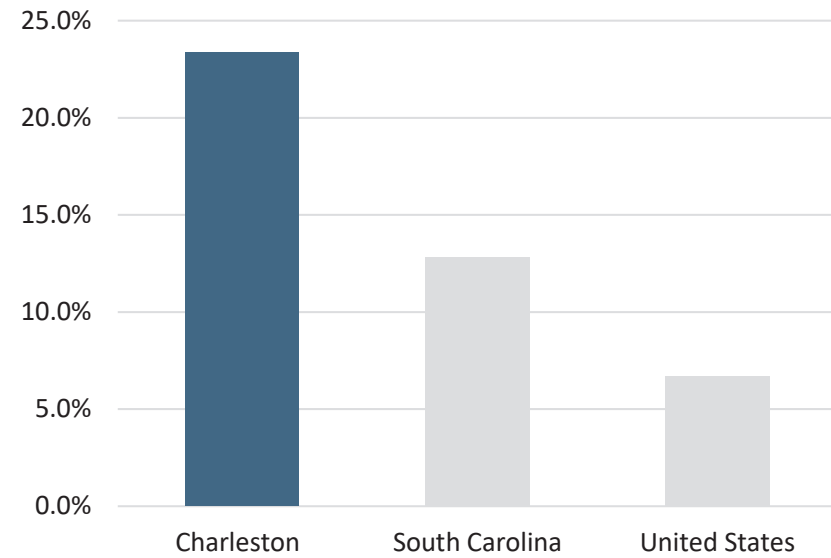
CHARLESTON RANKS 31st
2023 | WALLETHUB

CHARLESTON METRO RANKS #49
**BEST PLACE TO LIVE
IN THE USA**

U.S. NEWS | 2022

Charleston's Unprecedented Growth

Population Growth



2X
SOUTH CAROLINA
AVERAGE GROWTH

3X
UNITED STATES
AVERAGE GROWTH

#24

CHARLESTON IS WHERE
THE JOBS WILL BE
2023 | FORBES

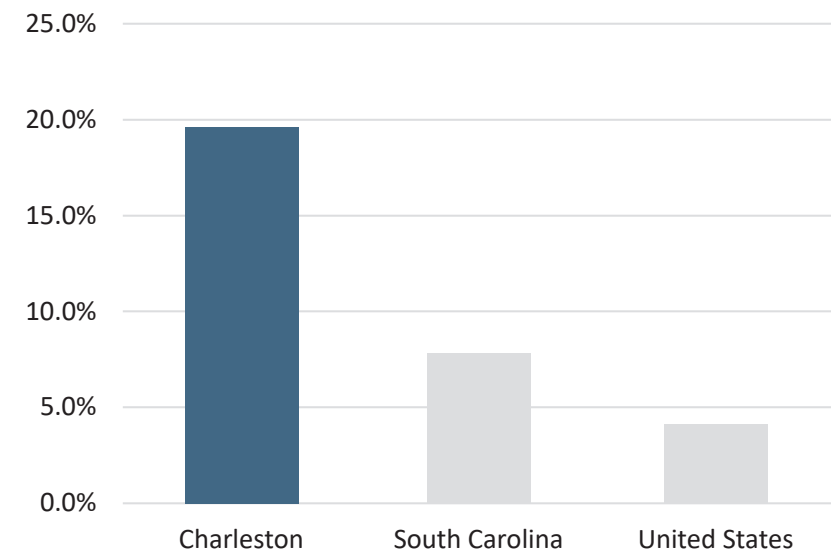
NO. **17**

FASTEST GROWING CITIES
U-HAUL | 2021

**BEST PLACE TO
START A CAREER**

CHARLESTON RANKS 13TH
2023 | WALLETHUB

Workforce Growth

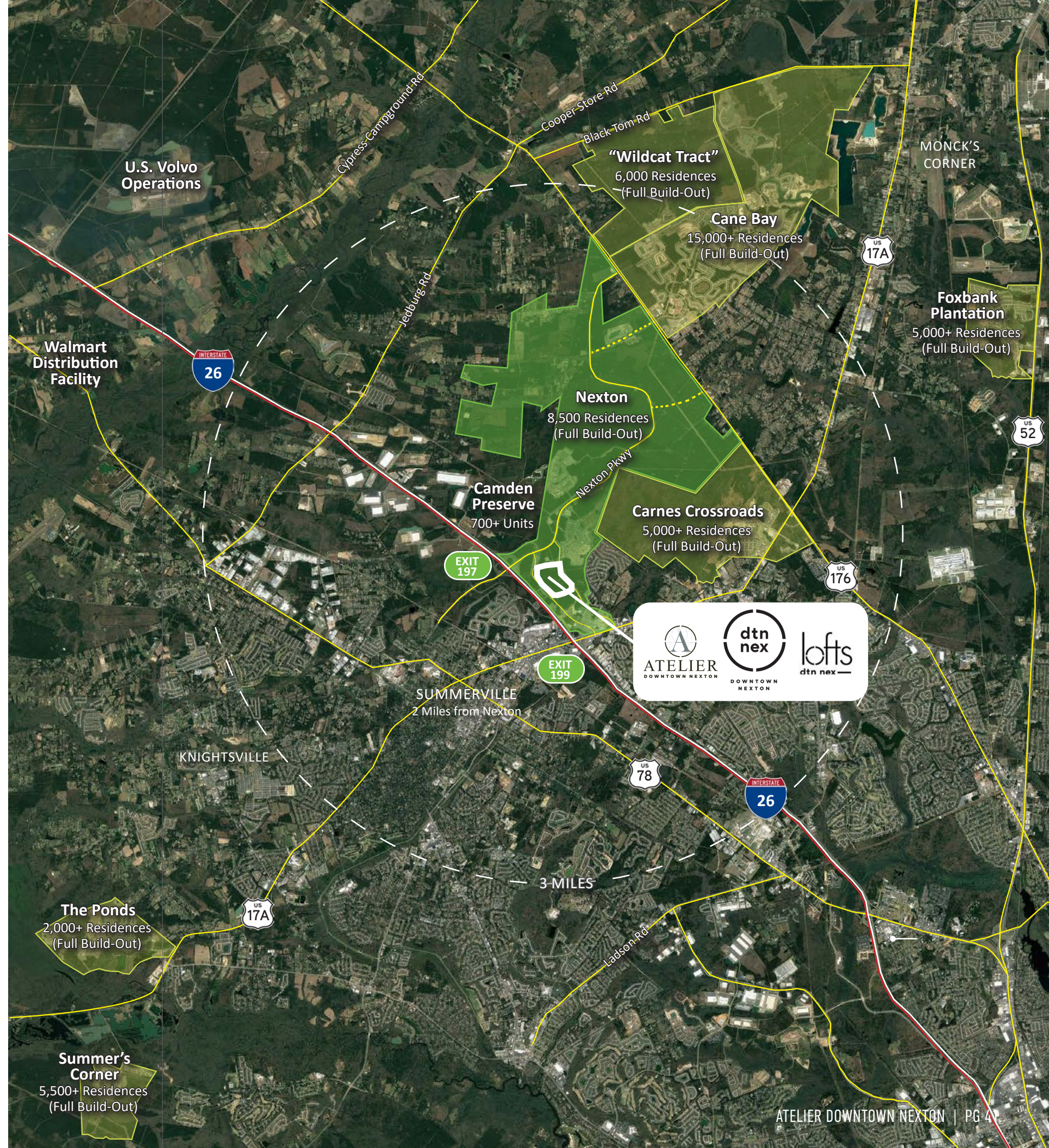


4X
FASTER WORKFORCE GROWTH
THAN THE NATIONAL AVERAGE

84%
CHARLESTON'S AVERAGE ANNUAL
PAY AS A PERCENTAGE OF THE
U.S. AVERAGE

Sources: U.S. Bureau of Labor Statistics, CRDA.org, Forbes Magazine

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ATELIER DOWNTOWN NEXTON | PG 4



ATELIER

DOWNTOWN NEXTON



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