

201 SIGMA

201 SIGMA DRIVE, SUMMERVILLE, SC 29483



25,300 SF
ENTIRE TOP FLOOR AVAILABLE



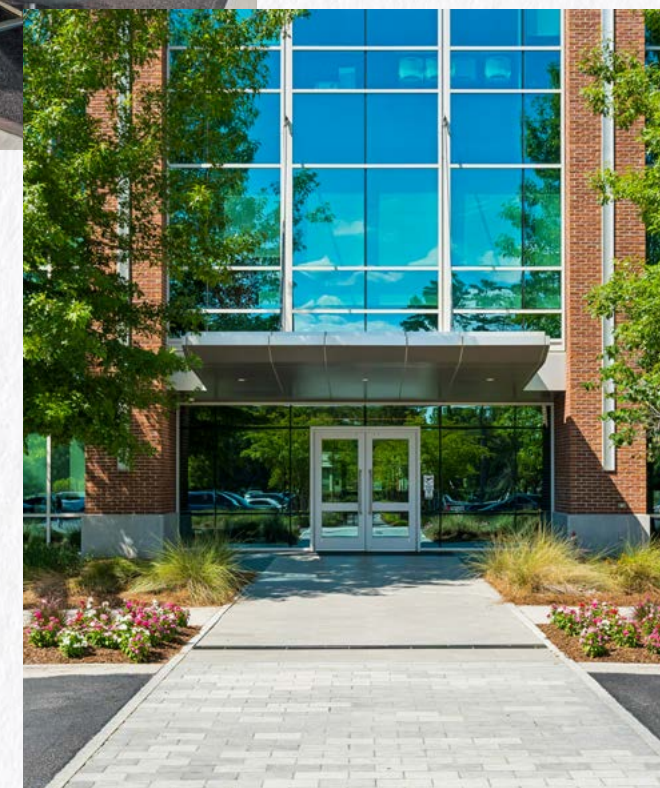


Premier Office Opportunity in Nexton



BEST-IN-CLASS
SUBURBAN
OFFICE
LOCATION

201 Sigma Drive is the only trophy office building within Nexton, Charleston, South Carolina's premier master-planned community and the epicenter of growth along the 26 / Berkeley County corridor. The Property represents a best-in-class suburban office location within a market experiencing rapid population and employment growth. This is a full floor, plug and play opportunity in one of Charleston's most popular submarkets.



Immediate adjacency to Nexton Square, providing walkable access to over 50 retail, dining, hotel, and service-oriented amenities



True suburban walkability, delivering the experiential benefits increasingly sought by tenants while preserving ease of access and reduced commute friction

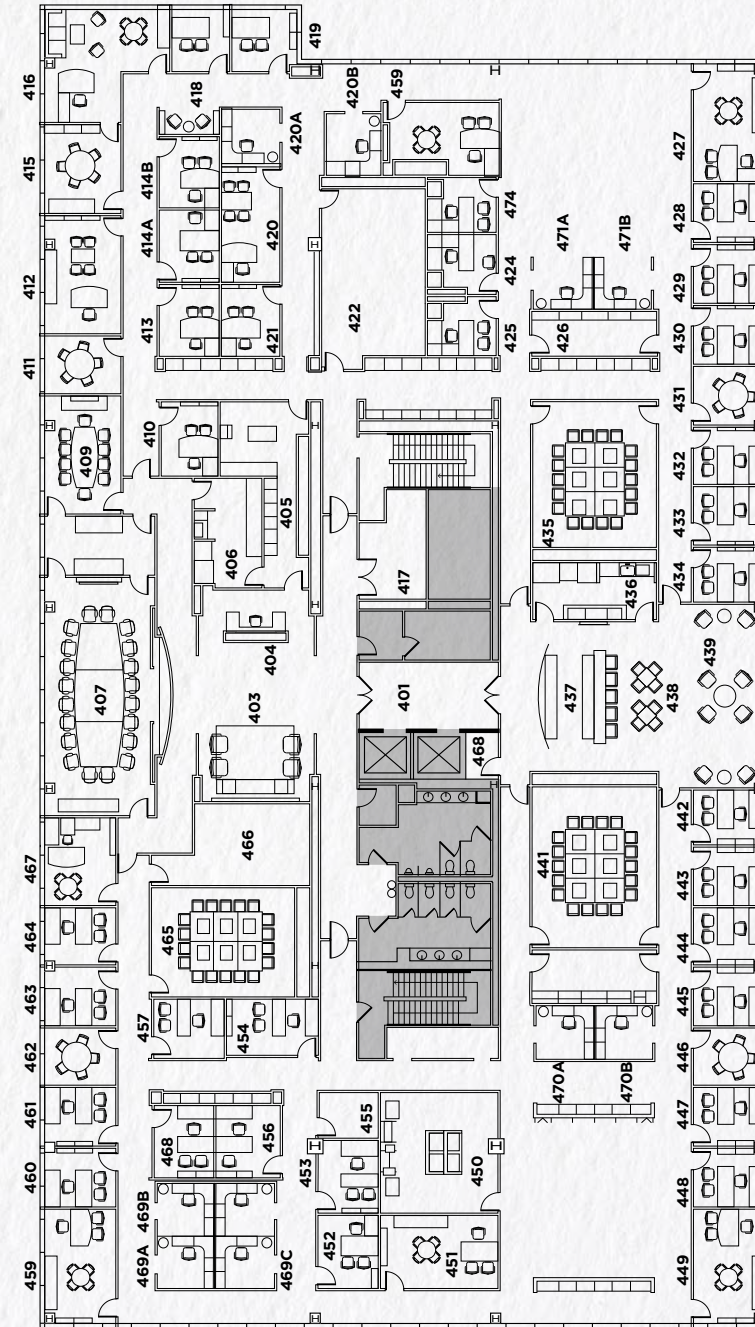


Abundant free surface parking and EV charging stations



Full Floor Plug & Play Opportunity

SUITE 400
25,300 SF



Suite 400



Unbeatable Access to the Best of Nexton



Convenience is at the doorstep of 201 Sigma, offering direct access to the vibrant energy of Nexton Square. Just steps from the building, employees can enjoy more than 50 retail, dining, hospitality, fitness, and service-oriented amenities, creating an engaging workplace experience rarely found in suburban office environments. Combining the benefits of a walkable town center with the accessibility and ease of a suburban location, 201 Sigma delivers the best of both worlds.



201 SIGMA



At the Epicenter of Charleston's Growth District

5,000+

ACRE MIXED-USE
AWARD-WINNING
COMMUNITY DRIVING
GROWTH ALONG THE
I-26 CORRIDOR.

35-40%

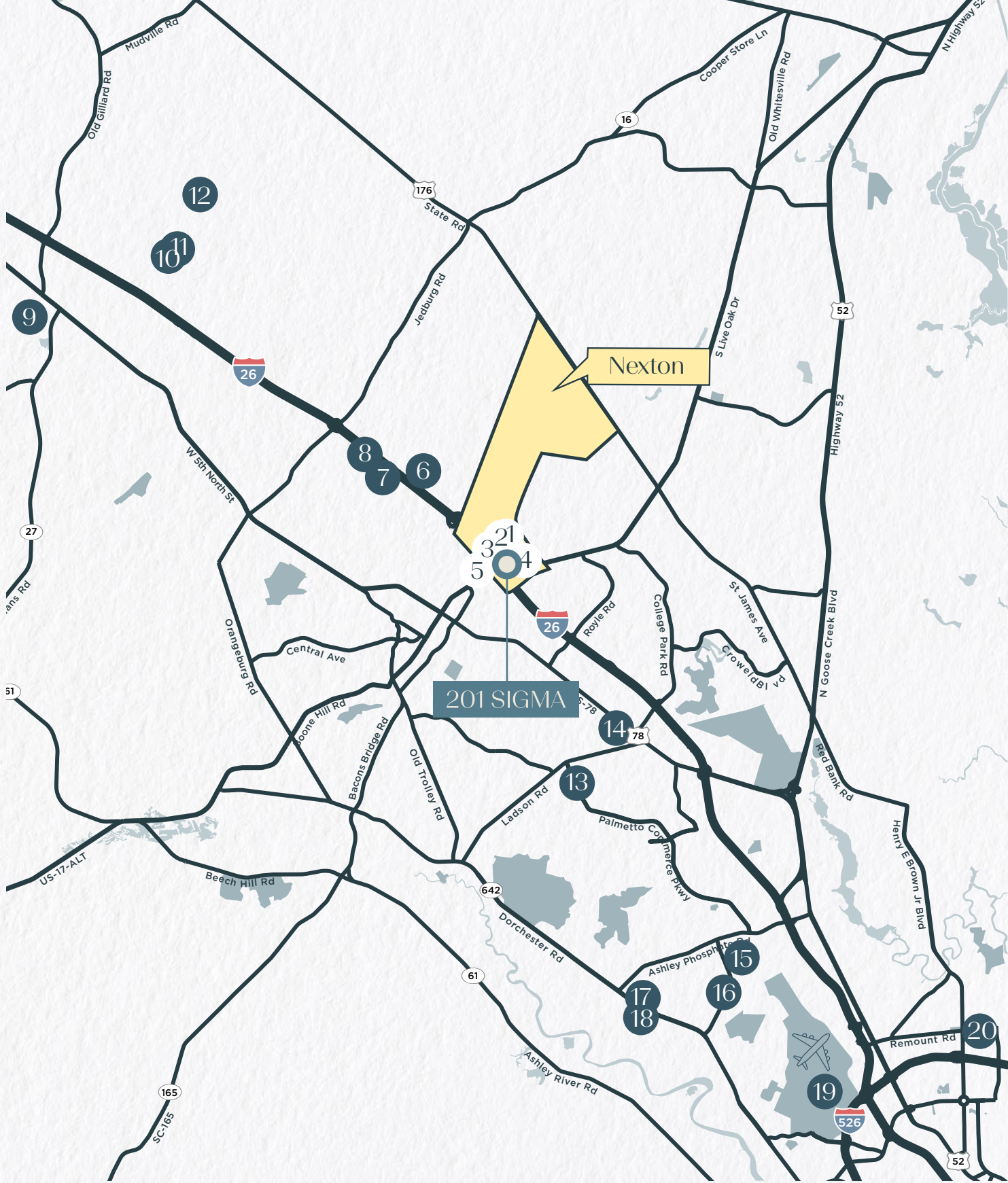
POPULATION INCREASE
SINCE 2014

#1

MIXED-USE COMMUNITY
OF THE YEAR
2024 (CHBA)

#1

BEST MIXED-USE
DEVELOPMENT
2023 (MULTI-HOUSING NEWS)



- | | | |
|-----------------|------------------------------|-----------------------------|
| 1 Atelier | 8 Southeastern Freight Lines | 15 XPO |
| 2 The Hub | 9 Walmart | 16 Boeing |
| 3 Mercedes Benz | 10 Camp Hall | 17 Wabco |
| 4 Nexton Square | 11 Volvo | 18 Bosch |
| 5 Azalea Square | 12 Redwood Materials | 19 Charleston Intl. Airport |
| 6 Gerber | 13 Shimano | 20 Lineage |
| 7 Americolo | 14 Amazon | |

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FOR MORE INFORMATION, PLEASE CONTACT

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