



# 2001 SECOND AVE

SUMMERVILLE, SC 29486

**SUITE 201 - FOR SUBLEASE**

**MCKENZIE DEUTSCH** | Senior Associate | +1 540 287 4914 | [mckenzie.deutsch@bridge-commercial.com](mailto:mckenzie.deutsch@bridge-commercial.com)  
**DANIEL PELLIGRINO** | Executive Vice President | +1 850 728 1050 | [daniel.pelligrino@bridge-commercial.com](mailto:daniel.pelligrino@bridge-commercial.com)

# 2001 Second Ave

Suite 201

SUMMERVILLE, SC

**ADDRESS:** 2001 Second Avenue  
Summerville, SC

**ASKING P/SF:** \$28 PSF

**ESTIMATED NNN:** \$9.25 NNN

**SF:** 1,627 SF

**AVAILABLE:** January 1, 2026

**TERM:** Through July 2028

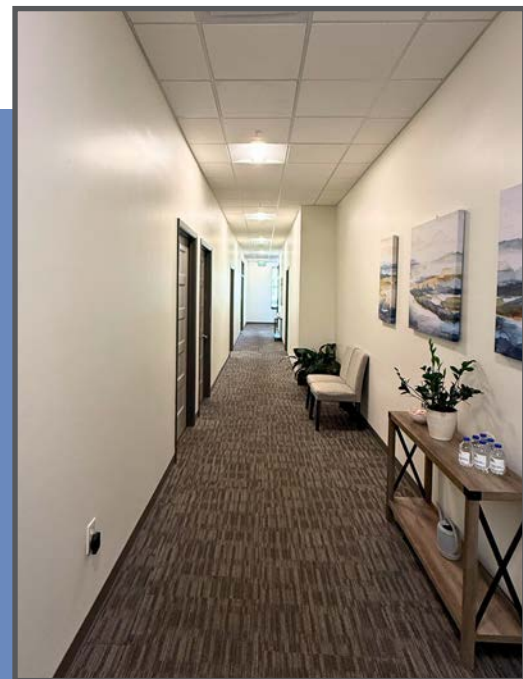
**OPTIONS TO RENEW:** One 7yr Option

## SUMMARY

Bridge Commercial is pleased to present 2001 Second Avenue for Sublease. The space offers second generation office space that includes six private offices and two conference rooms. Centrally located within Carnes Crossroads, Tenants will enjoy a wide range of amenities just steps from their office, along with central accessibility to I-526.







# INTERIOR PHOTOS

2001 Second Ave

# NEARBY AMENITIES

CAROLYN LEWIS  
K8 SCHOOL

CARNES CROSSROADS  
RESIDENTIAL  
DEVELOPMENT

THE  
BLAKE  
CARNES CROSSROADS

NORTHWOOD  
CHURCH/ ACADEMY

ROPER ST. FRANCIS  
HEALTHCARE



SECOND AVE

Rainbow CHILD CARE CENTER  
Sweetgrass Pediatrics  
Solomon Family  
MUSC Medical University of South Carolina

2001 SECOND AVE



UNDER CONSTRUCTION  
McDonald's  
refuel  
SPRINGHILL SUITES HARRIOTT  
CHASE

Publix  
FIREHOUSE SUBS

FLORA CARNES  
CROSSROADS  
APARTMENTS

N MAIN ST

N MAIN ST

SYNOVUS

NEIGHBORHOOD TAP HOUSE



Jimmy John's  
FAST RABBIT DELI

CHIPOTLE

Freddy's

STEEL CITY PIZZA CO.  
DUNKIN' DONUTS

COMING SOON  
Harris Teeter  
YOUR NEIGHBORHOOD MARKET

THE VILLAGE AT  
CARNES CROSSROADS  
APARTMENTS



AZURE CARNES  
CROSSROADS  
APARTMENTS

ST JAMES AVE

# SURROUNDING AREA



**Volvo U.S. Operations**  
12 Miles North of Nexton  
Opened 2018 | 4,000 New Jobs

**"Wildcat Tract"**  
6,000 Residences  
(Full Build-Out)

**Cane Bay**  
15,000+ Residences  
(Full Build-Out)

MONCK'S CORNER

**Foxbank Plantation**  
5,000+ Residences  
(Full Build-Out)



**Camden Preserve**  
700 Residences  
(Full Build-Out)



**Nexton**  
10,000 Residences  
(Full Build-Out)

**Carnes Crossroads**  
5,000+ Residences  
(Full Build-Out)



Westhill



SUMMERSVILLE  
2 Miles from Nexton

KNIGHTSVILLE



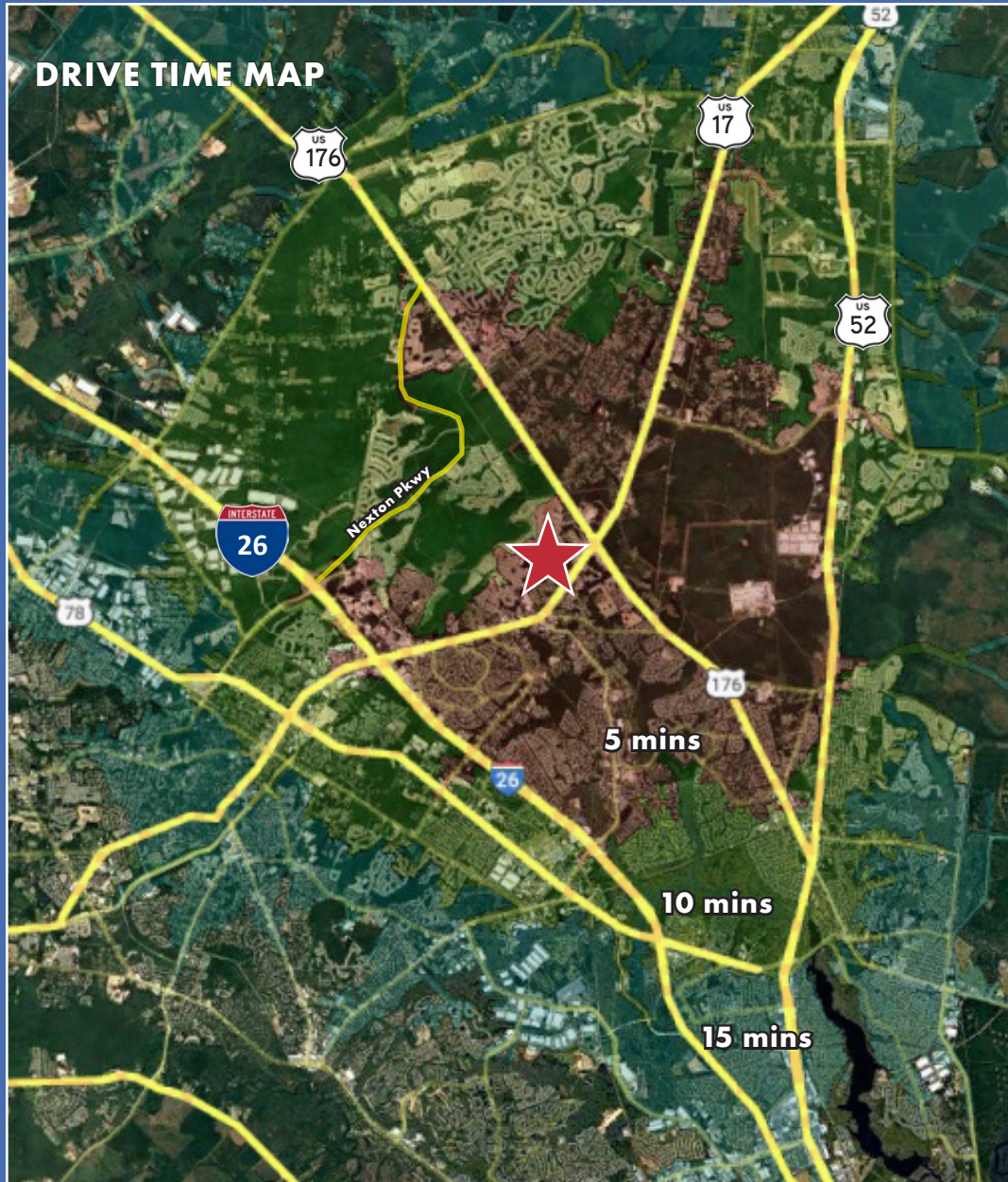
5 MILES

The Ponds



# OFFICE FOR SUBLEASE

2001 SECOND AVE | SUMMERVILLE, SC



**MCKENZIE DEUTSCH**  
Senior Associate  
+1 540 287 4914  
[mckenzie.deutsch@bridge-commercial.com](mailto:mckenzie.deutsch@bridge-commercial.com)

**DANIEL PELLEGRINO**  
Executive Vice President  
+1 850 728 1050  
[daniel.pellegrino@bridge-commercial.com](mailto:daniel.pellegrino@bridge-commercial.com)