

FOR LEASE | 22,454 SF Premier Class A Office Building

120 Riverview Drive

Downtown East Phase III • Q3 2024 Delivery • Savannah, Georgia



MORE INFORMATION:

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PROPERTY OVERVIEW

22,454 SF Premier Class A Office Building

PROPERTY FEATURES

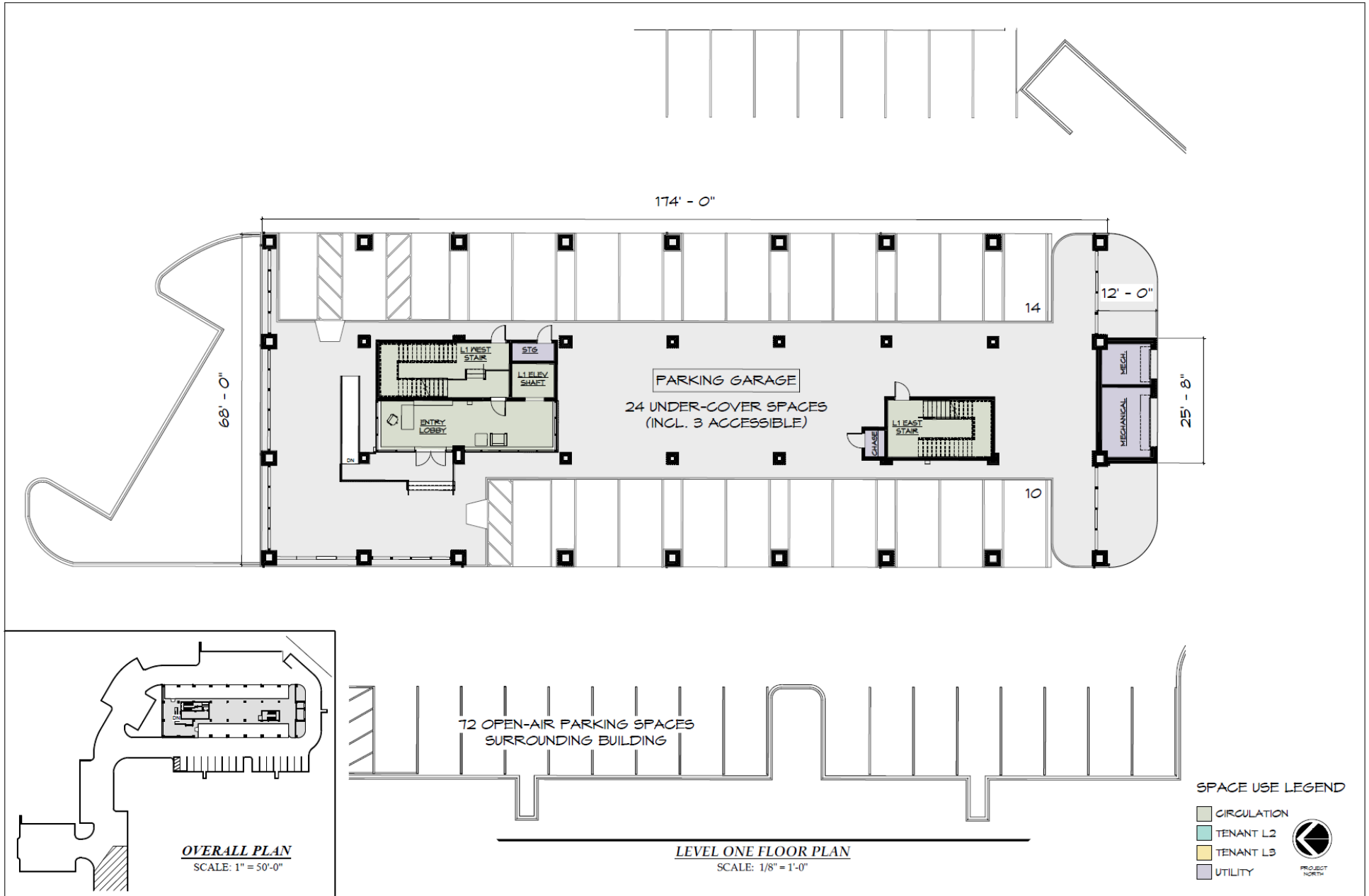
120 Riverview is a Class-A new construction building is scheduled to be delivered in July 2024. Downtown East Corporate Office Park is located on President Street just East of Savannah's CBD & Landmark Historic District. This building has a highly efficient layout with a serene outdoor setting. The building will be 22,454 RSF on 2-floors above covered parking, and is divisible down to 5,000 SF.

- High-End new construction building with contemporary architecture including two stories over covered parking
- Configured for Tenant spaces in the 5,000 to 11,227 (full floor.)
- **ONE FLOOR LEASED, ONE REMAINING**
- Free, unreserved parking with excellent ratio of 5:1,000 SF
- Designed for highly efficient office layouts ideally suited to wide array of professional office uses
- Phase III of Downtown East Corporate Office Park adjacent to two existing Class A buildings with shared parking and a common lake with great views and 100% occupancy

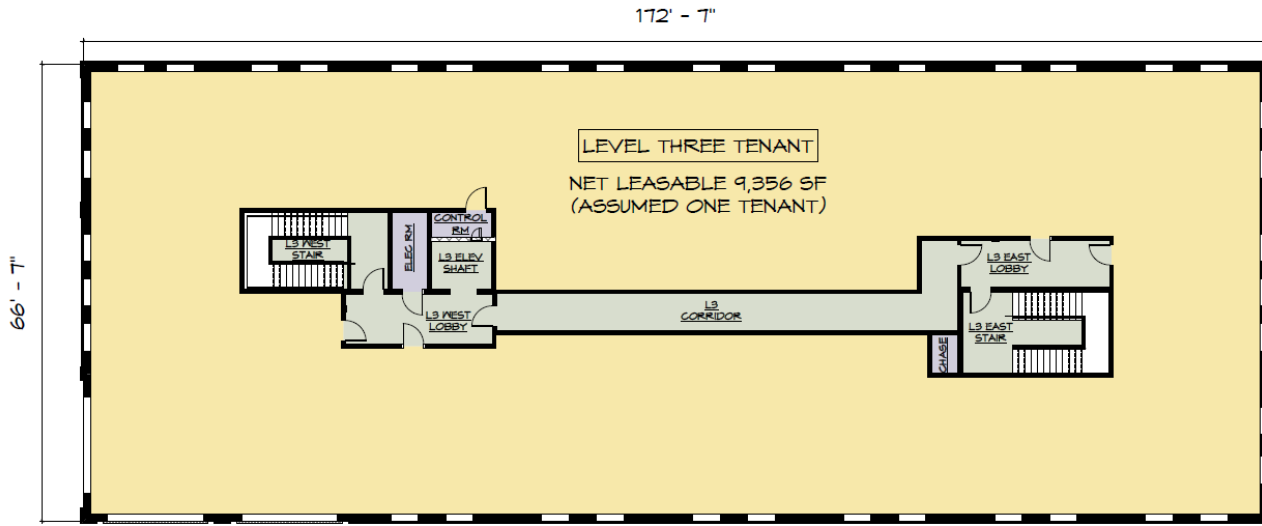
ASKING RATE
\$38.00 PSF Full Service



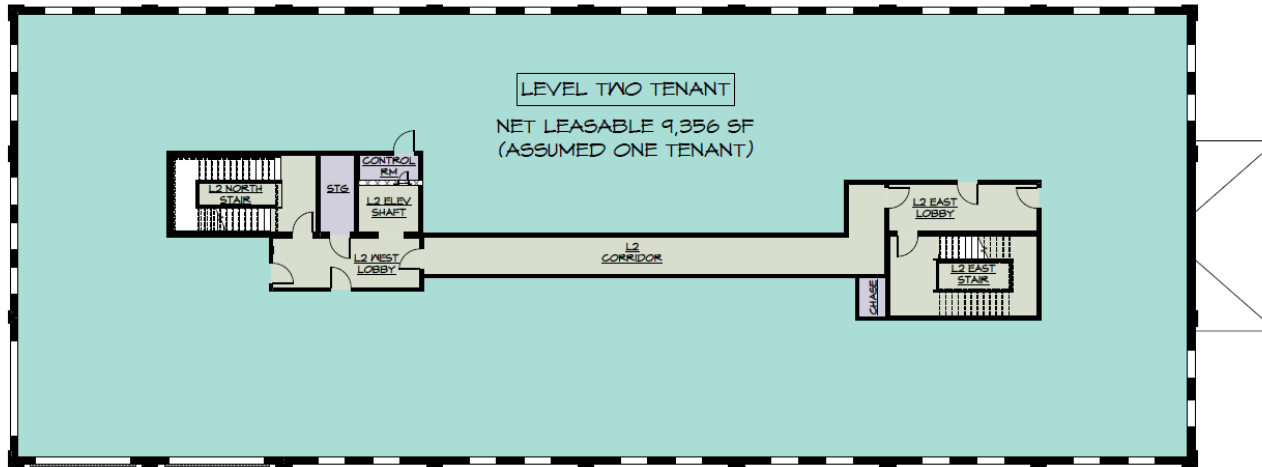
LEVEL 1 FLOOR PLAN



LEVELS 2 & 3 FLOOR PLAN



LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPACE USE LEGEND

- CIRCULATION
- TENANT L2
- TENANT L3
- UTILITY



PRIME DOWNTOWN LOCATION



- Central and high-profile location along President Street Ext. corridor proximate to CBD, Eastern Wharf Project, Truman Parkway, and the Savannah Golf Club
- President Street and Truman Parkway provide ideal regional access to bedroom communities including Wilmington/Whitmarsh/Talahi Islands, Isle of Hope, Dutch Island, Skidaway Island, etc.

2023 Demographics	5 Mile	10 Miles	15 Miles
Population	100,388	200,911	328,582
Median Age	35.2	37.1	36.9
Households	41,301	82,190	132,481
Average Household Income	\$85,721	\$87,334	\$97,414

Source: ESRI, July 2023

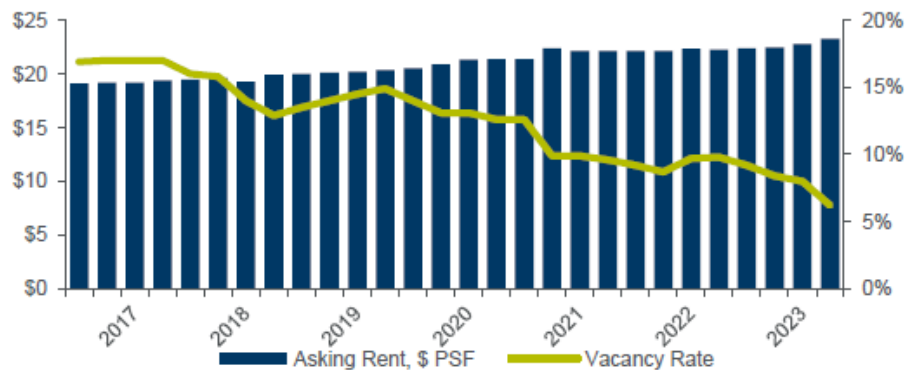
SAVANNAH OFFICE MARKET

MARKET OVERVIEW

- Savannah's Office Market remains healthy and is not affected by national trends in larger Tier 1 corporate markets wherein large corporate users have less demand for office space with remote work becoming a new normal
- Savannah's Office vacancy rate is 6.2% as of Q2 2023 vs. 19.2% nation wide
- Savannah's Office market continues to enjoy positive net absorption whereas nationally negative absorption prevails
- **Glut of manufacturing jobs on the way from Hyundai EV/Battery Plant and its suppliers will increase demand for Office space market-wide**
- Redevelopment of several Office buildings in the CBD/Landmark Historic District to Hospitality use is pulling supply off the table in an already low-vacancy environment
- Zero significant blocks of space area actively available in Savannah's office market, making this a very unique opportunity



OVERALL VACANCY & ASKING RENT



SPACE DEMAND / DELIVERIES





Charleston

SAVANNAH
CBD

Jacksonville



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