

UP TO 86,528 RSF OF CLASS A OFFICE SPACE AVAILABLE FOR LEASE

CBRE



The Office at Savannah Harbor

BY LAND AND BY SEA



Discover the New Smart Office Hub of Savannah

EMBODYING THE ESSENCE OF SAVANNAH'S RICH HERITAGE AND FORWARD-THINKING FUTURE, THE OFFICE AT SAVANNAH HARBOR IS PART OF SAVANNAH HARBOR'S MULTI-PHASED, MIXED-USE DEVELOPMENT THAT WILL CHANGE THE WAY WE WORK. WHERE TRADITION MEETS INNOVATION.

Savannah Harbor provides a new smart Savannah in a secure, walkable urban environment with great access to the national landmark district. Located on Hutchinson Island, this Class A, 4-Story, Office Building has access to 1800' of unrivaled waterfront views, 97 slip marina, 276 Residential Apartment, 27 Luxury Condominiums, 175 key boutique hotel, retail, and direct access to The Westin Savannah Harbor Golf Resort & Spa and Savannah Convention Center (SCC).

Whether you take the ferry or drive, The Office at Savannah Harbor is built for today's top talent and connects them to an immediate sense of community + lifestyle.

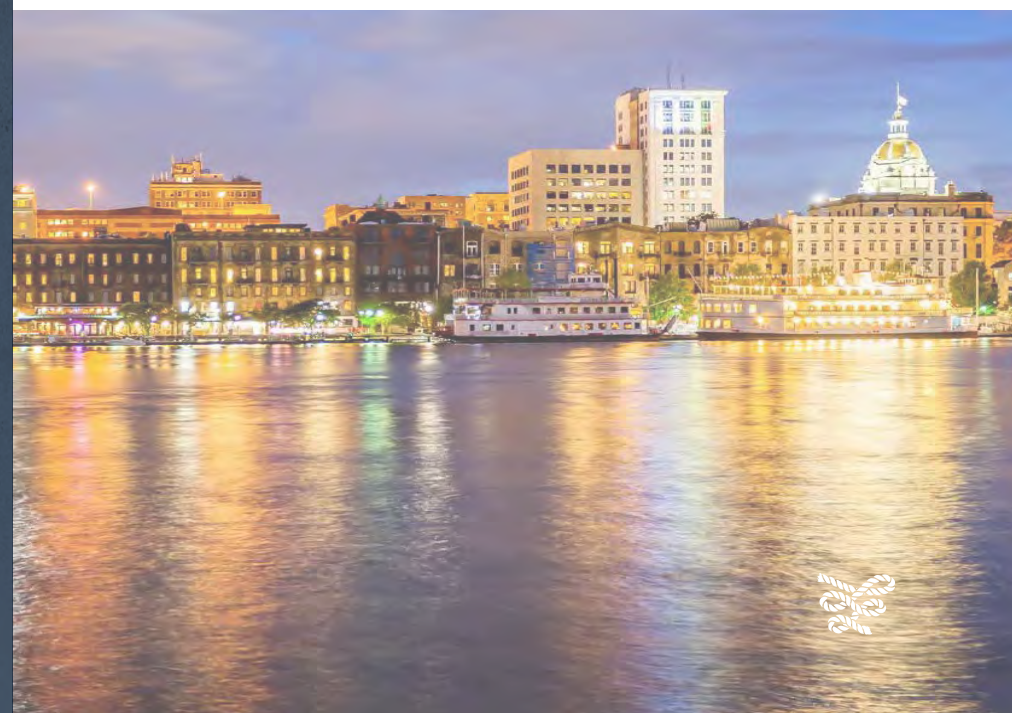
CLASS A
4-STORY OFFICE
BUILDING

±86,528 RSF
AVAILABLE WITHIN 14
MONTHS OF LEASE

276 UNITS
RESIDENTIAL APARTMENTS

27 UNITS
LUXURY CONDOMINIUMS

ON-SITE
RETAIL + HOTEL OPTIONS



Ease of Access by Land + by Sea

COMMUTE WITH A BREEZE TO THE THE OFFICE AT SAVANNAH HARBOR WITH DIRECT ACCESS VIA HIGHWAY 17 OR TAKE THE SAVANNAH BELLES FERRY, WHICH RUNS DAILY EVERY 20 MINUTES TO THE WESTIN HARBOR SAVANNAH GOLF RESORT + SPA - STARTING AT 7:10 IN THE MORNING AND ENDING AT 9:50 AT NIGHT

[Click to view Ferry Schedule](#)

HIGHWAY 17
4 MINUTES

INTERSTATE 16
8 MINUTES

DOWNTOWN SAVANNAH
9 MINUTES

INTERSTATE 95
20 MINUTES

SAVANNAH HILTON HEAD AIRPORT
22 MINUTES

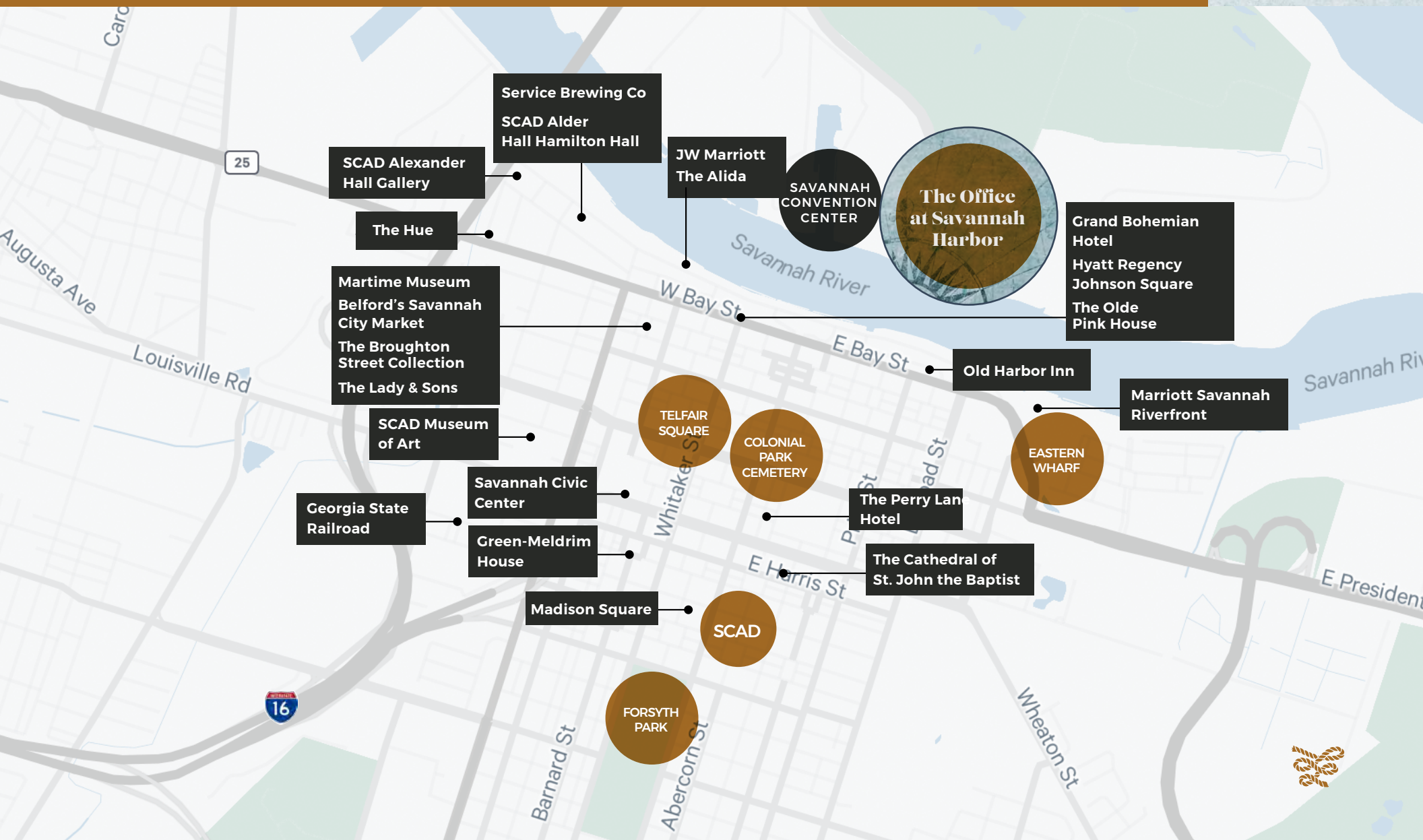
POOLER, GA
23 MINUTES

BLUFFTON, SC
25 MINUTES

HILTON HEAD, SC
43 MINUTES



Experience the Energy + Rich History



Well-connected + Transit Oriented



THE WESTIN
SAVANNAH HARBOR
GOLF RESORT & SPA

 **SAVANNAH**
CONVENTION CENTER

 **IGY**
MARINAS

**SAVANNAH HARBOR
LIGHT & CLOCK
TOWER**

**SIGNATURE
RESTAURANT
(FUTURE)**

**WOODFIELD CLASS A
APARTMENTS
& RETAIL**

**MARINA
RESTAURANT
BUILDING**

THE WINFIELD

**175 KEY
FIVE STAR HOTEL**

**RESIDENTIAL
CONDOMINIUMS
(FUTURE)**

**RETAIL
(FUTURE)**

**The
Office
at Savannah
Harbor**

**SAVANNAH HARBOR
EVENT PAVILION**

**HEALTHCARE
(FUTURE)**

**SENIOR LIVING
(FUTURE)**

**HIGH-TECH
OFFICE BUILDING
(FUTURE)**



Building Overview

With ±86,528 RSF of Class A Office Space, The Office at Savannah Harbor will create the exceptional for today's top talent. This 4 story property boasts a coveted rooftop event space with an outdoor patio overlooking the harbor, ideal for hosting client events, happy hours, and fostering your team's sense of community. Premium branding and signage opportunities awaits the anchor tenant of this vibrant hub. Whether you are looking for a smaller space or looking to expand, we can tailor to your needs – full floor, contiguous block available, as well, as smaller suites on the ground floor.



**CLASS A INDUSTRIAL
STYLE ARCHITECTURAL
BUILDING**



**3 FLOORS WITH
EFFICIENT TENANT
SPACE PLANS**



**ROOFTOP EVENT SPACE
& OUTDOOR PATIO WITH
VIEWS OF SAVANNAH
RIVER, DOWNTOWN, &
HUTCHINSON ISLAND**



**FLOOR TO CEILING
WINDOWS**



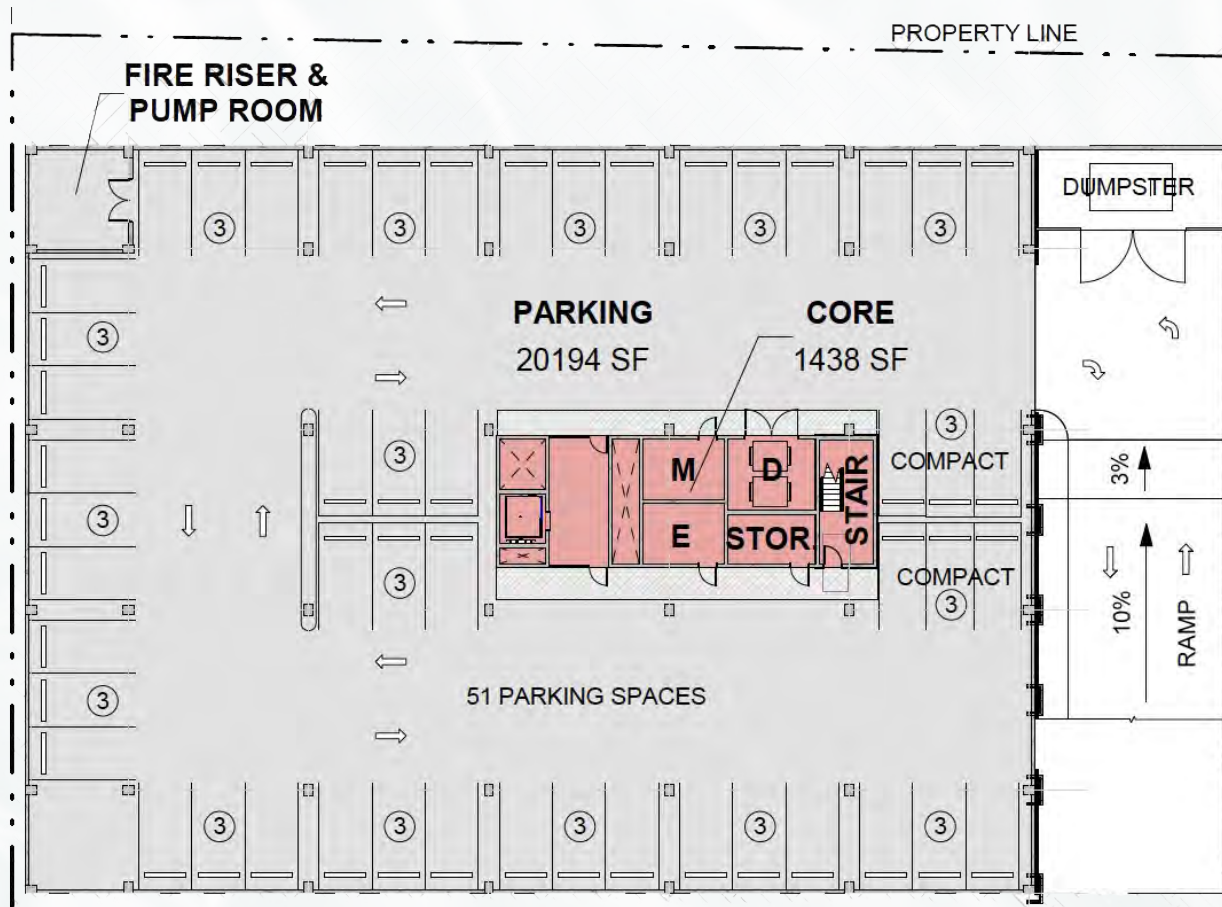
10' CEILINGS



**BELOW GRADE &
SURFACE PARKING**



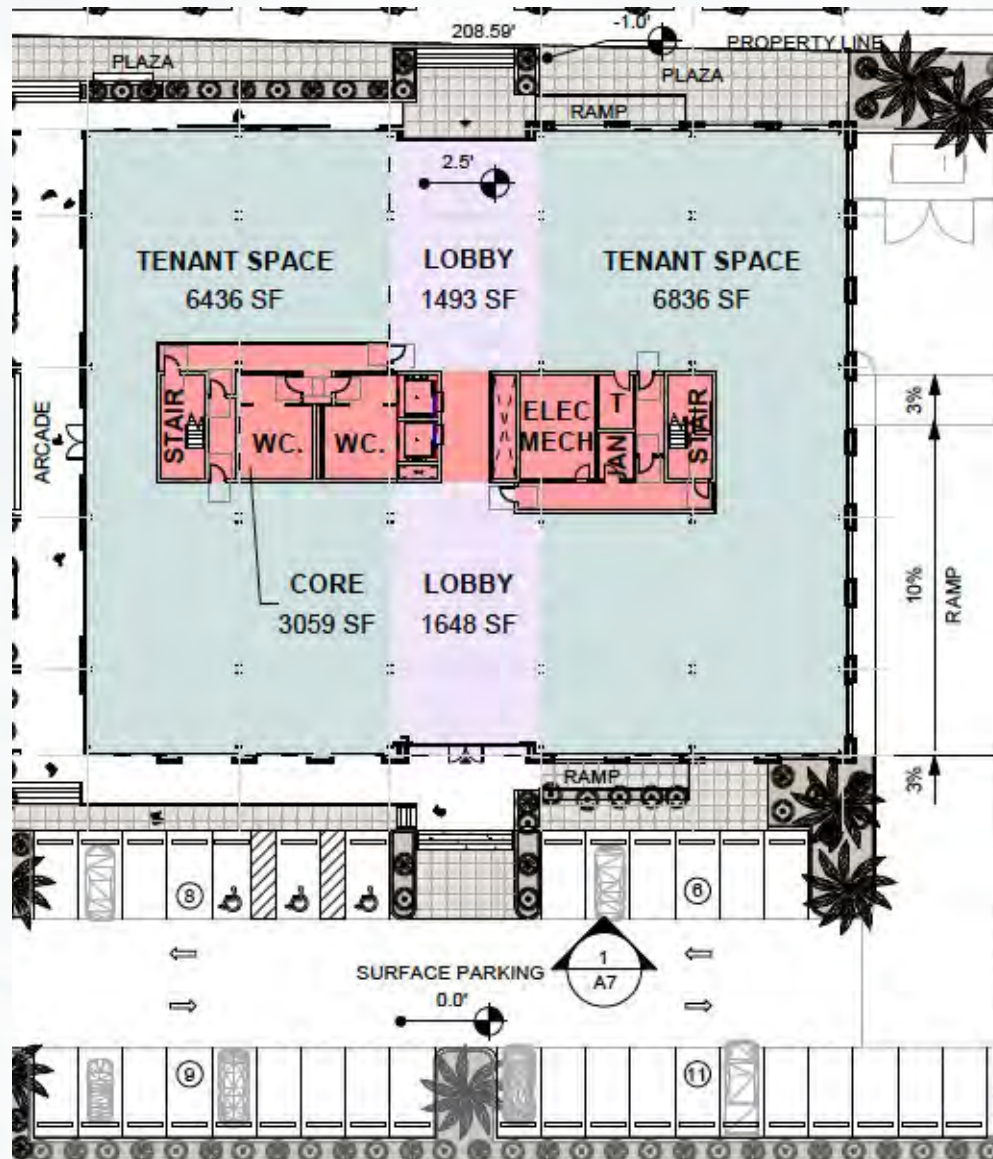
Floor Plan



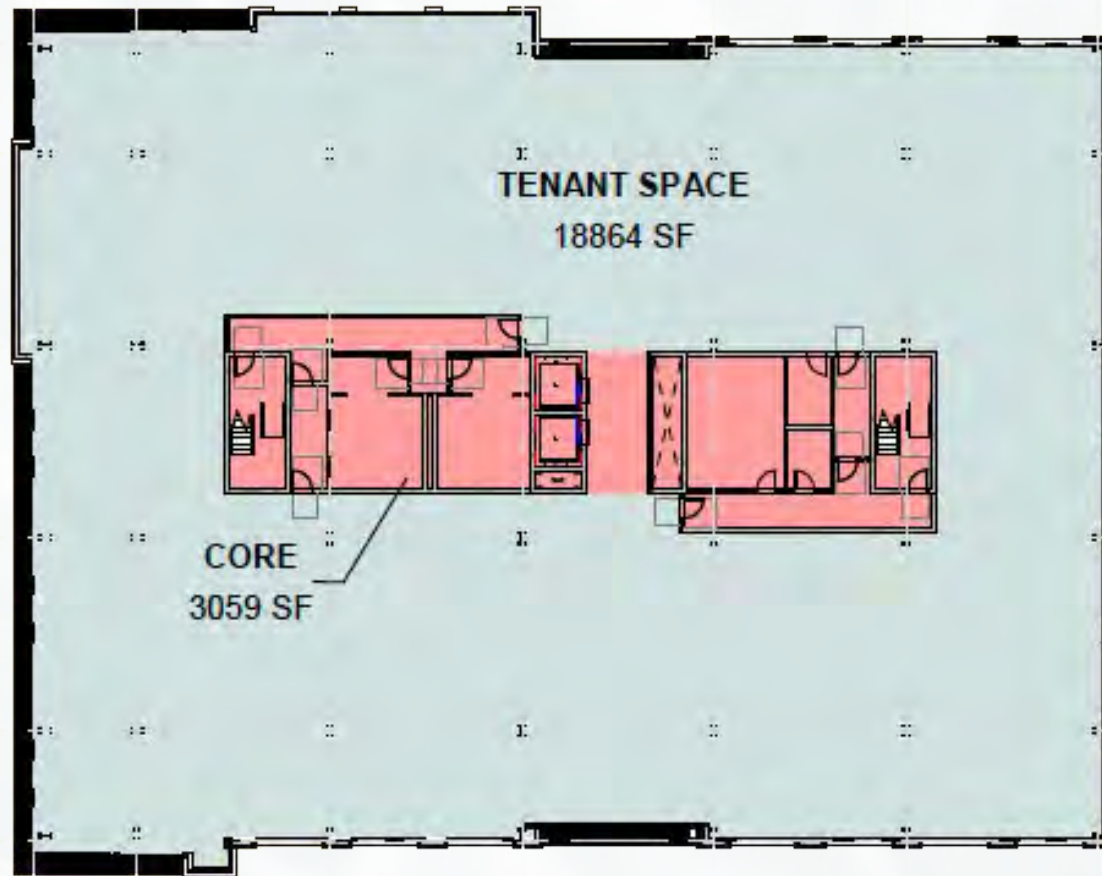
LOWER LEVEL PARKING



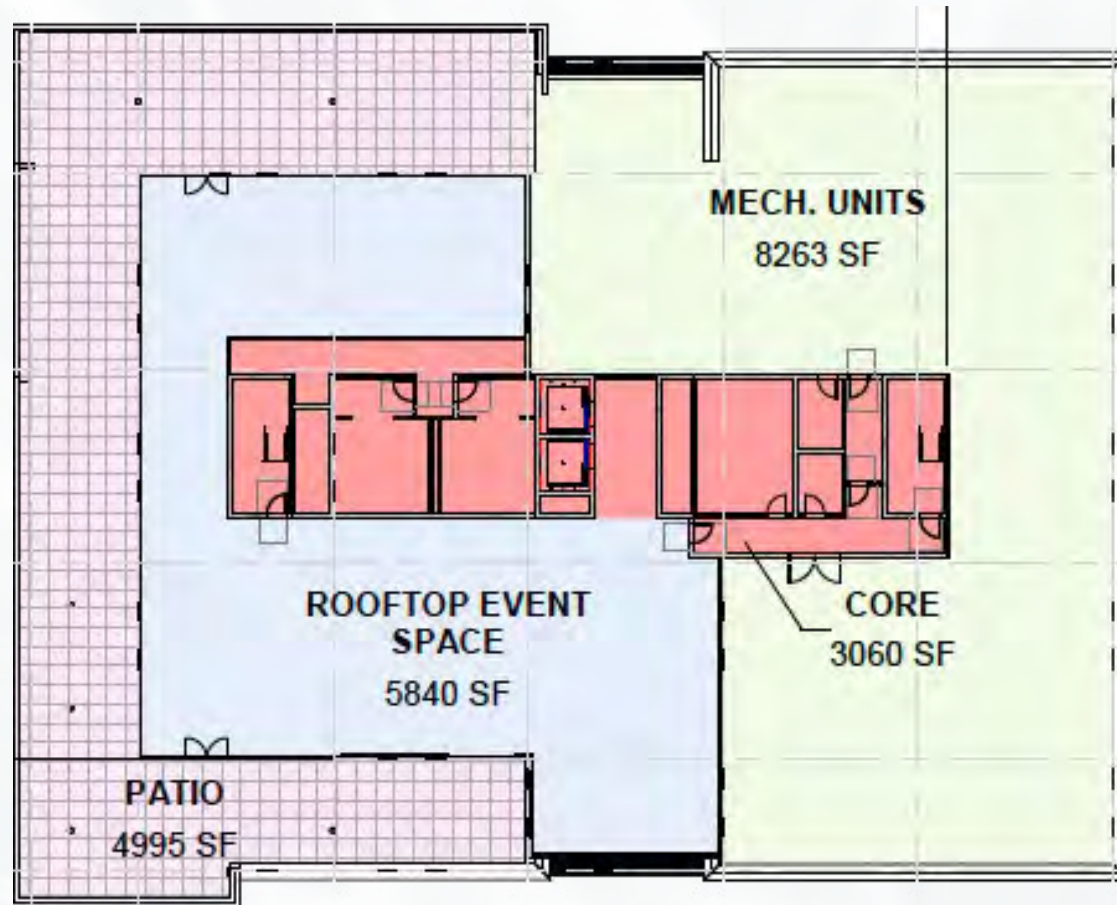
Floor Plan



Floor Plan



Floor Plan

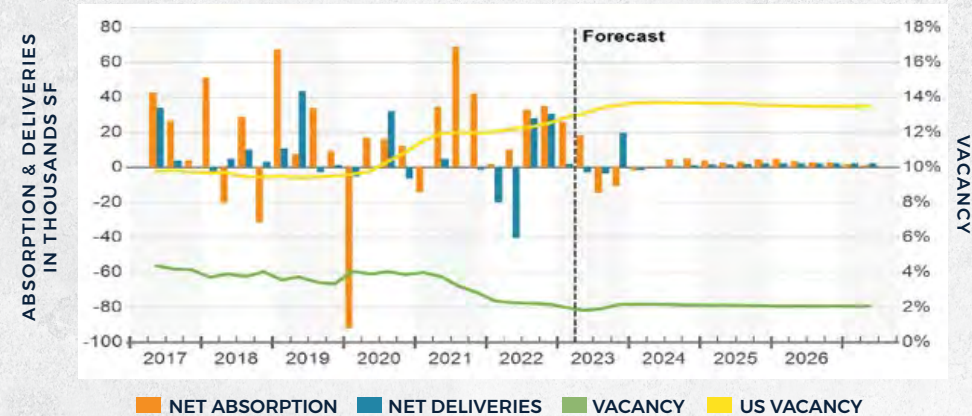


One of the Southeast's Strongest Office Markets

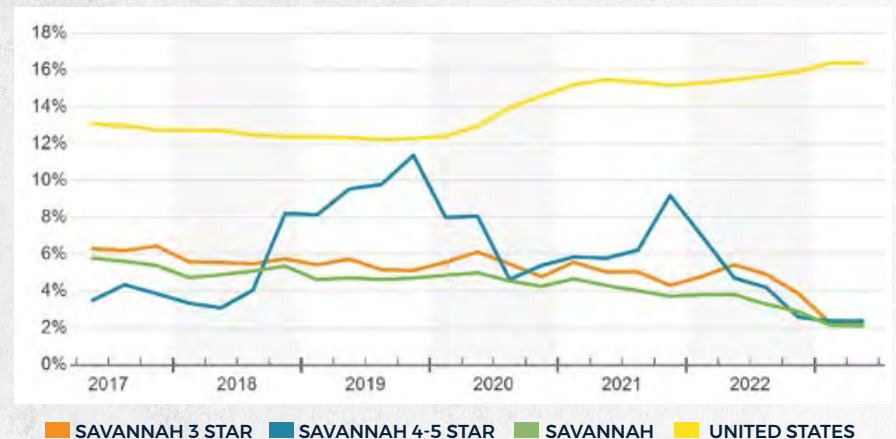


- SAVANNAH'S OFFICE MARKET REMAINS STRONG WITH A VACANCY RATE OF 2% AS OF Q2 2023, WELL BELOW THE NATIONAL AVERAGE OF 17.1%
- 105,000 SF OF OFFICE SPACE ABSORBED IN THE LAST 12 MONTHS
- MANUFACTURING JOBS ON THE WAY FROM HYUNDAI EV BATTERY PLANT AND ITS SUPPLIERS WILL INCREASE DEMAND FOR OFFICE SPACE MARKET-WIDE
- WITH THE CONTINUAL DEMAND FOR RETAIL AND HOSPITALITY, DEVELOPERS HAVE GENERALLY BEEN MORE FOCUSED ON CONVERTING OFFICE SPACE INTO OTHER USES, THAN BRINGING NEW OFFICE SPACE TO THE MARKET

NET ABSORPTION, NET DELIVERIES & VACANCY



AVAILABILITY RATE



Savannah Harbor by the Numbers

97

SLIP MARINA

5

ACRE
RIVERFRONT
PARK

10

ACRE
PROTECTED
HARBOR

\$2100

MILLION DOLLAR
DEVELOPMENT

276

RESIDENTIAL
APARTMENTS

2,500

CAPACITY AT
RIVERFRONT
PARK

36

ACRE
WATERFRONT
COMMUNITY

1800'

OF SPECTACULAR
WATERFRONT
VIEWS



Savannah Convention Center

EXPANSION TO OVER 700,000 SQ FT
MEETING SPACE OPENING JANUARY 2024





Recharge by the Marina using the Pedestrian Plaza



WALKABLE PEDESTRIAN
PATH CONNECTING ALL
DEVELOPMENT



EMBARK/DISEMBARK
TO THE MARINA



PROVIDE A SENSE OF 3RD PLACE
TO RECHARGE, WORK, CONNECT
IN THE COMMUNITY



Exceptional Living Accommodations



Emma James

Situated alongside the Savannah Harbor Golf Course, Emma James Apartments is a new standard for stylish convenience and luxury living. The first phase will be delivering in early 2024 offering thoughtfully curated Studio, One-, Two-, and Three-bedroom floorplans – 276 units total upon completion. Each unit features premium architectural details such as quartz countertops, custom bookshelf niches, and dry bar areas. Residents can enjoy the many community amenities that cater to the needs of today such as a Social Media Production Studio, Business + Co-Working Area, Pet Park + Spa, Maker spaces, and more. Relax under the Cabana on the Outdoor Lawn with a grilling station or via the saltwater pool overlooking the Savannah Harbor. With professionals and families in mind, Emma James creates nothing short of the exceptional and tailored for the new way of living.

276 UNITS

LUXURY CONDOMINIUMS

Q1 2024

DELIVERY



The Winfield

Overlooking the scenic Savannah Harbor, The Winfield delivers 27 luxury condominiums to one of Savannah's newest coveted destinations. The timeless new development will represent the past, engage the present, and provide a lasting contribution to the city's future. Residents will be able to enjoy on-site shopping/dining through the ground floor retail and take in the picturesque views of the Harbor. Each masterfully designed residence will blend Savannah's historic details with today's amenities for sophisticated, comfortable living. Come be a part of The Winfield and live with ease.

27 UNITS

LUXURY CONDOMINIUMS

2026

DELIVERY

Hotels

FULL-SERVICE

LOOKING FOR ACCOMMODATIONS? THE WESTIN HARBOR GOLF RESORT + SPA HAS YOU COVERED AND OFFERS CONFERENCING CAPABILITIES ALONG WITH A FULL-SERVICE SPA AND GOLF COURSE. CURRENTLY IN DESIGN IS A 175 KEY BOUTIQUE HOTEL - DELIVERING 2026





The Office at Savannah Harbor

BY LAND AND BY SEA

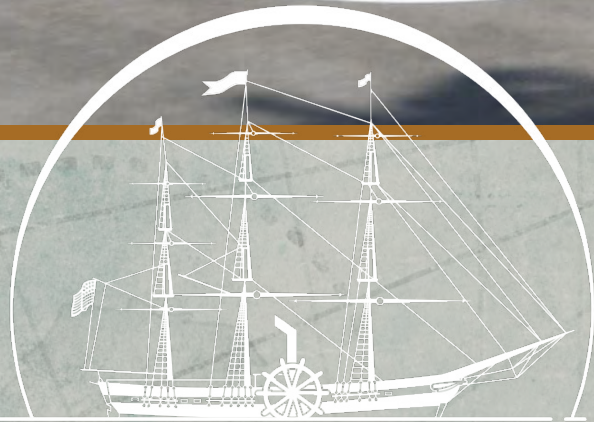
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BATSON-COOK
CONSTRUCTION

CBRE