

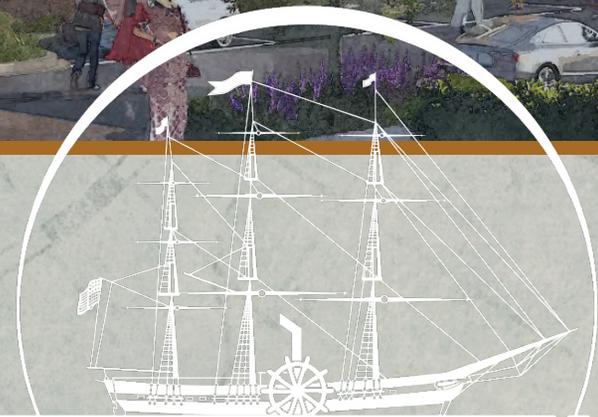
DELIVERING OCTOBER 2026
±17,317 SF AVAILABLE FOR LEASE

CBRE



Savannah Harbor Gateway Office

55 RESORT DRIVE | SAVANNAH, GA



Discover the New Smart Office Hub of Savannah

EMBODYING THE ESSENCE OF SAVANNAH'S RICH HERITAGE AND FORWARD-THINKING FUTURE, THE SAVANNAH HARBOR GATEWAY OFFICE 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, 3-Story, Office Building has access to unrivaled waterfront views and direct access to The Westin Savannah Harbor Golf Resort & Spa and Savannah Convention Center (SCC). Master plan also envisions future residential, restaurants, shopping, and various retail and hotels.

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

CLASS A

3-STORY OFFICE
BUILDING

±17,317 RSF

AVAILABLE FOR LEASE

FREE ON-SITE

SURFACE PARKING

FLEXIBLE
FLOORPLANS

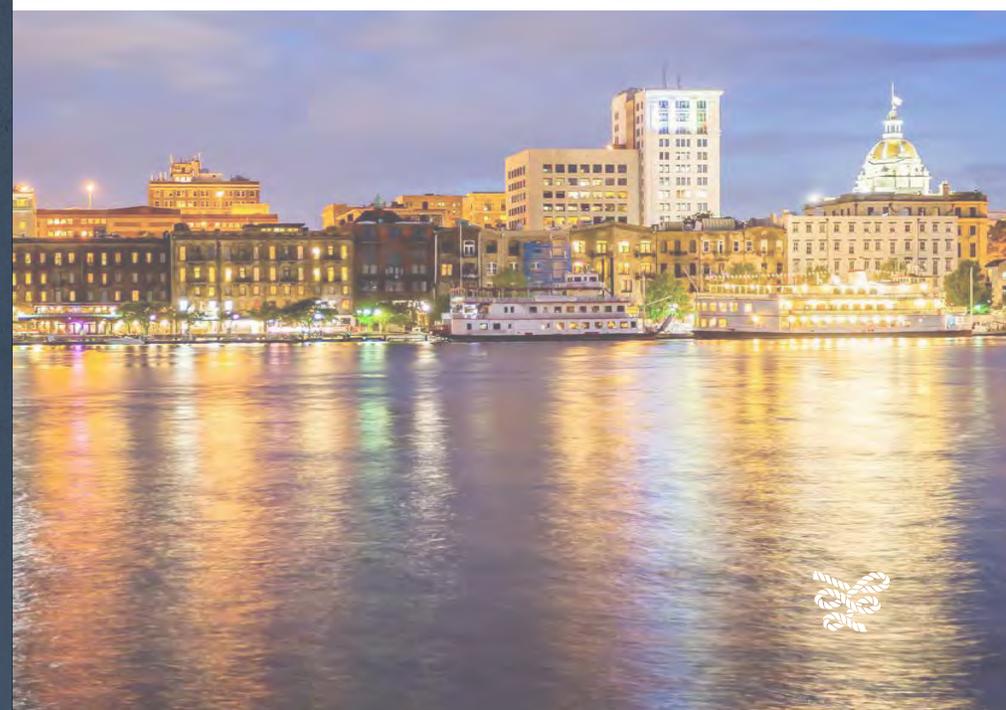
AVAILABLE

ON-SITE

RETAIL + HOTEL OPTIONS

276 UNITS | 93% LEASED

RESIDENTIAL APARTMENTS



Ease of Access by Land + by Sea

COMMUTE WITH A BREEZE TO THE SAVANNAH HARBOR GATEWAY OFFICE 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

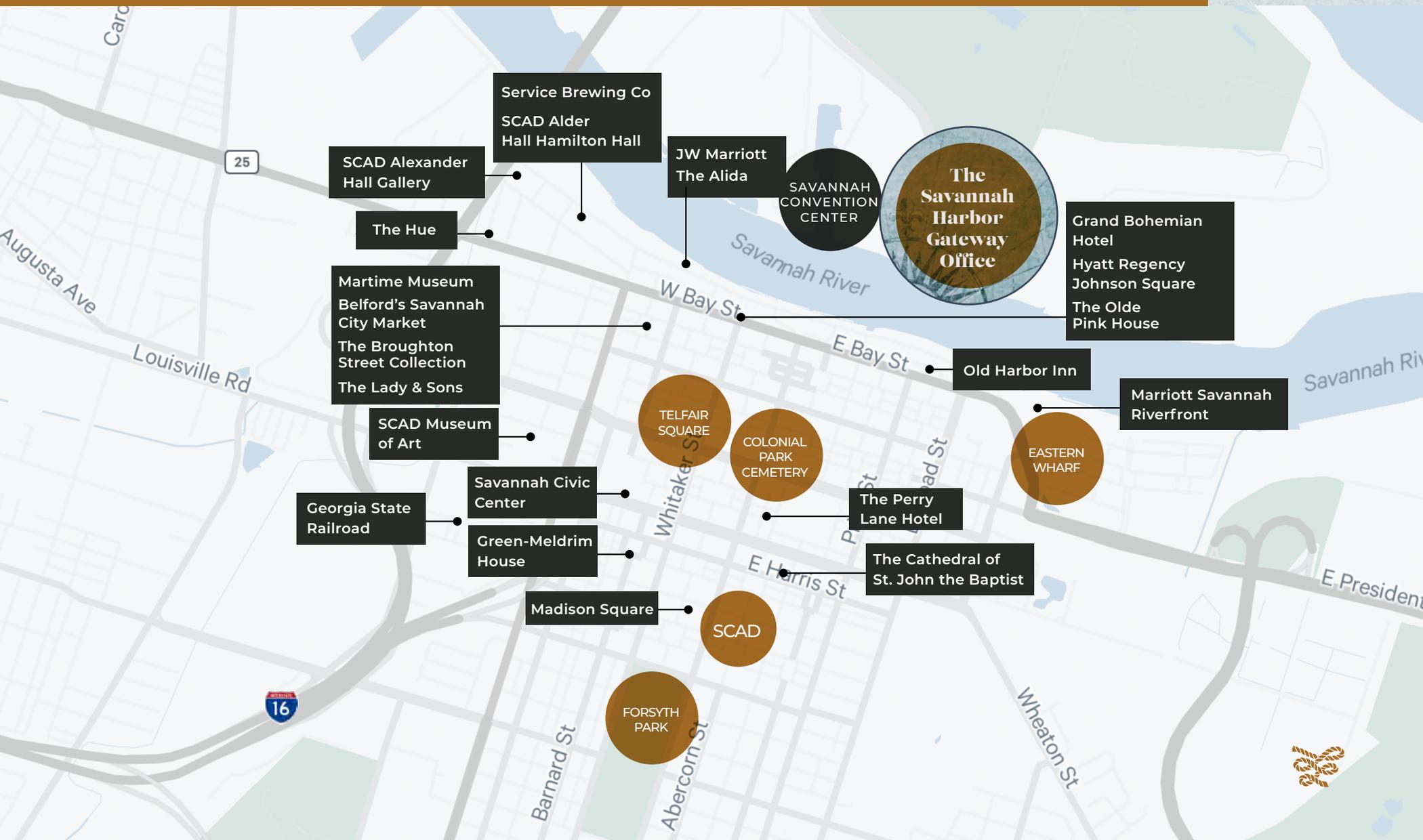
POOLER, GA
23 MINUTES

BLUFFTON, SC
25 MINUTES

HILTON HEAD, SC
43 MINUTES



Experience the Energy + Rich History



Service Brewing Co
SCAD Alder Hall Hamilton Hall

JW Marriott
The Alida

SAVANNAH CONVENTION CENTER

The Savannah Harbor Gateway Office

Grand Bohemian Hotel
Hyatt Regency Johnson Square
The Olde Pink House

The Hue

Martime Museum
Belford's Savannah City Market
The Broughton Street Collection
The Lady & Sons

SCAD Museum of Art

Georgia State Railroad

Savannah Civic Center
Green-Meldrim House

Madison Square

TELFAIR SQUARE

COLONIAL PARK CEMETERY

The Perry Lane Hotel

EASTERN WHARF

Marriott Savannah Riverfront

Old Harbor Inn

SCAD

FORSYTH PARK

The Cathedral of St. John the Baptist



Well-connected + Transit Oriented



Building Overview

With ±17,317 RSF of Class A Office Space, The Savannah Harbor Gateway Office will create the exceptional for today's top talent. This 3 story property boasts a coveted roof terrace 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**



**ROOF TERRACE
EVENT SPACE WITH
VIEWS OF SAVANNAH
RIVER, DOWNTOWN, &
HUTCHINSON ISLAND**



**FLOOR TO CEILING
WINDOWS**



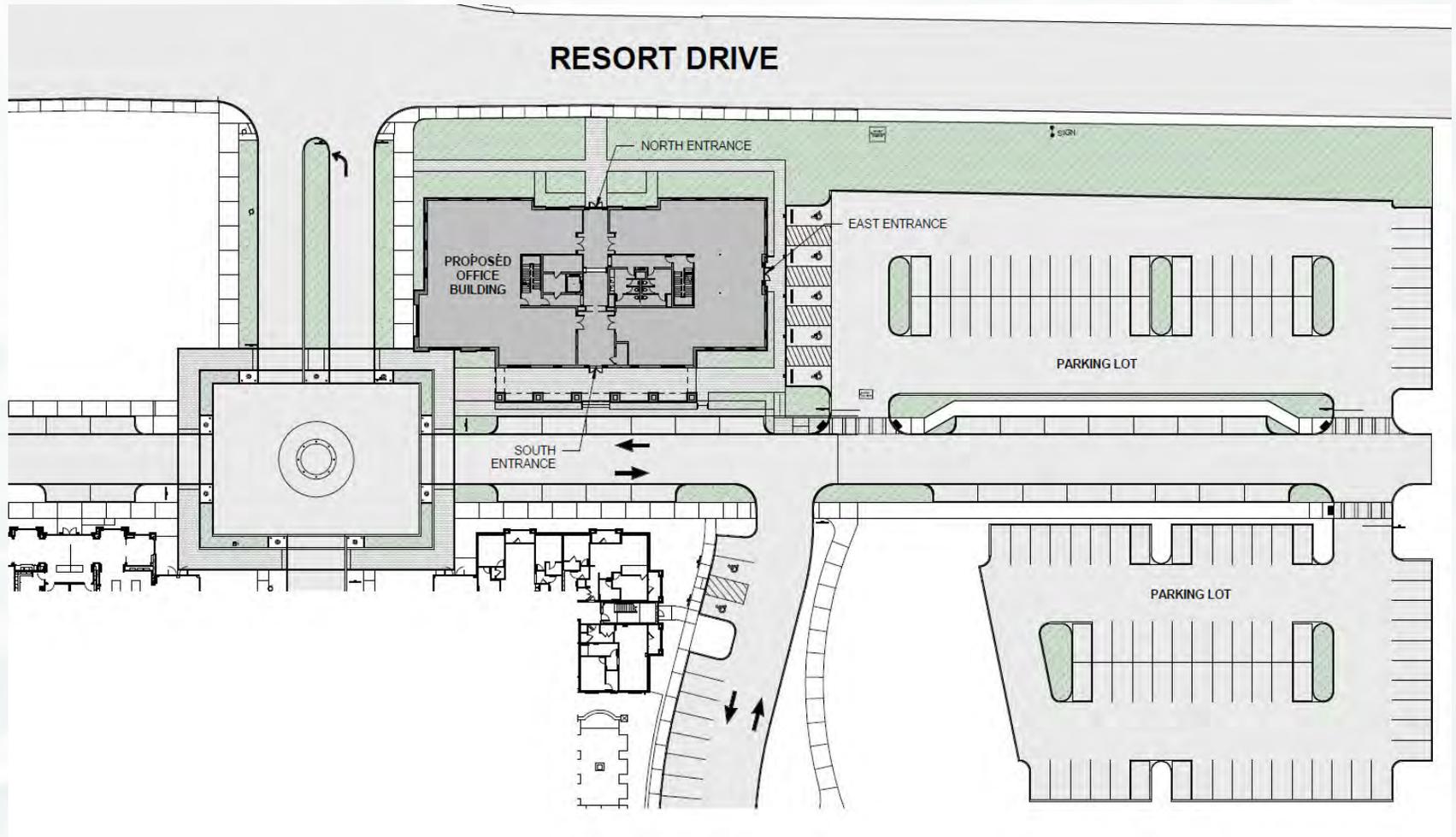
10' CEILINGS



**FREE ON-SITE
SURFACE PARKING**



Site Plan Overview



Floor Plan

9,381 RSF AVAILABLE

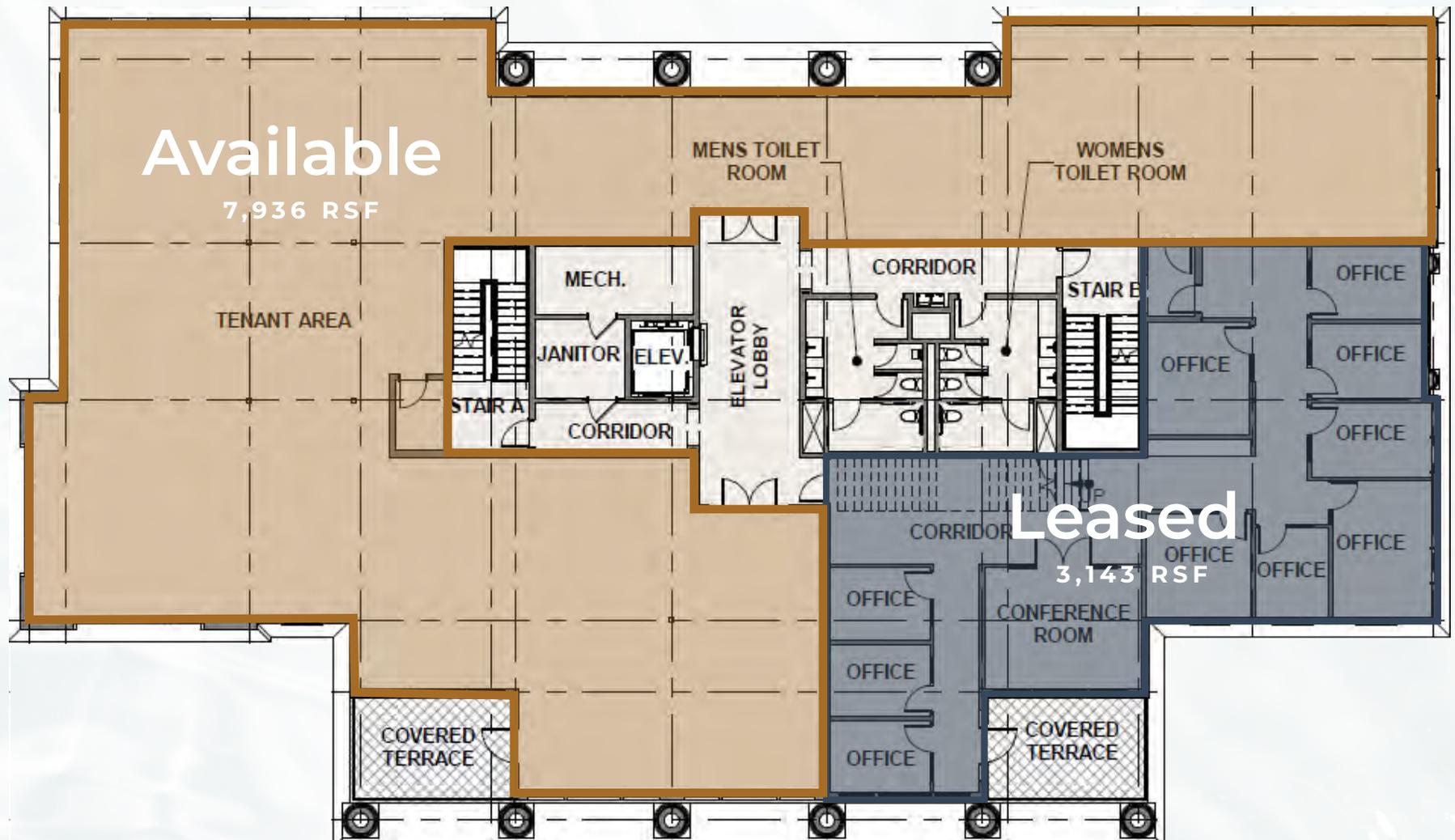


GROUND LEVEL



Floor Plan

7,936 RSF AVAILABLE

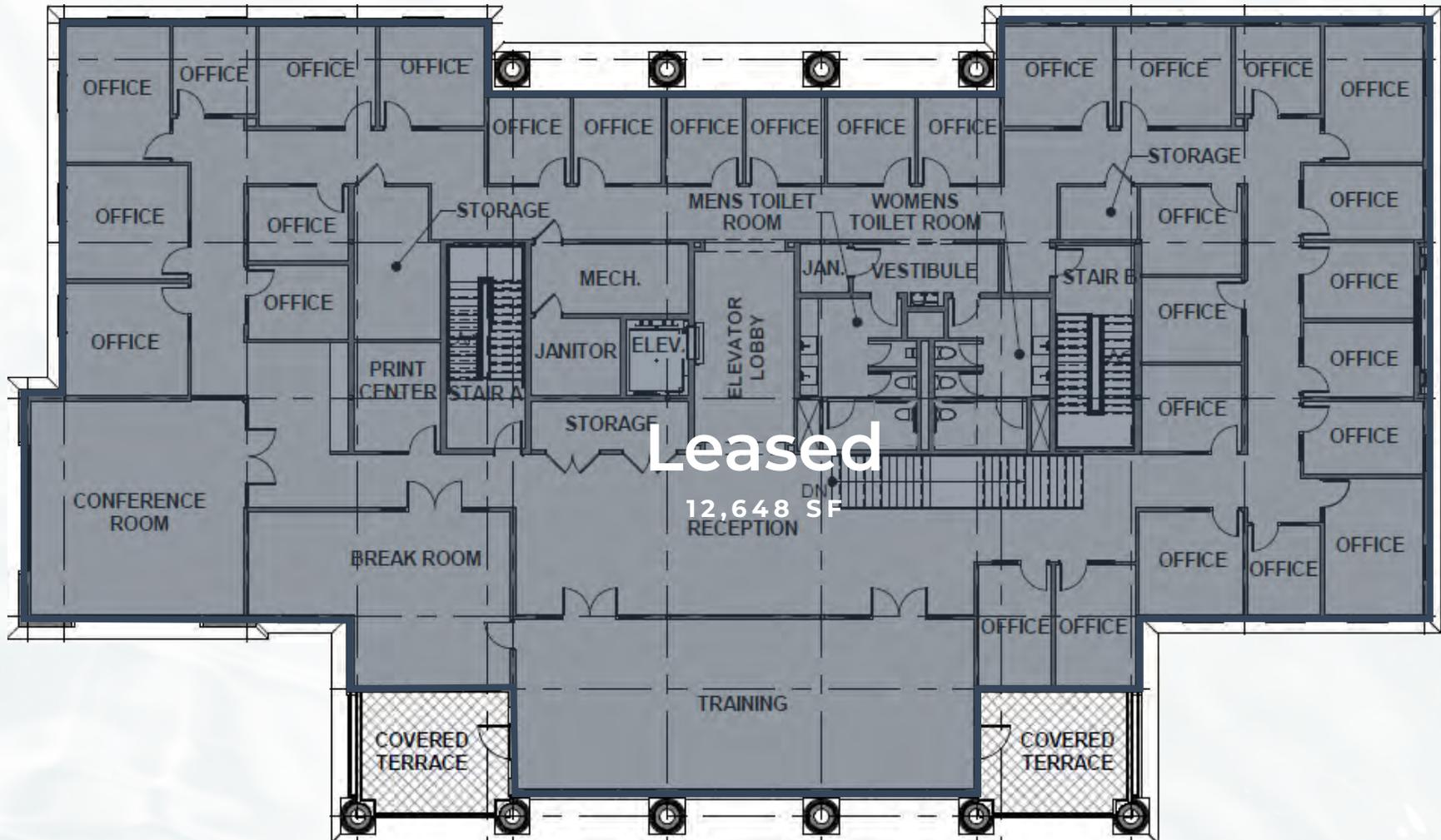


SECOND LEVEL



Floor Plan

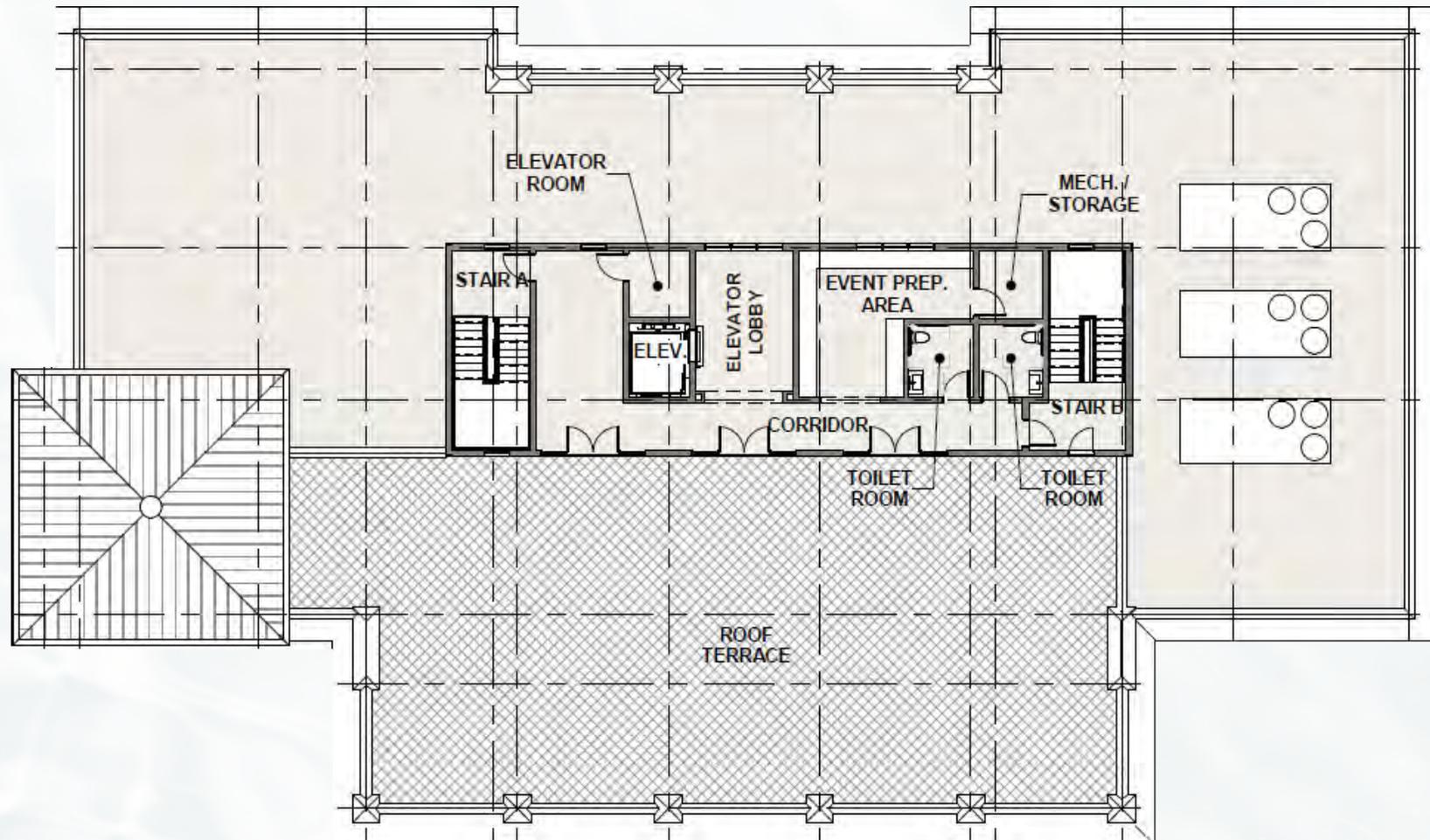
FULLY LEASED



THIRD LEVEL



Floor Plan



One of the Southeast's Strongest Office Markets

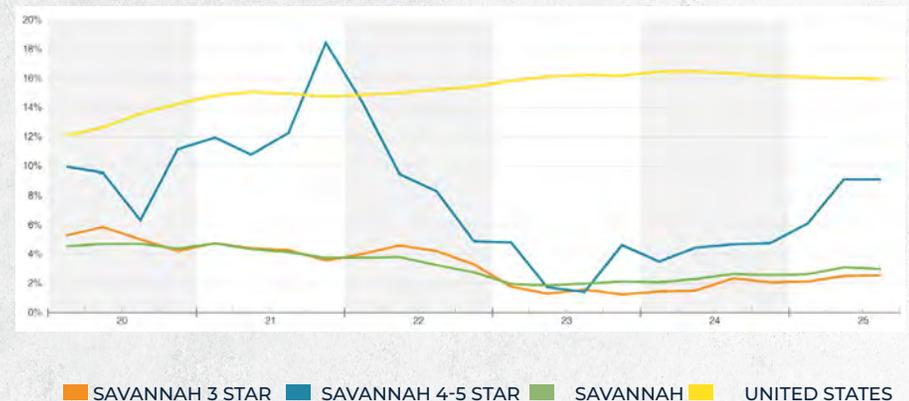


- SAVANNAH'S OFFICE MARKET REMAINS STRONG WITH A VACANCY RATE OF 2.3% AS OF Q3 2025, WELL BELOW THE NATIONAL AVERAGE OF 17.1%
- 103,000 SF OF OFFICE SPACE ABSORBED IN THE LAST 12 MONTHS
- MANUFACTURING JOBS ON THE WAY FROM HYUNDAI EV BATTERY PLANT AND ITS SUPPLIERS WILL INCREASE DEMAND FOR OFFICE SPACE 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

- » 660,000 SF WATERFRONT COMPLEX ON THE SAVANNAH RIVER
- » 200,00 SF OF DIVISIBLE EXHIBIT SPACE
- » 27 MEETING ROOMS
- » 5 EXECUTIVE BOARD ROOMS
- » 65,000 SF BALLROOM
- » 367-SEAT AUDITORIUM
- » 1,500 ON-SITE PARKING
- » 900 SPACE PARKING GARAGE





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 Isling

Nestled along the serene waterfront, The Isling offers a unique and captivating living experience just moments from the heart of historic Savannah. This distinguished community presents a stunning collection of thoughtfully designed homes, including elegant estate residences, charming rowhomes, and spacious duets, each crafted to harmonize with the area's cooling breezes and breathtaking harbor views. Residents enjoy a wealth of exceptional amenities designed to enhance their lives. Stay active with access to well-maintained paths perfect for walking and biking, as well as dedicated pickleball and bocce courts. Spend sunny afternoons lounging by the pool or socializing at the clubhouse. For golf enthusiasts, a nearby course offers a challenging and rewarding experience.

198

HOME DEVELOPMENTS

UNDER

CONSTRUCTION

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. THE MASTER PLAN ENVISIONS A BOUTIQUE HOTEL.



Savannah Harbor Gateway Office

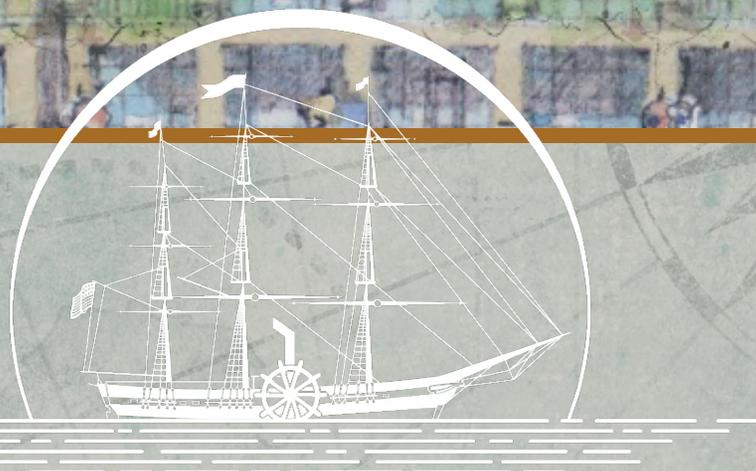
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