

# PLANTATION CORPORATE CENTER

OFFICE SPACE FOR LEASE  
41 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405

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# 1 PROPERTY INFORMATION

41 Park Of Commerce Way  
Savannah, GA 31405



# Property Summary



Lease Rate **\$25.00 SF/YR, NNN**  
Current CAM **\$5.56 SF/YR.**

## OFFERING SUMMARY

Building Size: 10,912 SF  
Available SF: 3,710 SF  
Lot Size: 0.21 Acres  
Zoning: PUD-B-R  
Market: Savannah  
Submarket: Chatham Parkway  
APN: 2-0832-01-034

## PROPERTY OVERVIEW

SVN is pleased to offer ±3,710 square feet of medical or office space for lease in Building 200 at the Plantation Corporate Center, a professional business park in Savannah. Suite B has been occupied by a medical business, with a perimeter layout that includes 12 private offices, a break room, a copy/work area, lots of storage space and 2 restrooms. The space is in move-in condition and will be available on 03/01/25. The Plantation Corporate Center is a home to a variety of medical and professional businesses including American Red Cross and Resource+Land Consultants. The property has 3 points of access [2 signalized] from Chatham Parkway and there is abundant parking for staff and visitors. Shown by appointment only – please do not disturb the Tenant.

## LOCATION OVERVIEW

The Plantation Corporate Center is located within the Park of Commerce, which is conveniently located just off Chatham Parkway at I-16 and there are developments underway to provide additional amenities to include retail, housing and hospitality services. This central location provides quick access to many parts of Savannah. It is approximately 5 minutes to I-95 (home to Amazon & Mitsubishi Power Systems Americas at Pooler's mega site); 10 minutes to the City of Pooler, the Airport, the GA Ports Authority and historic Downtown; 15 minutes to the South Side and Abercorn Street; and 25 minutes on I-16 to the Hyundai Electric Vehicle & Battery Manufacturing Metasite, which is presently under construction.



## PROPERTY HIGHLIGHTS

- ±3,710 SF | Office or Medical Space for Lease | Plantation Corporate Center
- Perimeter Layout | 12 Privates Offices | Break Room | Copy/Work Area | 2 Restrooms
- Space is In Move-in Condition | Available on 03/01/25
- Neighboring Businesses Include: American Red Cross | Resource+Land Consultants
- Within Park of Commerce | Abundant Parking | 3 Points of Access from Chatham Parkway
- Central Location at I-16 | Quick Access to I-95, Airport, GPA, Downtown



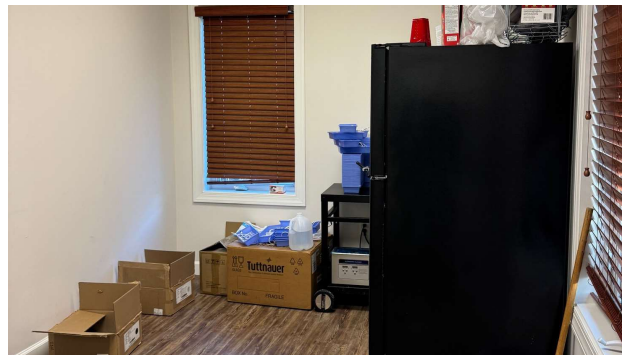
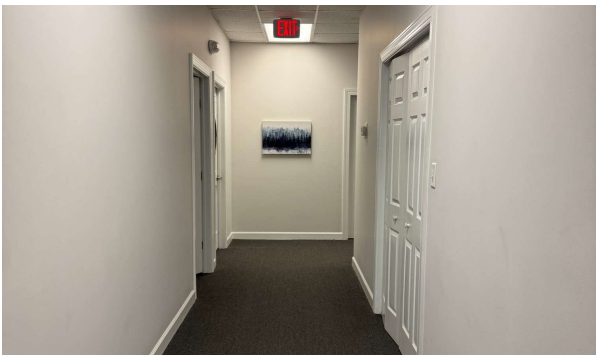
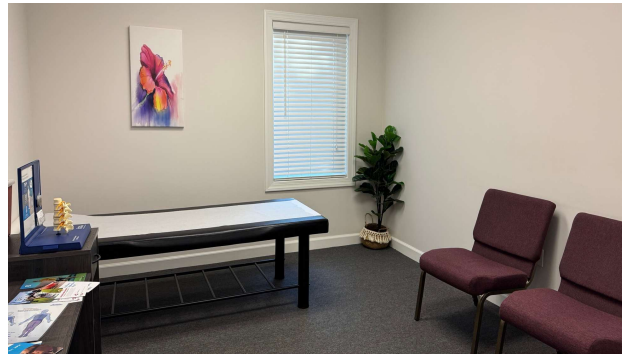
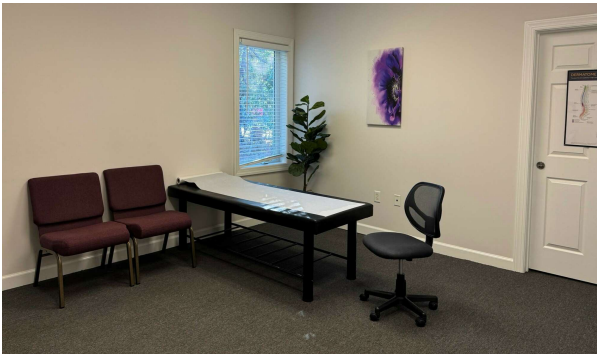
# Space Available



**AVAILABLE SPACES**

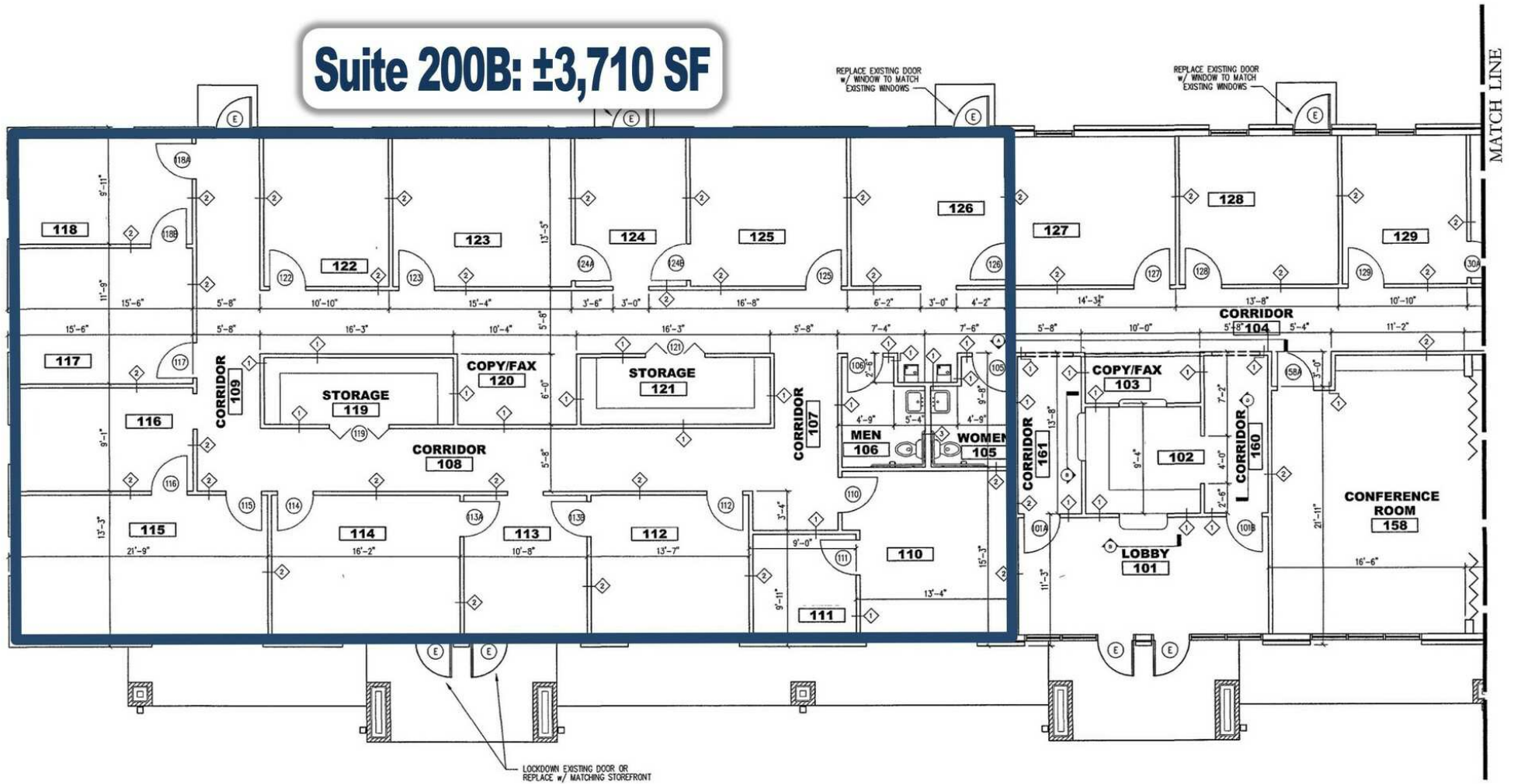
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200B	3,710 SF	NNN	\$25.00 SF/yr	Perimeter Layout with 12 Privates Offices, Break Room, Copy/Work Area, 2 Restrooms. Space is In Move-in Condition and Available on 03/01/25. Current CAM: \$5.56 PSF.

# Suite 200B | Interior Photos



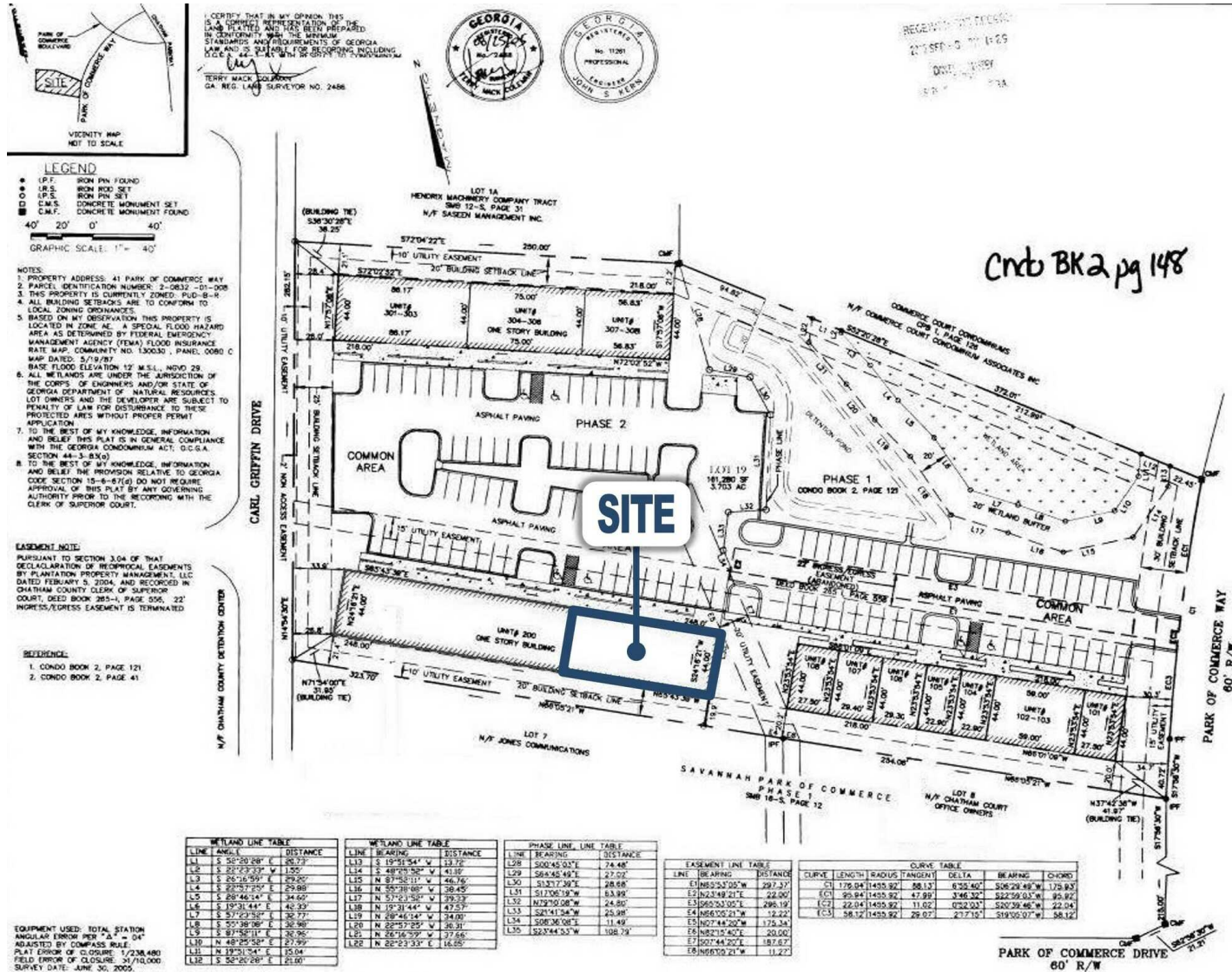
# Suite 200B | Floor Plan

**Suite 200B: ±3,710 SF**





# Site Plan



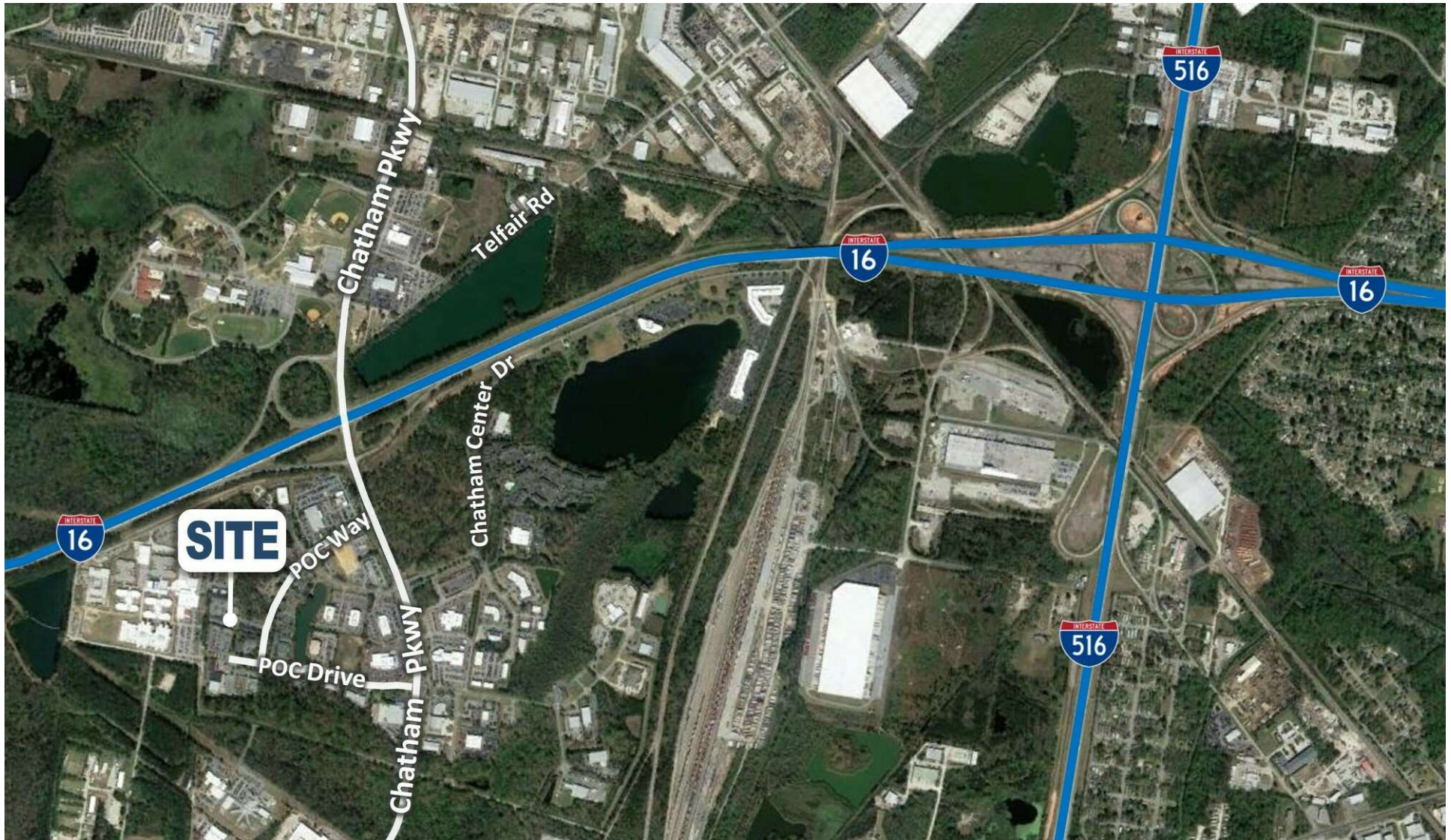
## 2 LOCATION INFORMATION

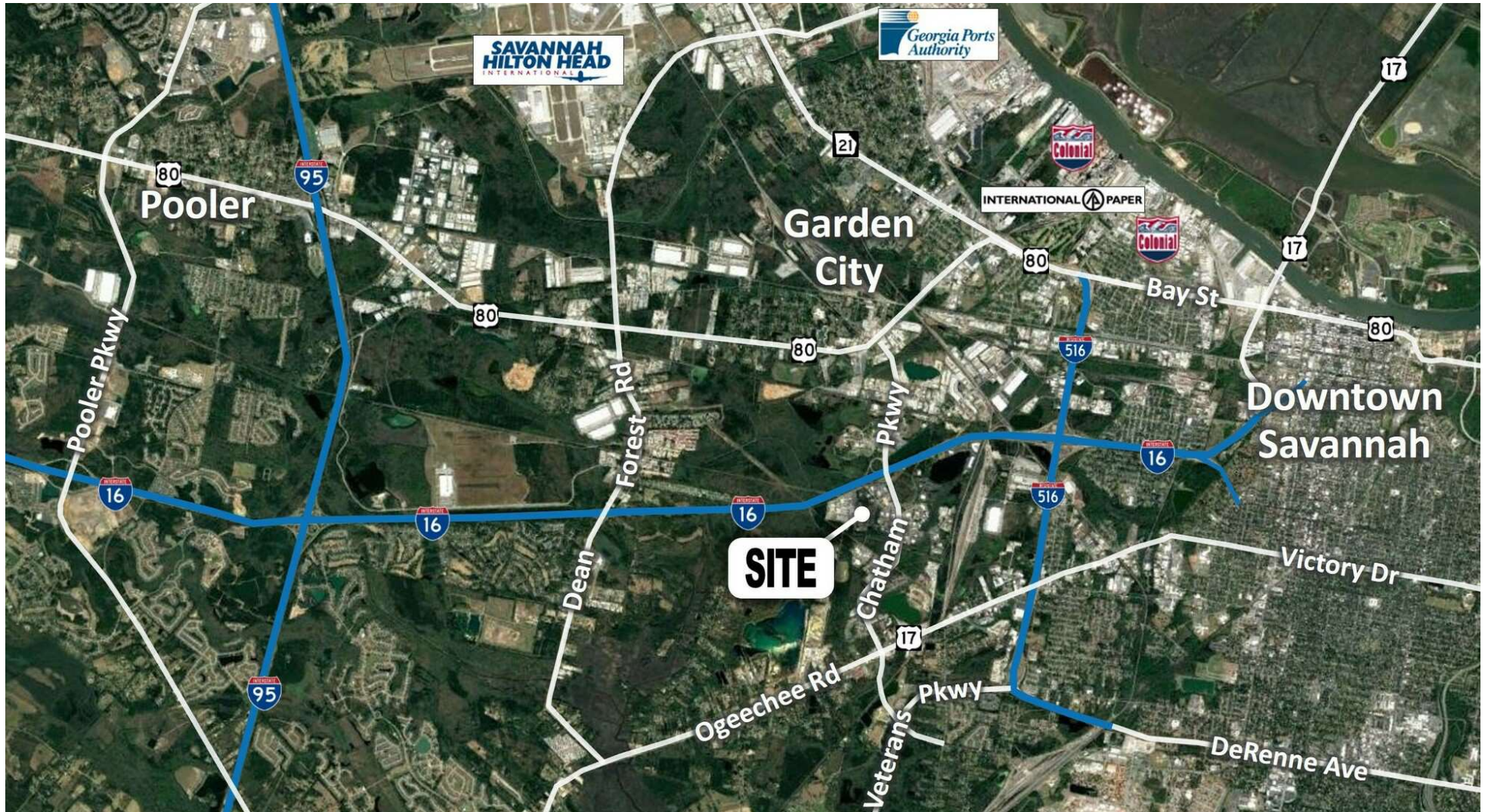
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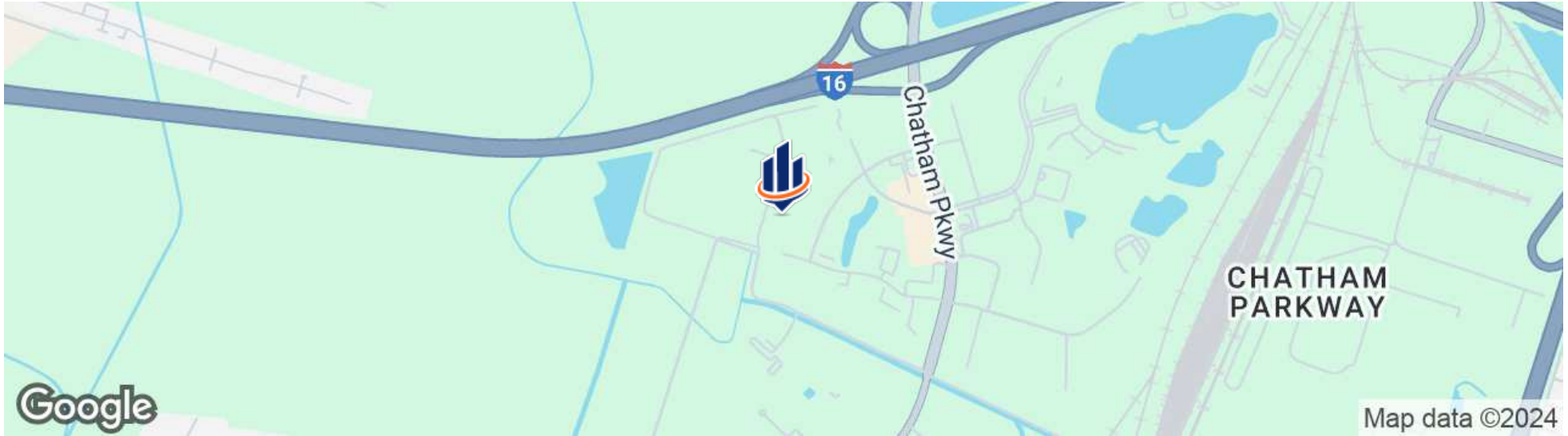


# Aerial | I-16 & Chatham Pkwy





# Location Maps



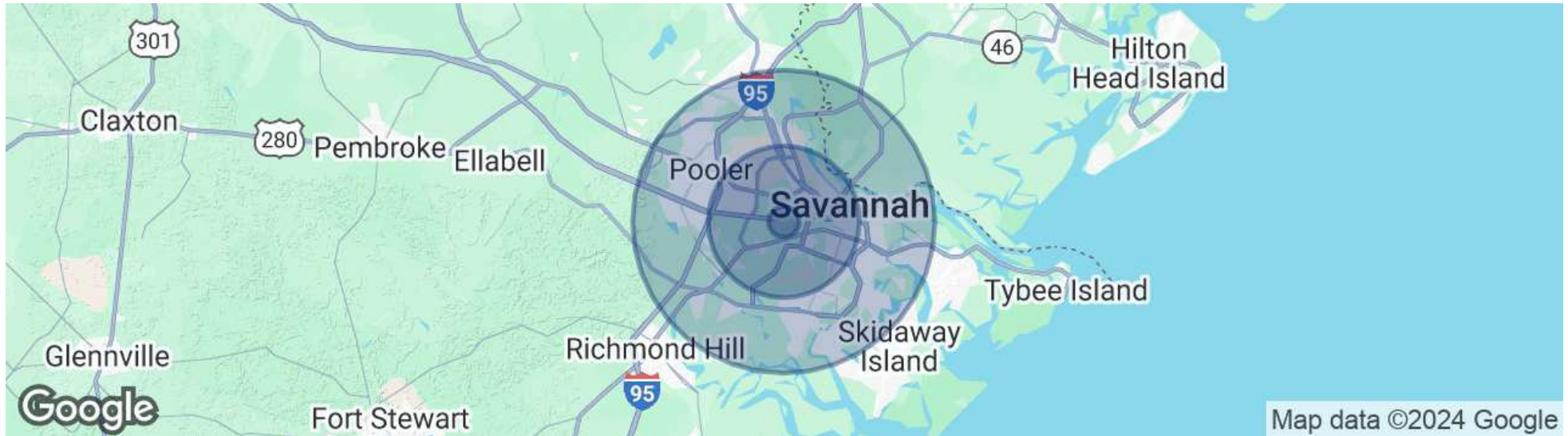
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## DEMOGRAPHICS

41 Park Of Commerce Way  
Savannah, GA 31405



# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,046	95,327	261,632
Average Age	33	38	39
Average Age (Male)	33	37	38
Average Age (Female)	31	39	40

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	887	38,439	105,532
# of Persons per HH	3.4	2.5	2.5
Average HH Income	\$56,510	\$76,594	\$89,387
Average House Value	\$392,380	\$376,875	\$348,077

Demographics data derived from AlphaMap



# 4 ADVISOR BIO & CONTACT

41 Park Of Commerce Way  
Savannah, GA 31405





**ADAM BRYANT, CCIM, SIOR**

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## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

## EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

## MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

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