

1719 Abercorn Street

Located in Thomas Square

1719 Abercorn St
Savannah, GA 31401
www.cbre.com/savannah

5,392 SF Space For Lease | 6,964 SF Building For Sale



Historic Charm | Downtown Savannah

Charming office property in downtown Savannah, Georgia built in 1918 with updated features. Located within Thomas Square - a thriving and trendy area in Savannah with cafe-galleries, vintage stores, gastropubs, and more.

1719 Abercorn

1719 Abercorn Street | Savannah, GA 31401

For Sale/Lease

Property Photos

Property Details

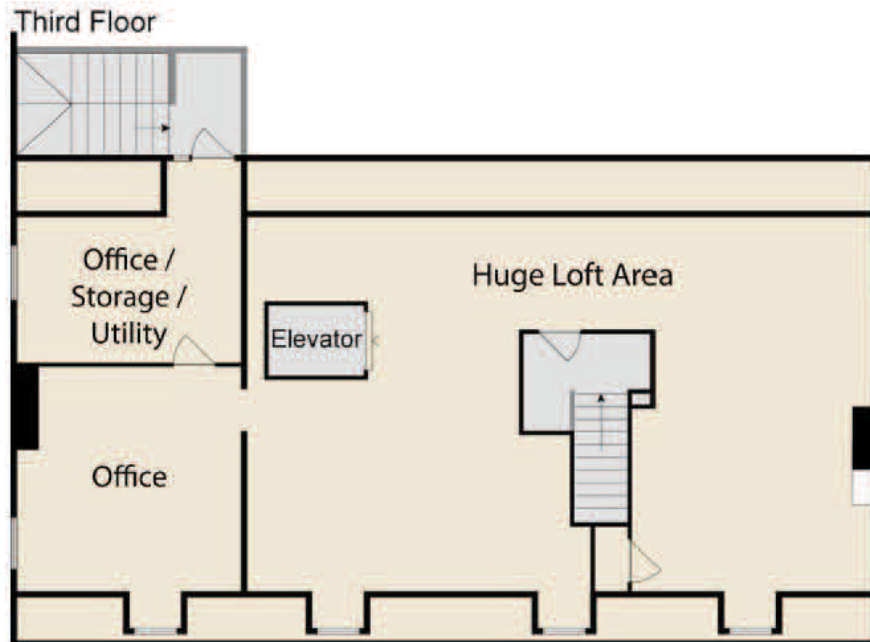
- + Total Building Size - 6,964 SF
- + 1,592 SF leased with its own private entrance
- + 5,392 SF Available
- + Elevator Served
- + 3 Stories
- + Historic Charm
- + Located on ± 0.25 acres
- + Six (6) on site parking spaces
- + Additional Street Parking
- + Lease Rate: \$26.00/SF NNN
- + Listing Price: \$2.5mm for 6,964 SF Building



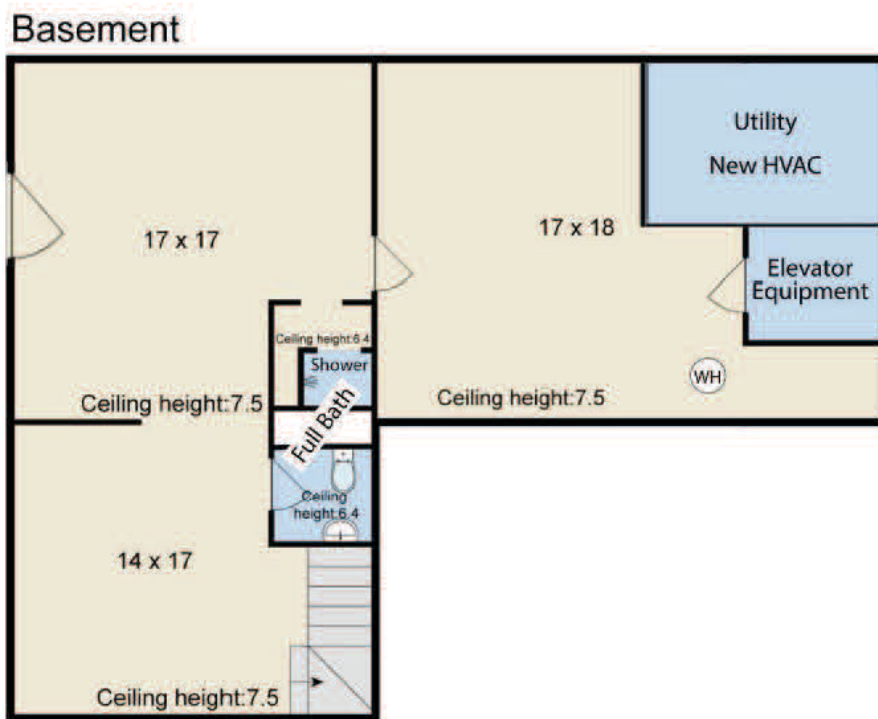
Floor Plans



Floor Plans



For guidance only



1719 Abercorn

1719 Abercorn Street | Savannah, GA 31401

For Sale/Lease

Savannah Office Market Overview

Savannah's coastal location, historical charm, and award-winning restaurants draw millions of visitors annually. The Port of Savannah, one of the fastest-growing in the U.S., is also a significant economic engine. Savannah's largest office tenants include educational and medical users such as the Savannah College of Art and Design and St. Joseph's/Candler Health System.

With continual demand for retail and hospitality, developers have generally been more focused on converting office space into other uses than bringing new spaces to the market.

Q4 2024	RBA	Vacancy Rate	Availability Rate
4 & 5 Star	566,485	1.3%	7.4%
3 Star	5,641,326	2.4%	2.9%
Market	12,667,629	1.9%	2.9%

1.9%

Office Market Vacancy Rate

21.7k

SF Office Deliveries

2.9%

Office Availability Rate



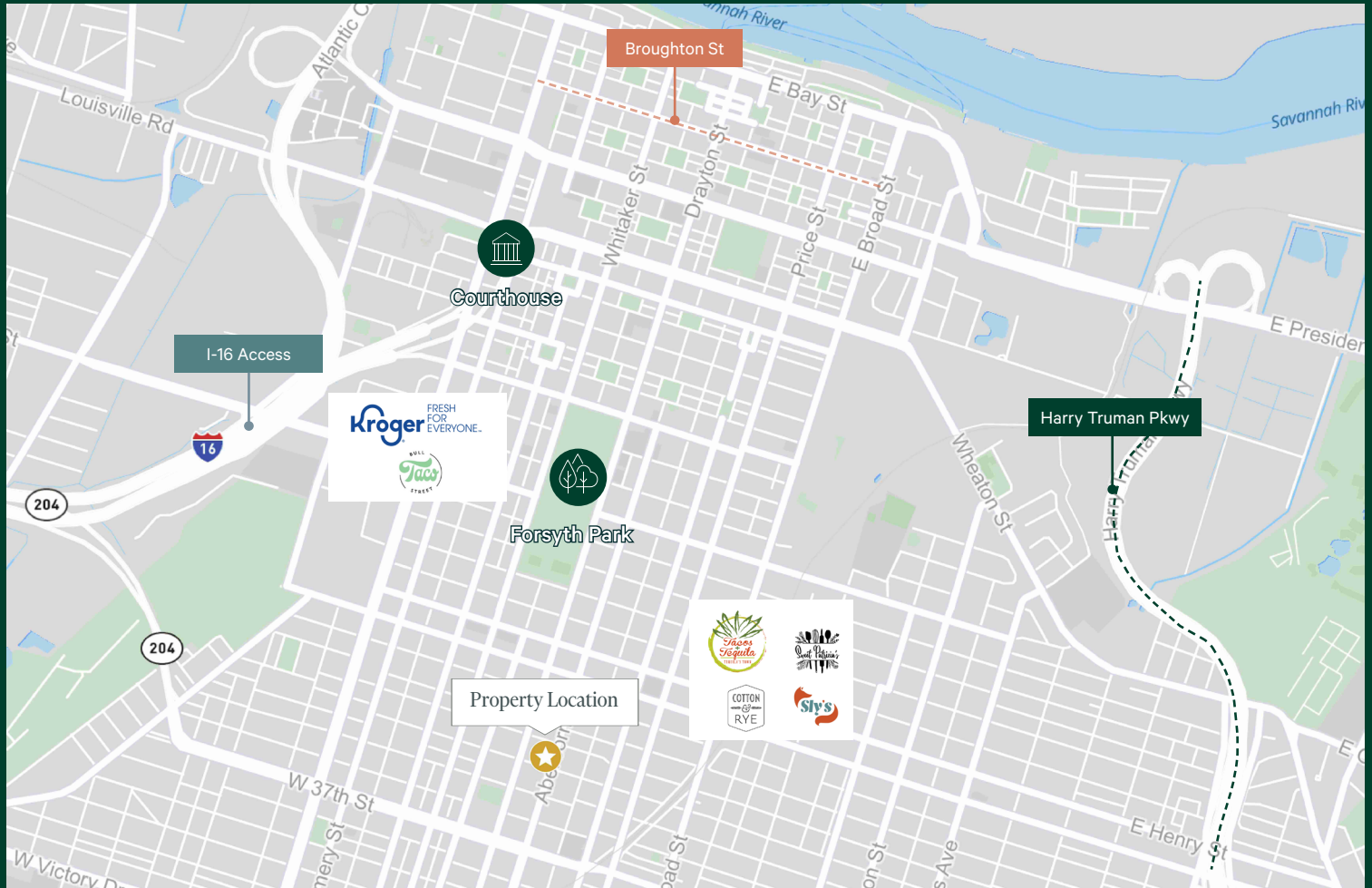
1719 Abercorn

1719 Abercorn Street | Savannah, GA 31401

For Sale/Lease

Ideal Location

Close Proximity to Various Restaurants and Retail



Contact Us

Andrew Benton

Senior Associate

+1 912 656 1878

andrew.bentonjr@cbre.com

CBRE, Inc.

144 Habersham St,

Savannah, GA 31401

+1 912 228 3528

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/savannah

CBRE