

Colliers

For Sale

120-124 W Liberty Street | Savannah, GA

Historic Downtown Savannah Office Redevelopment Opportunity

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Offering Highlights

Located in Savannah's Historic District, 120-124 W Liberty Street offers a rare opportunity to redevelop a ±10,920 SF four-story building with an ±880 SF carriage house into boutique office space. Ideal for creative firms, professional services, or co-working use, the property features historic charm with original hardwoods, high ceilings, and large windows, plus a highly sought-after parking package—6 off-street spaces and a 24-space lot across the street. Its prime location near Forsyth Park, SCAD, and top dining and retail makes it a standout opportunity for a flagship office presence in downtown Savannah.



Main Building: ±10,920 SF over 4 levels — ideal for open-plan office conversion, executive suites, or creative workspace design

Carriage House: ±880 SF – excellent for a private office, break-out space, or exclusive client suite

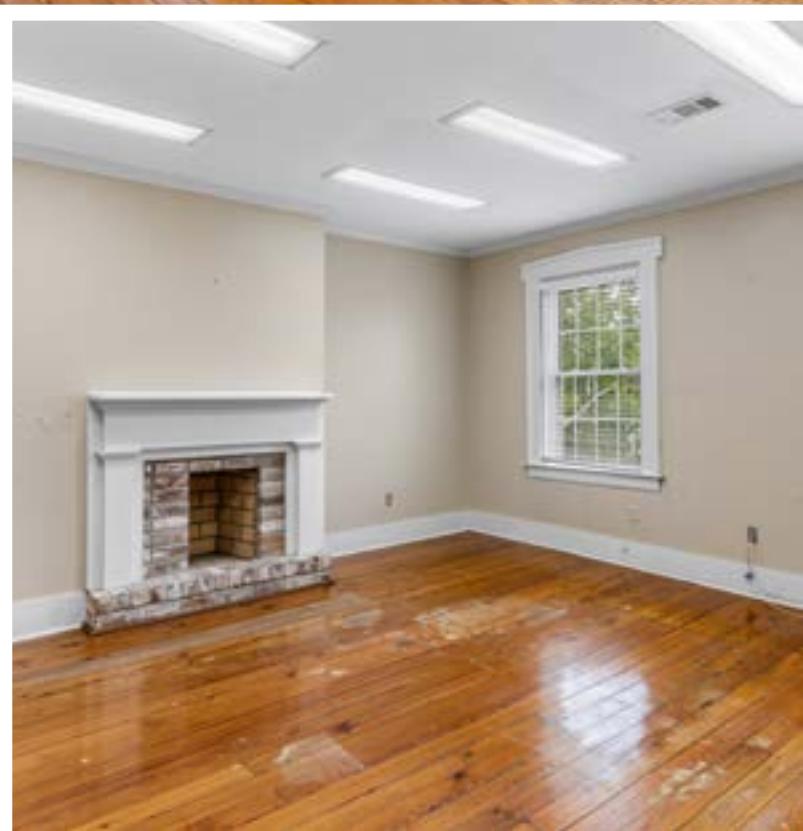
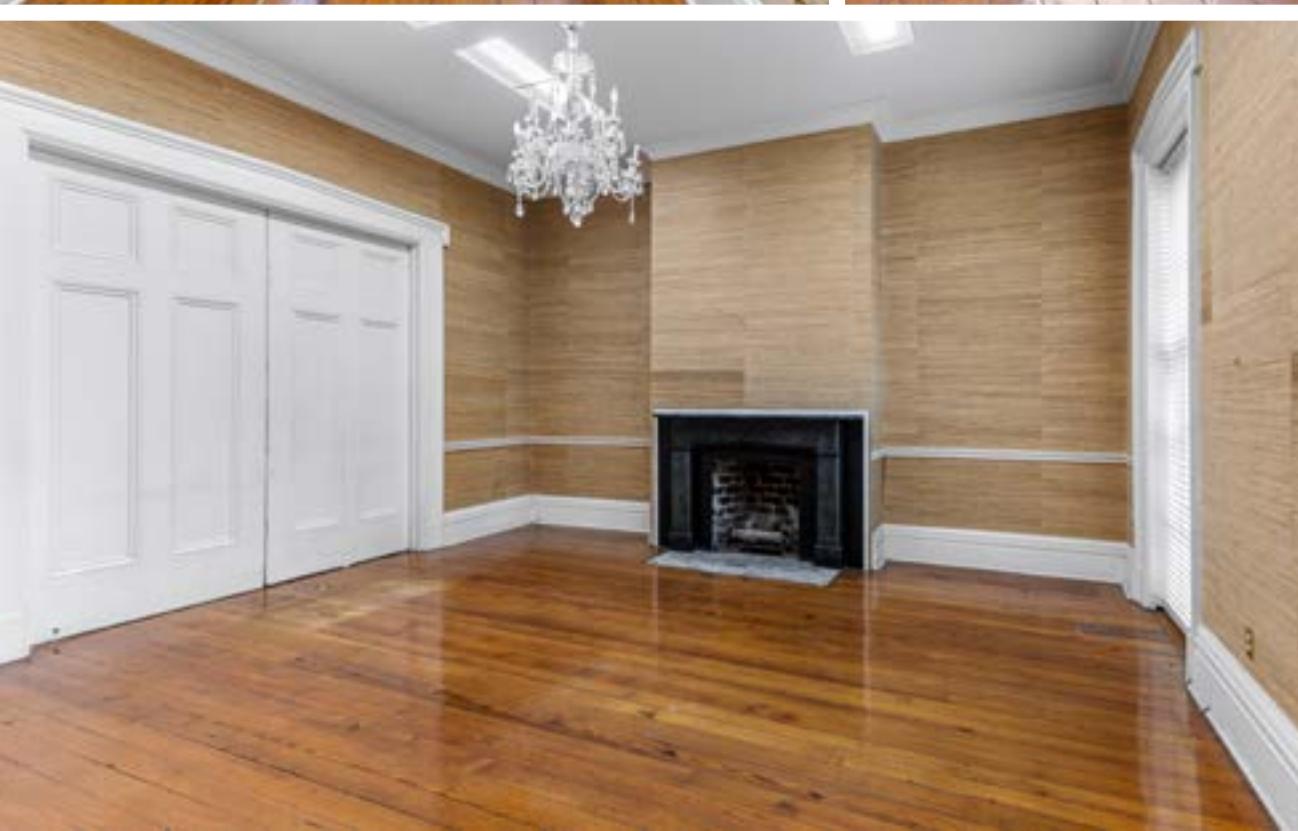
Parking: 6 off-street parking spaces behind building and 24-space private parking lot included across the street — a rare find in the downtown core

Historic Details: Original hardwoods, high ceilings, large windows, and period architecture throughout

Redevelopment Potential: Perfect for boutique office redevelopment, shared workspace operators, law or financial firms, or a corporate headquarters

Prime Historic District Location: Just steps from Forsyth Park, SCAD, and Savannah's best dining, shopping, and cultural attractions. Located on high-profile Liberty Street with exceptional walkability and neighborhood appeal







Rare Downtown Parking Lot Included | ±0.1377 AC



Floor Plan | *Ground Floor*



W Liberty Street

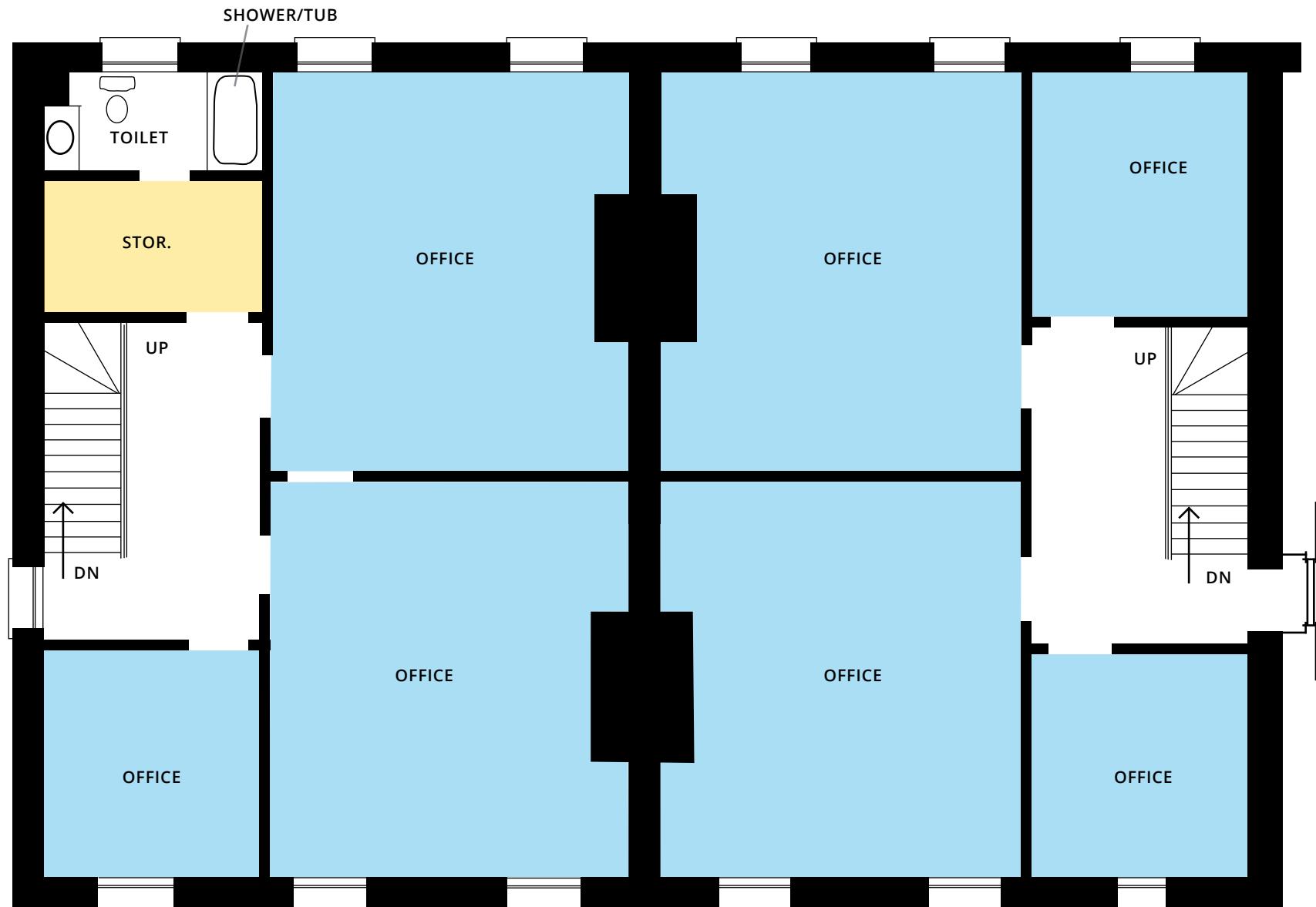
Floor Plan | *Parlor Floor*



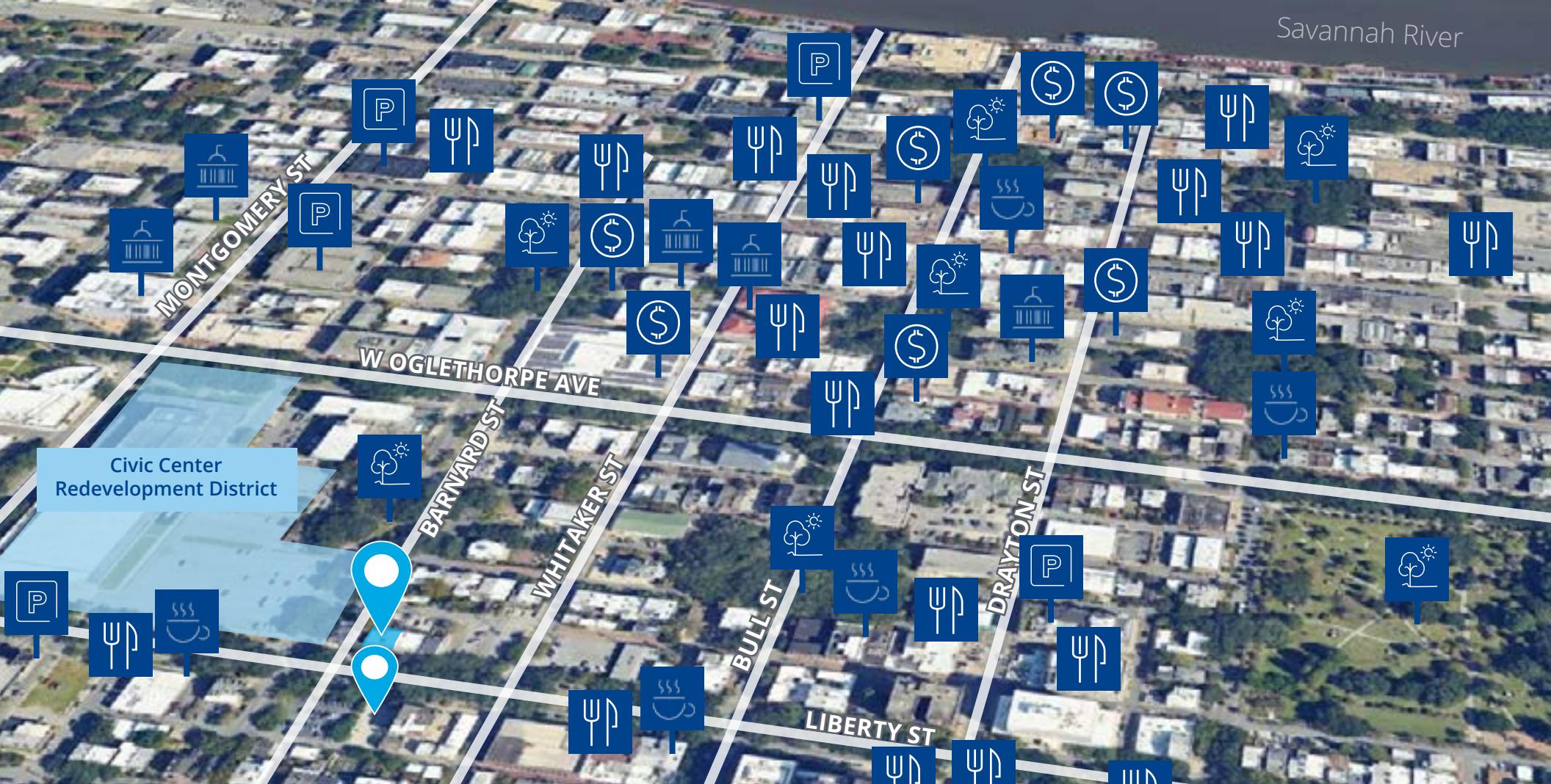
Floor Plan | Second Floor



Floor Plan | *Third Floor*



W Liberty Street



In the Heart of It All

 Coffee Shop

 Restaurant

 Parking

 Bank

 Square/Park

 Courthouse



Local Area Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 18 area colleges and universities with more than 65,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Visitor
Spending
**\$4
Billion**

Over 17M Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Overnight
Visitors Stay
Approximately
2.5 Nights

Named
BEST
U.S. CITY
July 2025
Travel & Leisure

Sources: ESRI, SEDA, Savannah Chamber

SCAD's Economic Impact



Since its founding, SCAD has strengthened the Savannah region through sustained investment, community involvement, and a growing presence that extends beyond the city itself. Over nearly five decades, the university's activities—including increased events, services, and post-COVID economic shifts—have helped drive SCAD's total regional economic impact to over \$1 billion in FY23, reflecting both direct and indirect spending.

In that same year, SCAD supported a total of 8,791 jobs across the region, with 1,675 directly tied to the university and 7,116 resulting from related economic activity. Additionally, SCAD's operations and visitor spending generated more than \$38.6 million in local tax revenues, underscoring its role as a key economic engine in the Savannah area.

Impacts on the Savannah Region



\$1.0 Billion

Economic Impact



8,791 Jobs

Employment Impact



\$38.6 Million

State & Local
Tax Impact

Alumni & Workforce Impacts



\$12.5 Billion

Generated by SCAD
Alumni Living in GA



17,940 Alumni

Living & Working
in GA

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