



±2,988 SF FLEX UNIT ON CHATHAM PKWY | FOR LEASE

1101 CHATHAM PARKWAY, UNIT E-2
SAVANNAH, GA 31408

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1 PROPERTY INFORMATION

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Savannah, GA 31408

Property Summary



Lease Rate **\$20.00 SF/YR**

Current CAM: **\$2.50 SF/YR**

OFFERING SUMMARY

Available SF: 2,988 SF
Lot Size: 0.07 Acres
Year Built: 2007
Zoning: P-I-1
Market: Savannah
Submarket: Westside
APN: 60798 01027

PROPERTY OVERVIEW

SVN is pleased to offer a $\pm 2,988$ SF flex unit for lease within the Chatham Parkway Condominiums office park. One half is $\pm 1,494$ SF of office space with canopied glass-front entrance door, reception/lobby, 4 private offices, a break area, a copy room 2 restrooms. An additional interior door opens into a $\pm 1,494$ SF fully sprinklered 18'W x 83'D warehouse with a rear ceiling height of 24' that slopes to 16.5' to the front. There is one front loading 10' x 12' overhead drive-in door and a shared free-standing loading ramp adjacent to the building. The property was built in 2007 and has been very well-maintained, with mature landscaping and abundant parking for staff and visitors. The zoning is P-I-1, which allows for a variety of commercial uses. The unit will be available 07/01/25 and shown by appointment only - please do not disturb the Tenant.

LOCATION OVERVIEW

The Chatham Parkway Condominiums Office Park is directly on Chatham Parkway, providing excellent visibility and exposure. Located near the intersection of US Hwy. 80, it provides quick access to I-16 and I-95 (home to Amazon & Mitsubishi Power Systems Americas at Pooler's mega site). It is only 2 miles from the GA Ports Authority and just minutes to the Savannah/Hilton Head International Airport or Historic Downtown Savannah. Several major employers, such as Gulfstream, JCB, Colonial Oil, International Paper and the Air National Guard are located nearby.

Complete Highlights

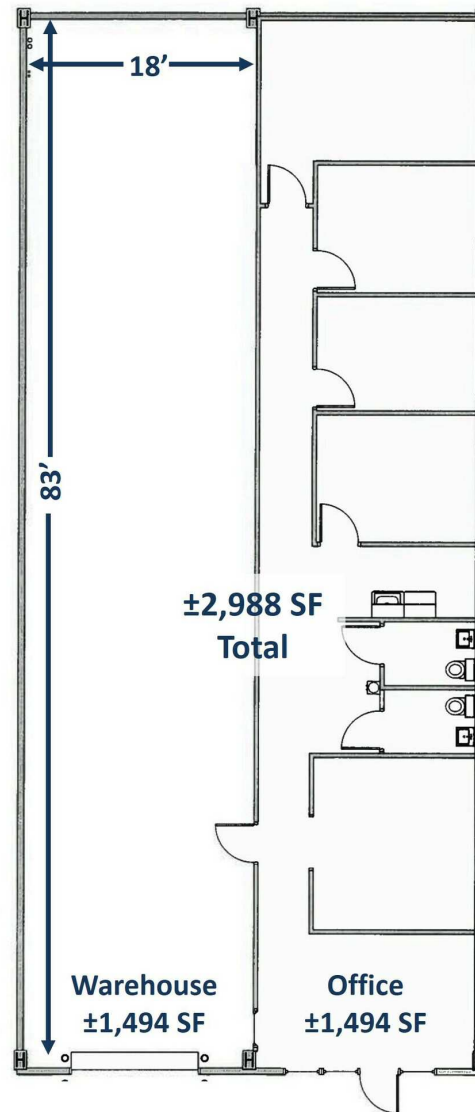
LEASE HIGHLIGHTS

- ±2,988 SF Flex Unit on Chatham Parkway | For Lease
- ±1,494 Office: Lobby, 4 Private Offices, Break, Copy, 2 Restrooms
- ±1,494 Warehouse: 18'W x 83'D, Sprinklered, 16.5' to 24' Ceiling Height
- Front Loading 10' W x 12' OH Drive In Door and Shared Free-Standing Loading Ramp
- Zoned P-I-1 for Variety of Commercial Uses; Available 07/01/25
- Between US Hwy 80 and I-16; Near I-95, GPA, Airport, Downtown

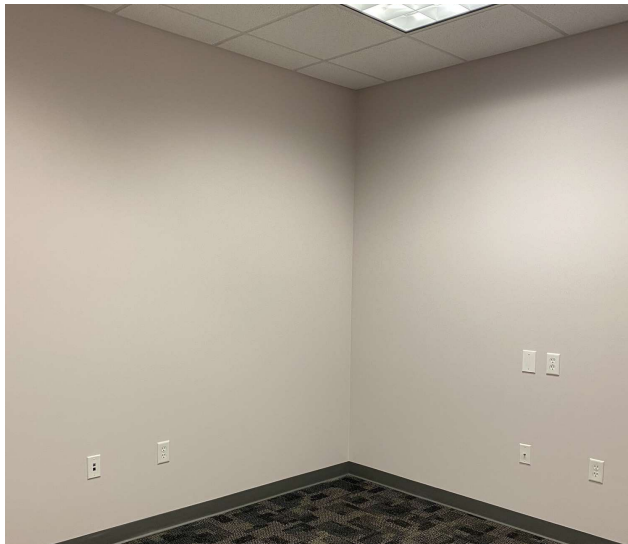




Unit E-2 | Floor Plan



Unit E-2 | Interior Photos



Unit E-2 | Additional Photos

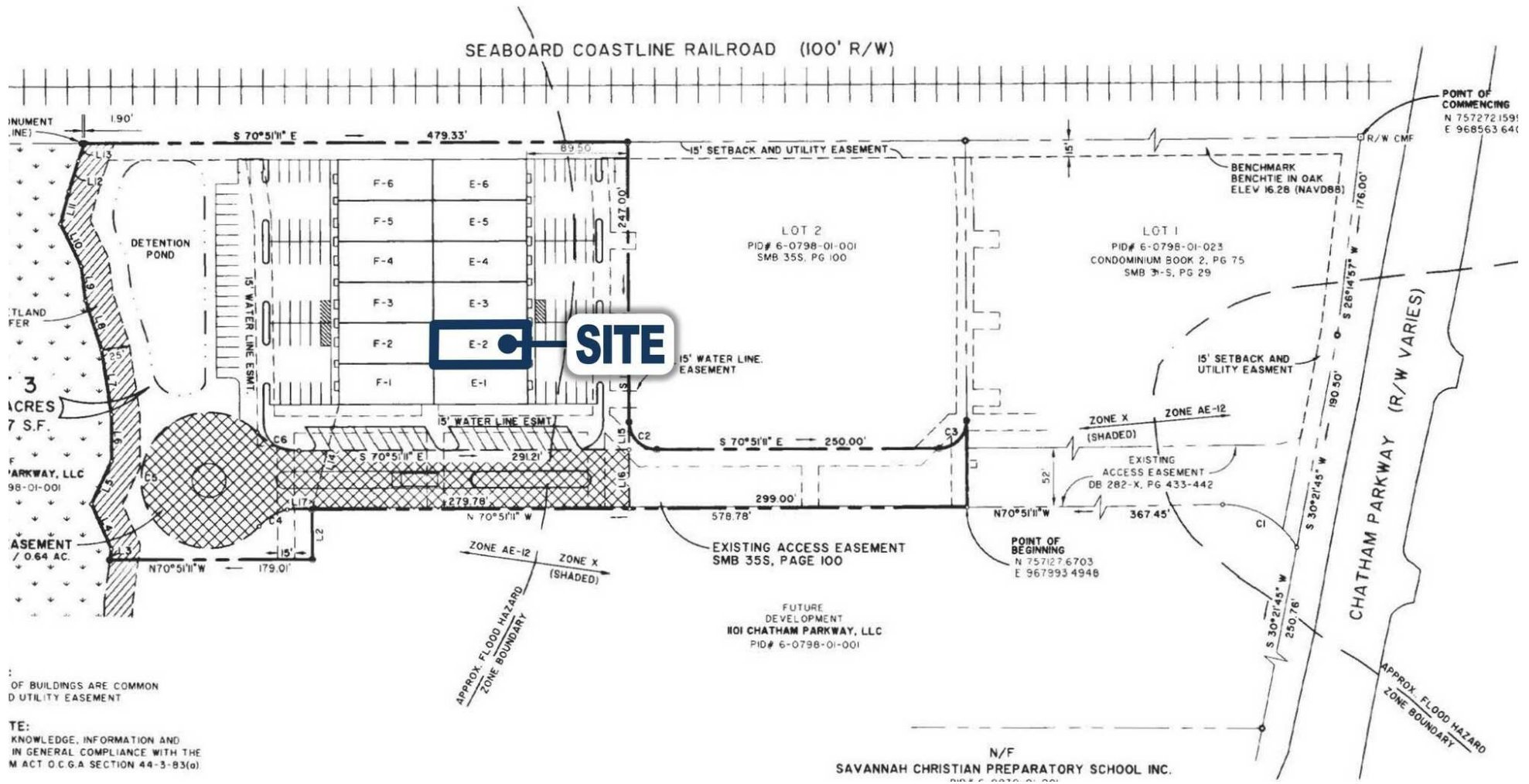


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Site Plan



View South From Site



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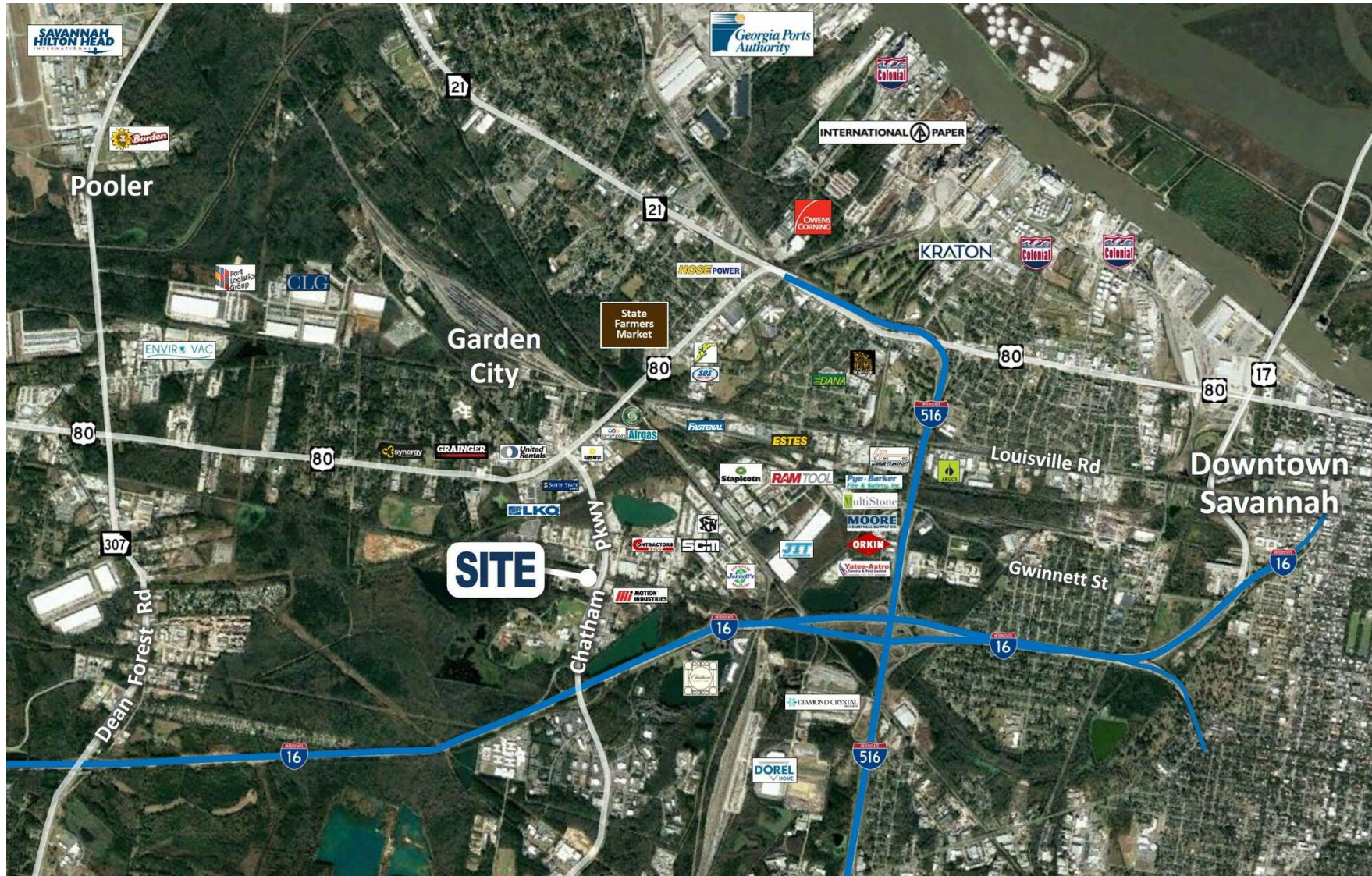
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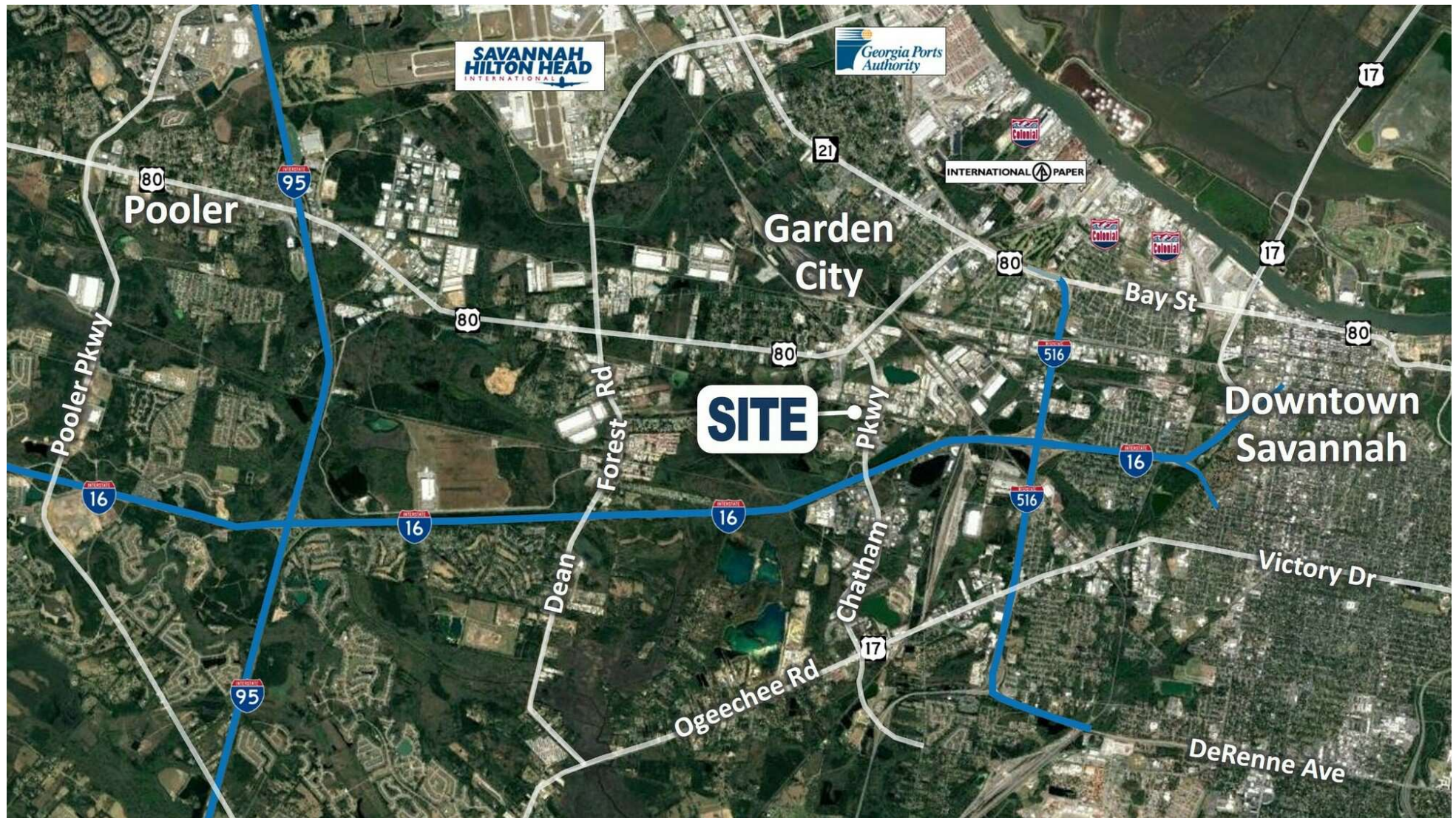
View North From Site



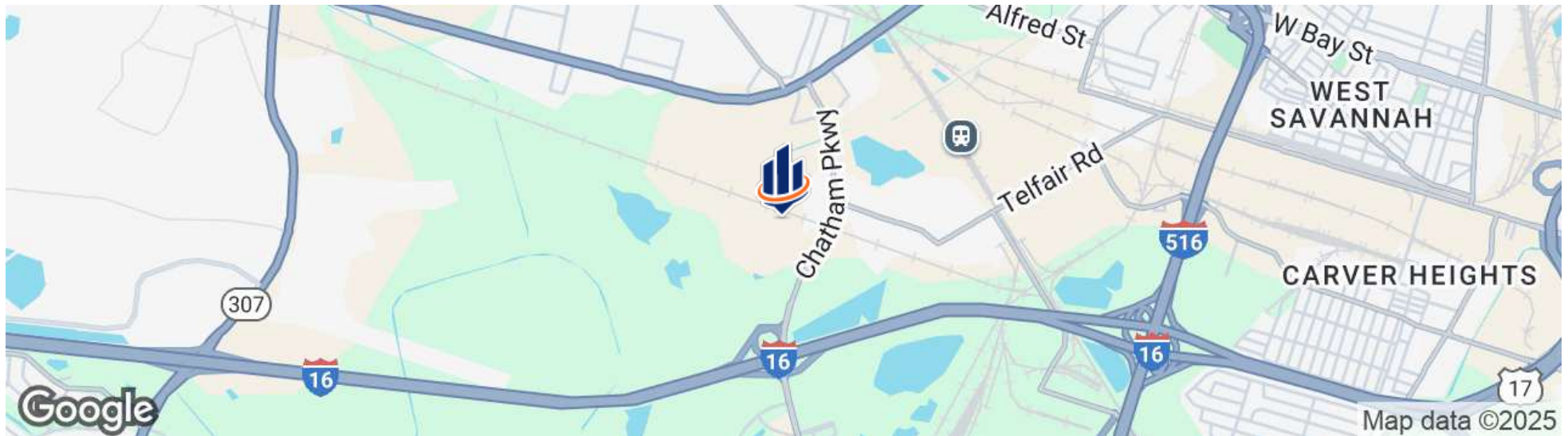
2 LOCATION INFORMATION

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Savannah, GA 31408





Location Maps



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

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PROFESSIONAL BACKGROUND

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

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given 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 over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has 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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3 ADVISOR BIO & CONTACT

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