

±11,000 SF CLASS A PROFESSIONAL OFFICE/ BANK FOR LEASE

227 GATEWAY CENTER | BRUNSWICK GA, 31525



LOCAL MARKET EXPERTS

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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



PROPERTY SPECIFICS

Adjacent to Golden Isles Pkwy (AADT 7,159)

0.5 Miles From I-95 (AADT 64,500)

Zoning: Planned Development (PD / PDG)

Heavy Commercial & Residential Development Nearby

2.8 miles to Brunswick Golden Isles Airport



**±10,955 SF
Total Available**



**Easy Access To
Golden Isles Pkwy
And I-95**



**Year Built/Renovated:
2006/2014**

Property:	1.5-story bank/professional office building with elevator service for full accessibility
Additional Land:	Adjacent ±0.72-acre parcel (Lot 13B) can be included
Accessibility:	Excellent connectivity with quick access to Interstate 95 and Golden Isles Parkway / Spur 25
Location:	Surrounded by high-quality offices, hotels, retail, and dining options
Parking:	Ample on-site parking with 50+ spaces
Ideal Users:	Ideal for financial institutions, medical users, or professional office conversion, this property features a multi-lane drive-through well suited for banking or service operations, with architectural drawings available.

Lease Rate: Contact Broker

Functional layout featuring:

- Reception area
- 16 private offices
- 2 Conference rooms
- 1 Break room
- IT / server room
- Multiple ADA-compliant restrooms
- ADA-compliant elevator

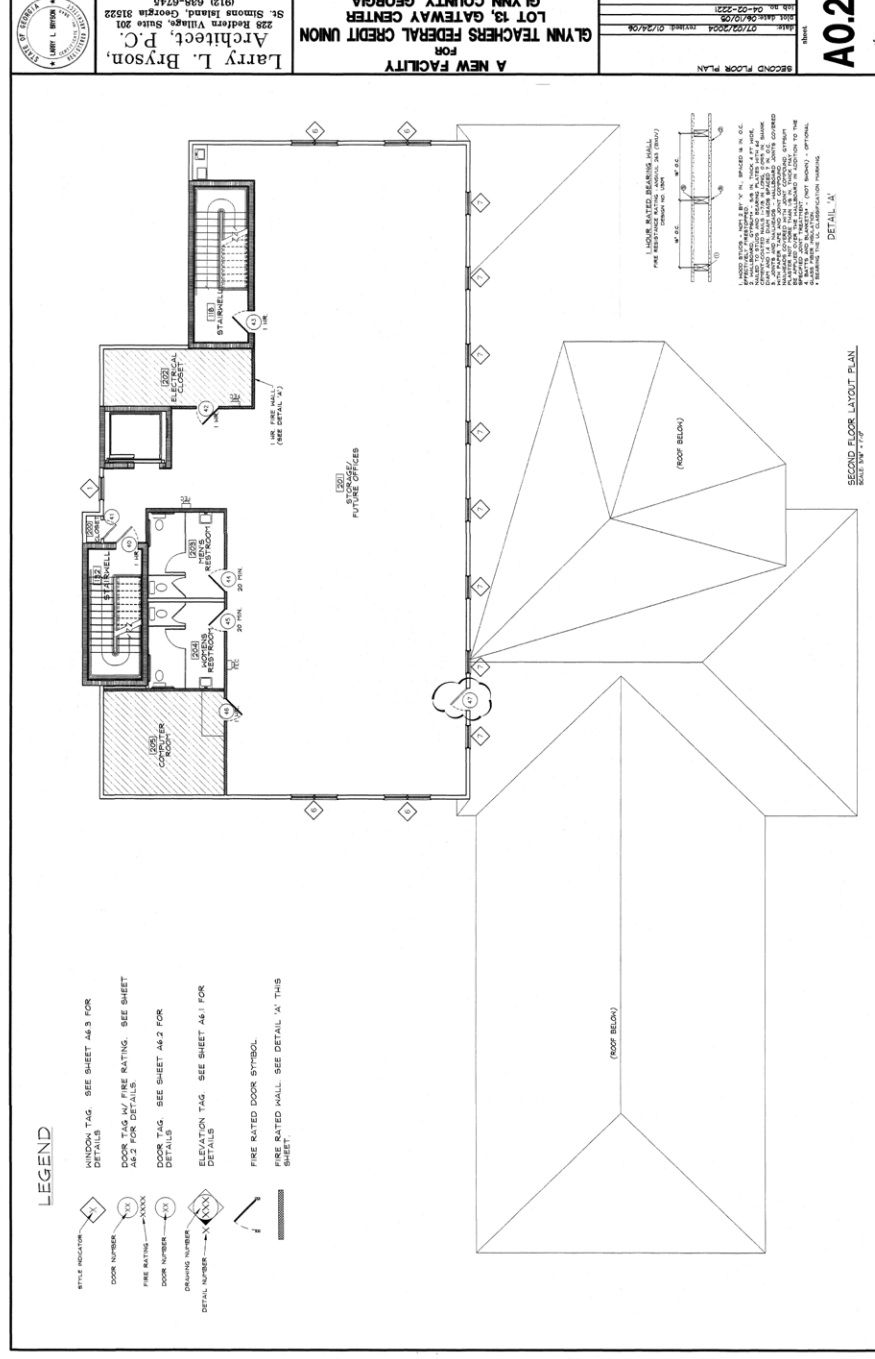
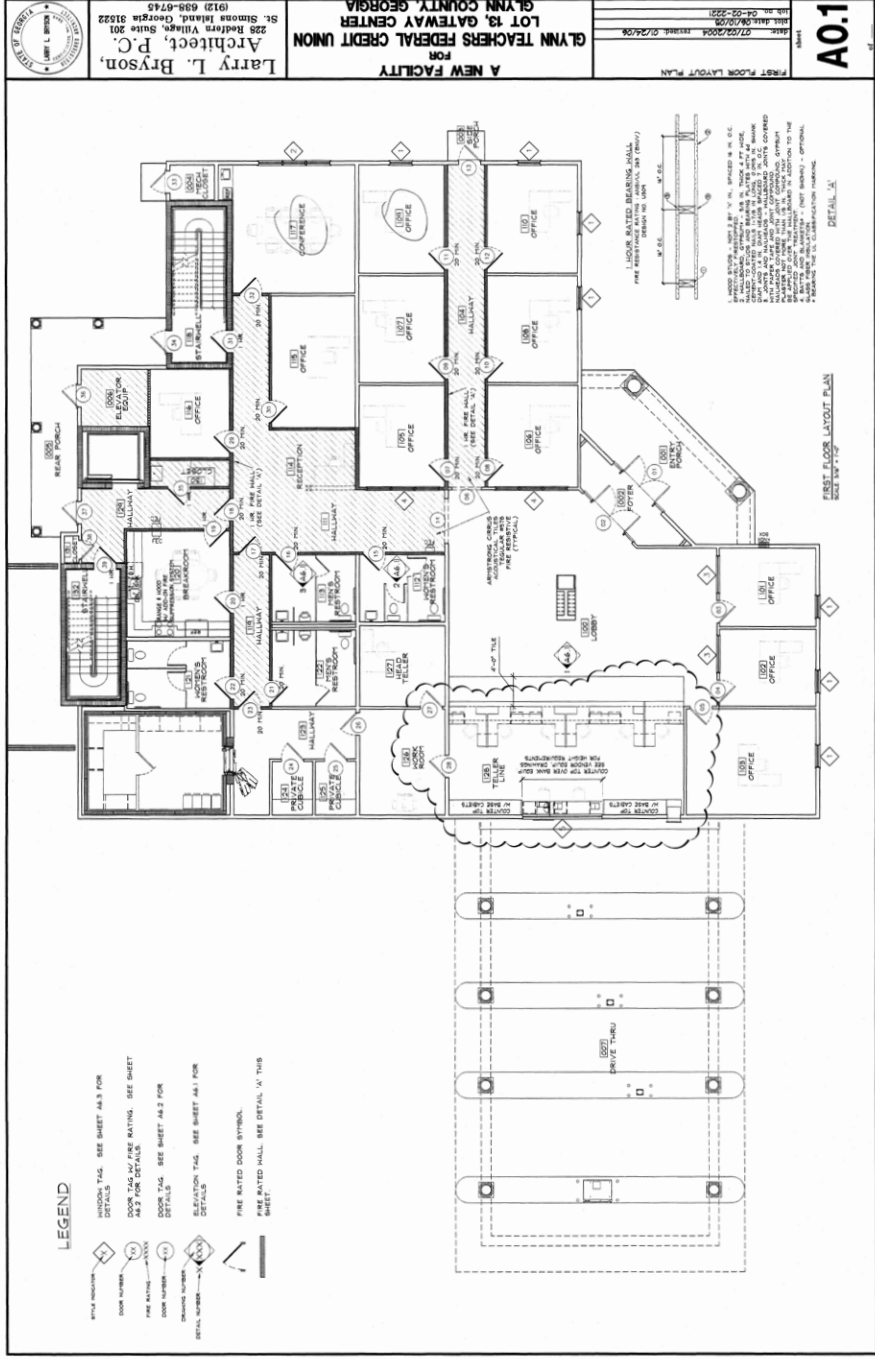
PROPERTY PHOTOS



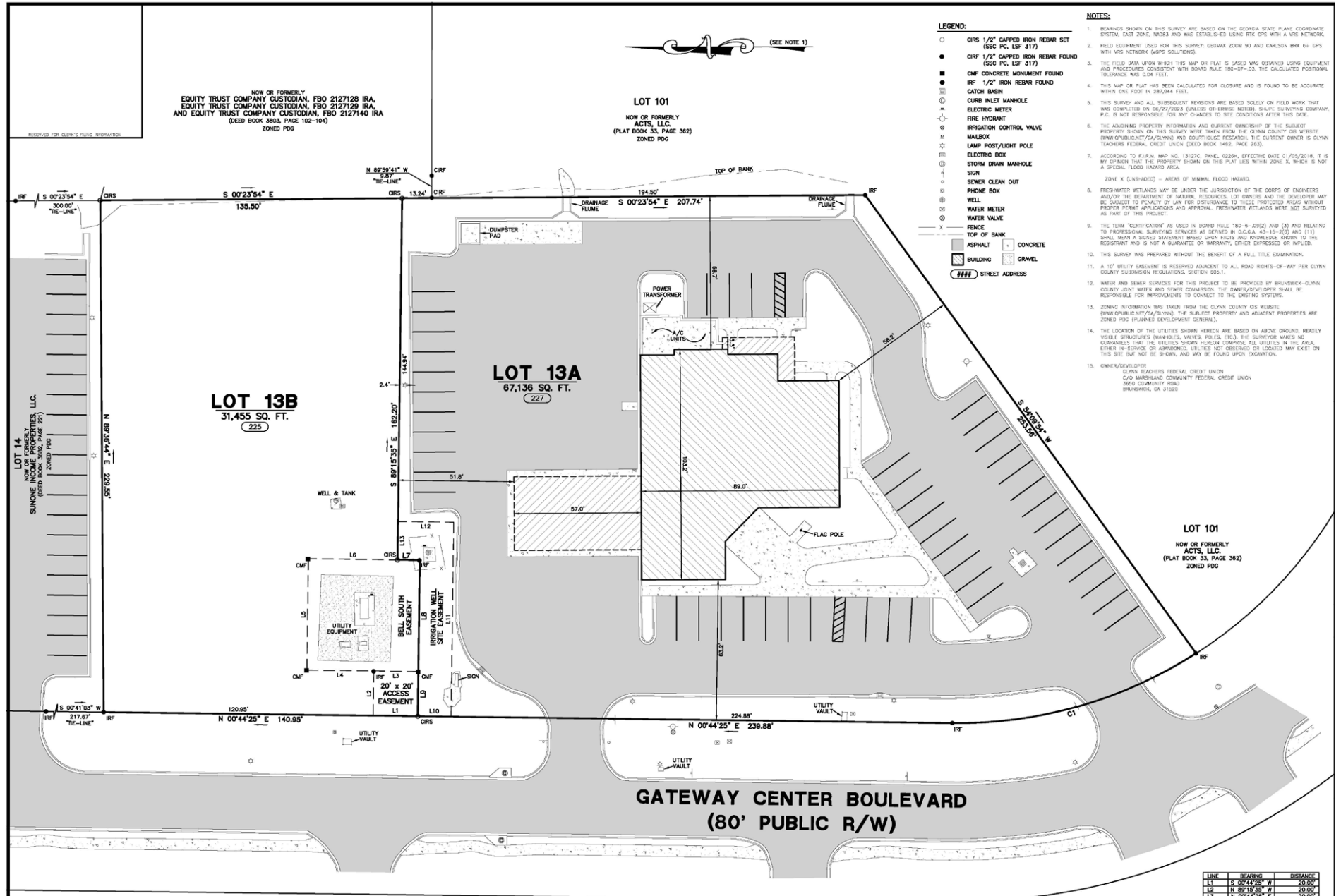
INTERIOR PHOTOS



PROPERTY FLOORPLANS



PROPERTY SURVEY



NOW OR FORMERLY
EQUITY TRUST COMPANY CUSTODIAN, FBO 2127128 IRA,
EQUITY TRUST COMPANY CUSTODIAN, FBO 2127129 IRA
AND EQUITY TRUST COMPANY CUSTODIAN, FBO 2127140 IRA
(DEED BOOK 3863, PAGE 102-104)
ZONED PDG

LOT 101
NOW OR FORMERLY
ACTIS, LLC
(PLAT BOOK 33, PAGE 362)
ZONED PDG

LOT 13B
31,455 SQ. FT.
(225)

LOT 13A
67,136 SQ. FT.
(227)

LOT 101
NOW OR FORMERLY
ACTIS, LLC
(PLAT BOOK 33, PAGE 362)
ZONED PDG

**GATEWAY CENTER BOULEVARD
(80' PUBLIC R/W)**

LEGEND:

- CIRIS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- CIRF 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
- CMF CONCRETE MONUMENT FOUND
- IRF 1/2" IRON REBAR FOUND
- CATCH BASIN
- CURB INLET MANHOLE
- ELECTRIC METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- MAILBOX
- LAMP POST/LIGHT POLE
- ELECTRIC BOX
- STORM DRAIN MANHOLE
- SIGN
- SEWER CLEAN OUT
- PHONE BOX
- WELL
- WATER METER
- WATER VALVE
- FENCE
- TOP OF BANK
- ASPHALT
- CONCRETE
- GRAVEL
- BUILDING
- STREET ADDRESS

NOTES:

1. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM. TAPE ZONE, NAD83 AND WAS ESTABLISHED USING REF GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: EDIMAX ZOOM 90 AND CARLSON BRK 6+ GPS WITH VRS NETWORK (GPS SOLUTIONS).
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-03. THE CALCULATED POSITIONAL TOLERANCE WAS 0.04 FEET.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE 1/32" IN 283,044 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 06/27/2023 (UNLESS OTHERWISE NOTED). SHAPIR SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJACENT PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTYGA.GOV) AND COUNTYHOUSE RECORDS. THE CURRENT OWNER IS GLYNN TEACHERS FEDERAL CREDIT UNION (DEED BOOK 1492, PAGE 253).
7. ACCORDING TO P.L.R.M. MAP NO. 13127C, PANEL 02264, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
8. FRESHWATER WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR OBTAINANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
9. THE TERM "IDENTIFICATION" AS USED IN BOARD RULE 180-6-0202 AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-1(2) AND (11) SHALL MEAN A SECOND TREATMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
11. A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 801.4.
12. WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
13. ZONING INFORMATION WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTYGA.GOV). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED PDG (PLANNED DEVELOPMENT GENERAL).
14. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, UTILITIES NOT GROUND OR LOCATED MAY EXIST ON THIS SITE; BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
15. OWNER/DEVELOPER: GLYNN TEACHERS FEDERAL CREDIT UNION
C/O MARSHLAND COMMUNITY FEDERAL CREDIT UNION
3400 COMMUNITY ROAD
BRUNSWICK, GA 31520

THIS PLAT COMPLES WITH ARTICLE VIII OF THE GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 801.
DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT DATE

THE OWNER(S) OF THE SUBJECT PROPERTY APPROVES THE SUBDIVISION SHOWN ON THIS SURVEY.
OWNER/AGENT DATE

NOTICE:
LAND-DISTURBING ACTIVITIES ON ANY PORTION OF THE PROPERTY SHOWN ON THIS PLAT ARE SUBJECT TO SPECIFIC SOIL EROSION AND SEDIMENTATION CONTROLS. SET SECTION 801.4 OF THE GLYNN COUNTY SUBDIVISION REGULATIONS FOR MORE INFORMATION. NON-COMPLIANCE WITH THIS SECTION WILL RESULT IN STOP-WORK ORDERS AND POSSIBLE OTHER CIVIL PENALTIES ASSOCIATED WITH LAND CLEARING AND DEVELOPMENT PROCESS.

LINE	BEARING	DISTANCE
L1	S 0044°25' W	20.00'
L2	N 8915°30' W	20.00'
L3	N 0044°25' E	20.00'
L4	N 0044°25' E	20.00'
L5	S 8915°30' E	20.00'
L6	N 0044°25' E	40.00'
L7	N 0044°25' E	10.00'
L8	S 8915°30' E	20.00'
L9	S 8915°30' E	20.00'
L10	S 0044°25' W	18.20'
L11	N 8915°30' W	22.20'
L12	N 0044°25' E	22.00'
L13	S 8915°30' E	17.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	197.50'	115.35'	113.72'	N 19°58'09" W	332°29'51"

EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	2 mins	0.4
Golden Isles Pkwy	1 mins	0.2
Port of Brunswick	18 mins	13.4
Brunswick Golden Isles Airport	6 mins	2.8
Hwy 17	9 mins	3.4
Heart of Brunswick	13 mins	6.6



- ✓ Prime location in Gateway Center surrounded by established offices, hotels, shopping, and dining—ideal for banking and professional service visibility and convenience.
- ✓ Strategically located with immediate proximity to I-95 and Golden Isles Parkway, providing strong traffic exposure and easy client access