

FOR LEASE

22 BULL STREET

±5,751 SF CLASS A OFFICE
SPACE | JOHNSON SQUARE |
DOWNTOWN SAVANNAH

Savannah, GA 31401

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

Partner

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SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



LEASE RATE

\$18.00 SF/YR NNN

OFFERING SUMMARY

BUILDING SIZE:	24,698 SF
AVAILABLE SF:	5,751 SF
YEAR BUILT:	1907
ZONING:	B-C-1
MARKET:	Savannah
SUBMARKET:	Downtown
APN:	2-0004 -23-001

PROPERTY OVERVIEW

SVN is pleased to present Class A office space for lease on the 3rd floor of the Bank of America building in downtown Savannah. This full floor suite comprises $\pm 5,751$ square feet of well-appointed space and includes detailed finishes such as rosette-inlaid crown molding and custom built-ins. The ground floor lobby of the building provides main access to the suite via elevator, which opens into a large reception/waiting area. The remainder of the space has a large central conference room, 11 perimeter offices, 2 corner executive offices, a break room, 2 restrooms and additional work areas with storage. There is a secondary lobby at the rear of the building on Drayton Street, with elevator and stair access to the suite. There is plenty of on- and off-street parking as well as multiple municipal garages within 1 block.

LOCATION OVERVIEW

The building is located in Historic Downtown Savannah on Johnson Square, which is the first square in Oglethorpe's original plan. Johnson Square is known today as the hub of the financial district and most lending institutions and related businesses with a presence in Savannah are located here. In addition, many tourists visit Johnson Square on their way to nearby attractions and amenities on Broughton Street, Bay Street and River Street, which are 2 blocks away. This central location of downtown provides easy access to all areas of Savannah via Truman Parkway, Highway 80, I-516 and I-16. This is a premier property and ideal for businesses wanting to be in the middle of Savannah's busiest location.

COMPLETE HIGHLIGHTS



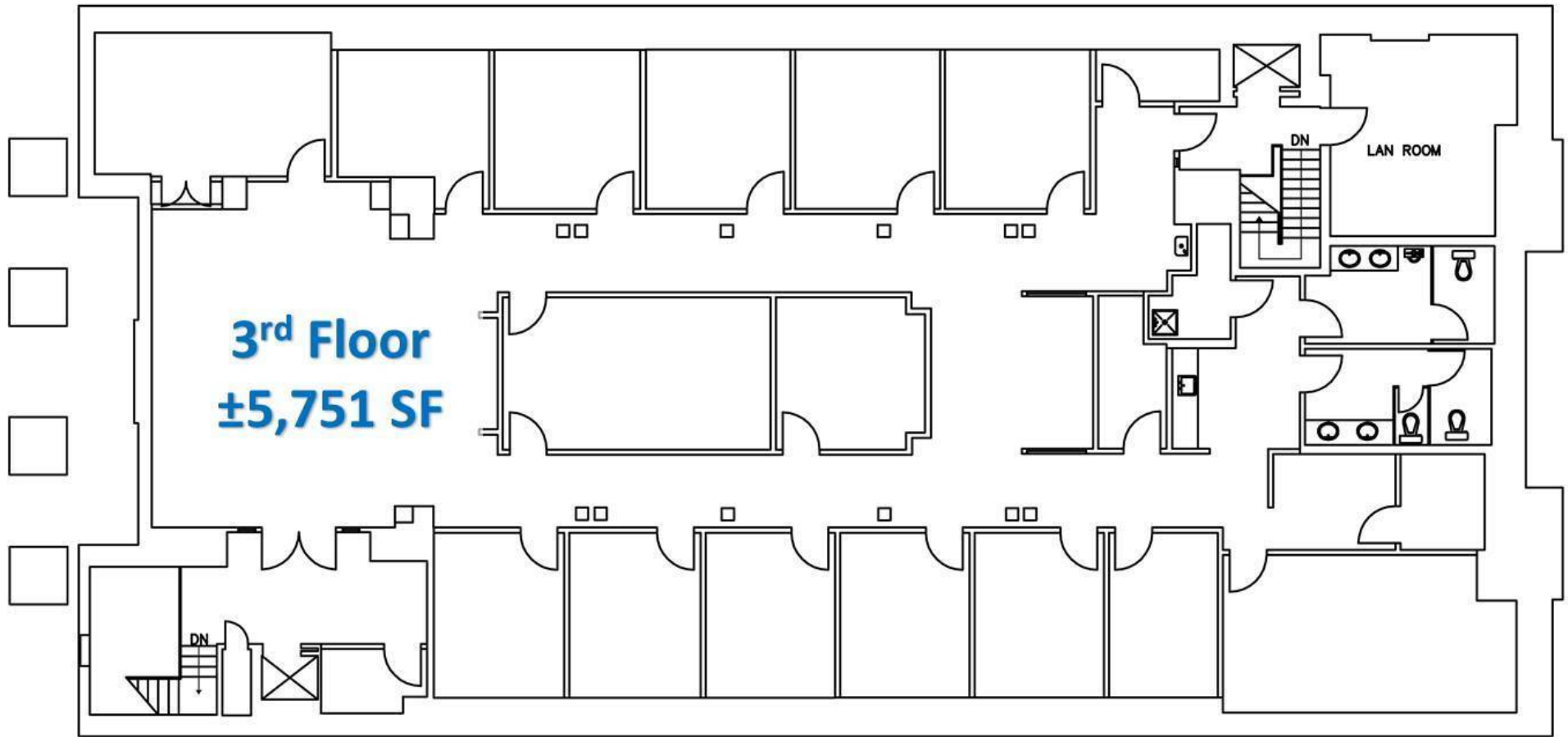
PROPERTY HIGHLIGHTS

- ±5,751 SF of Class A Office Space Downtown | For Lease
- Full 3rd Floor Suite of Bank of America Building
- Large Reception; Conference; 11 Offices; 2 Corner Executive Offices
- Plenty of On- and Off-Street Parking and Municipal Garages Nearby
- On Johnson Square | Heart of Financial District
- Easy Access to All Areas of Savannah via Truman Pkwy, Hwy 80, I-516 & I-16

ADDITIONAL PHOTOS



FLOOR PLAN

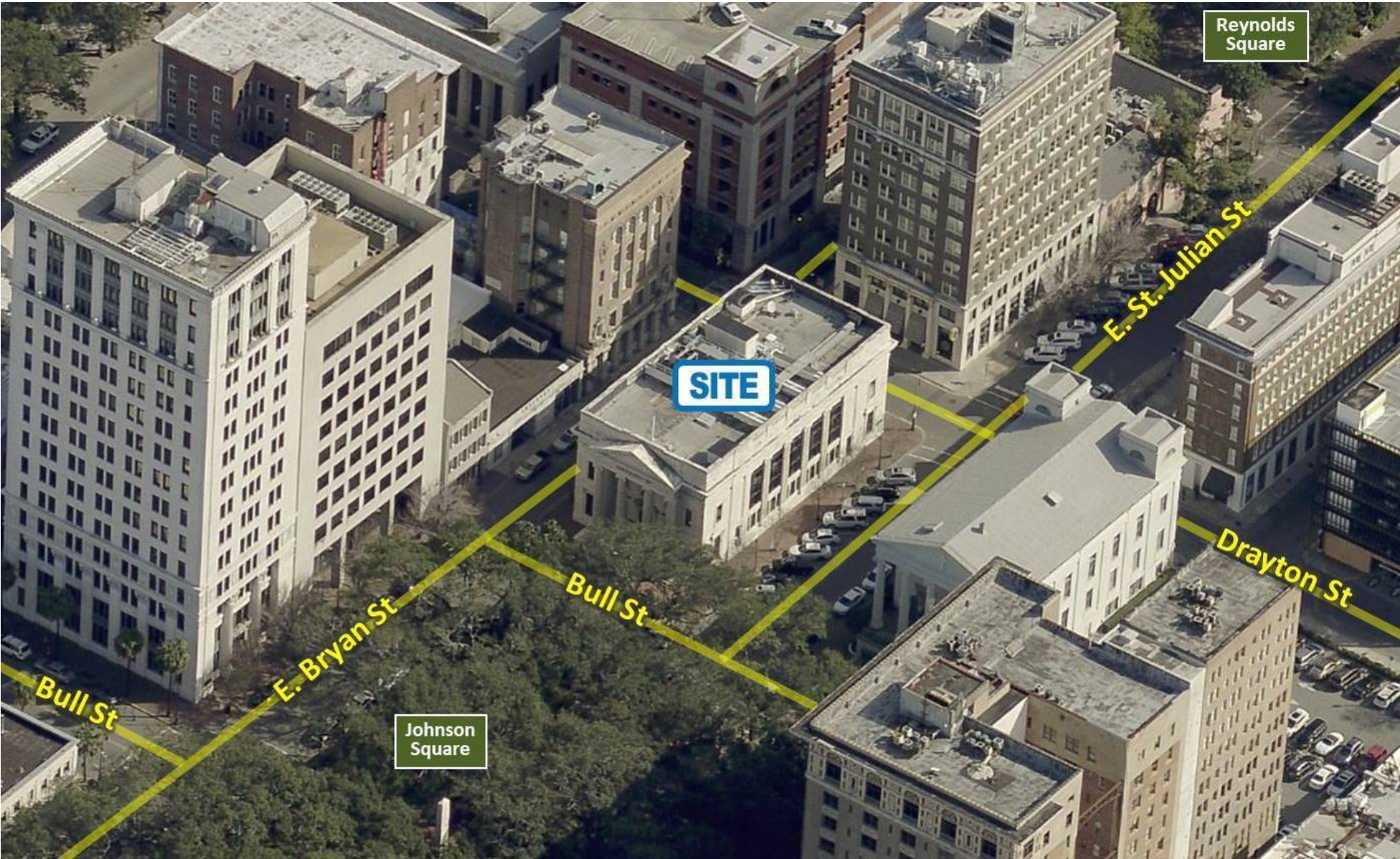


SECTION 2

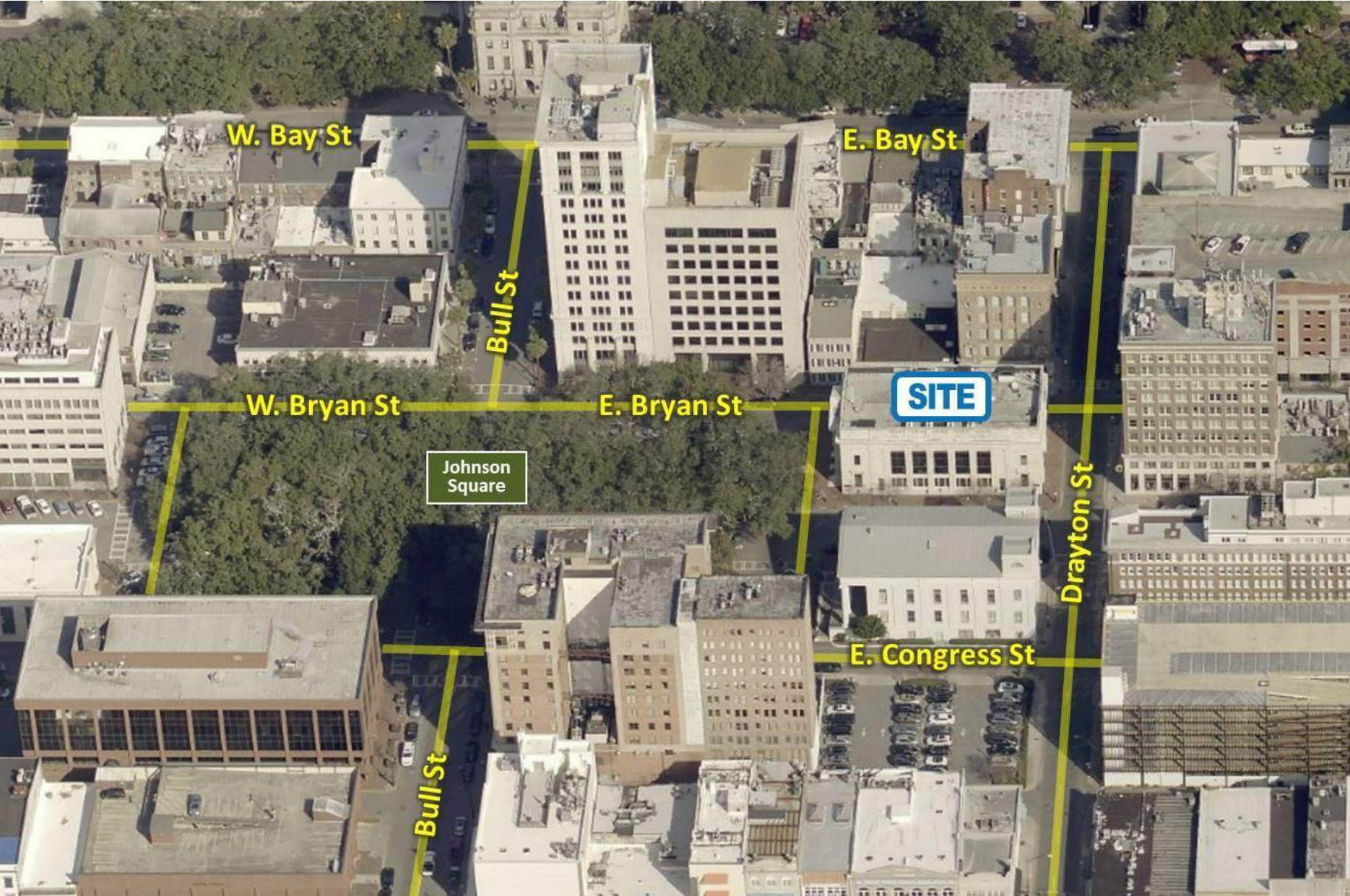
LOCATION
INFORMATION



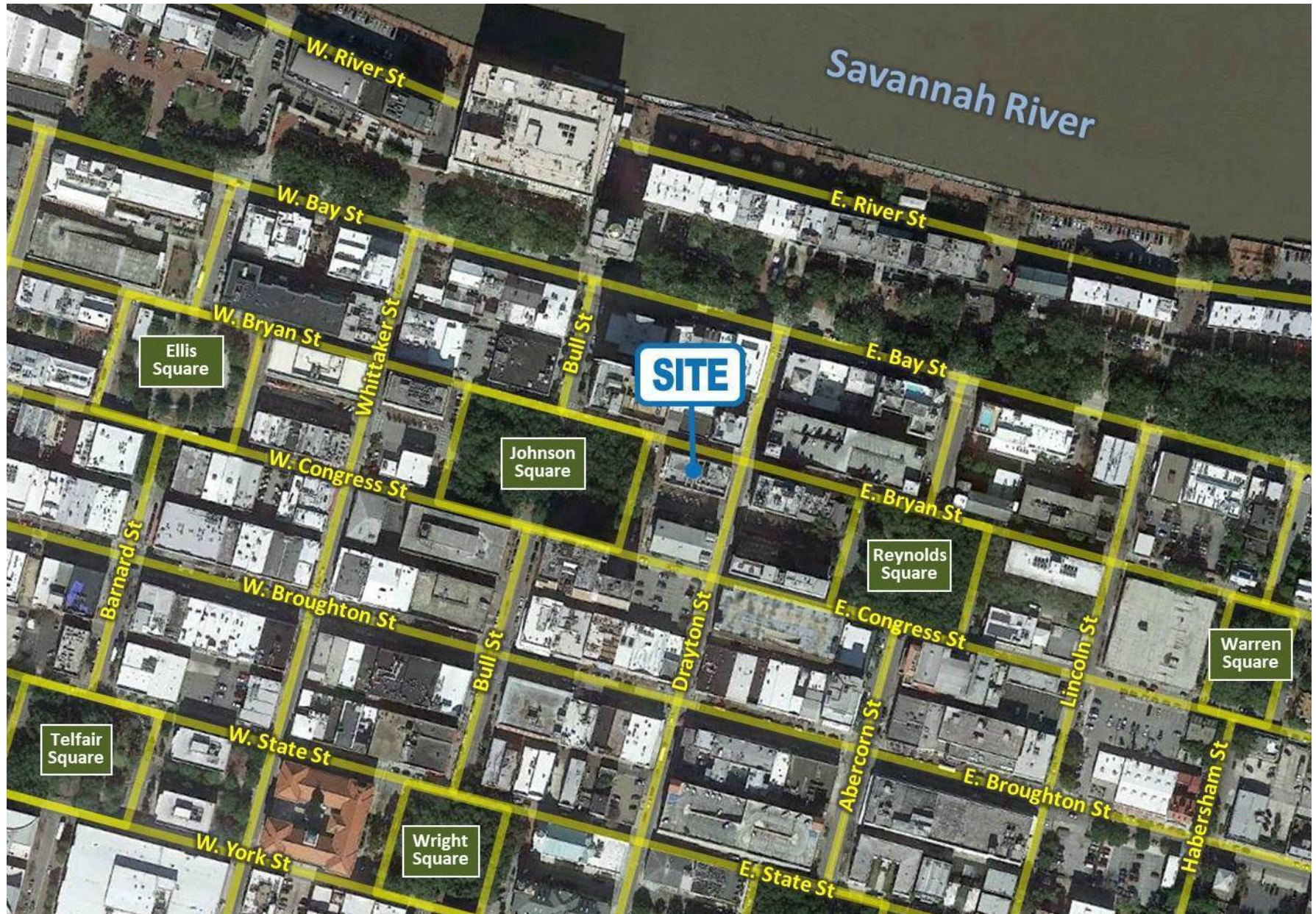
BIRD'S EYE VIEW



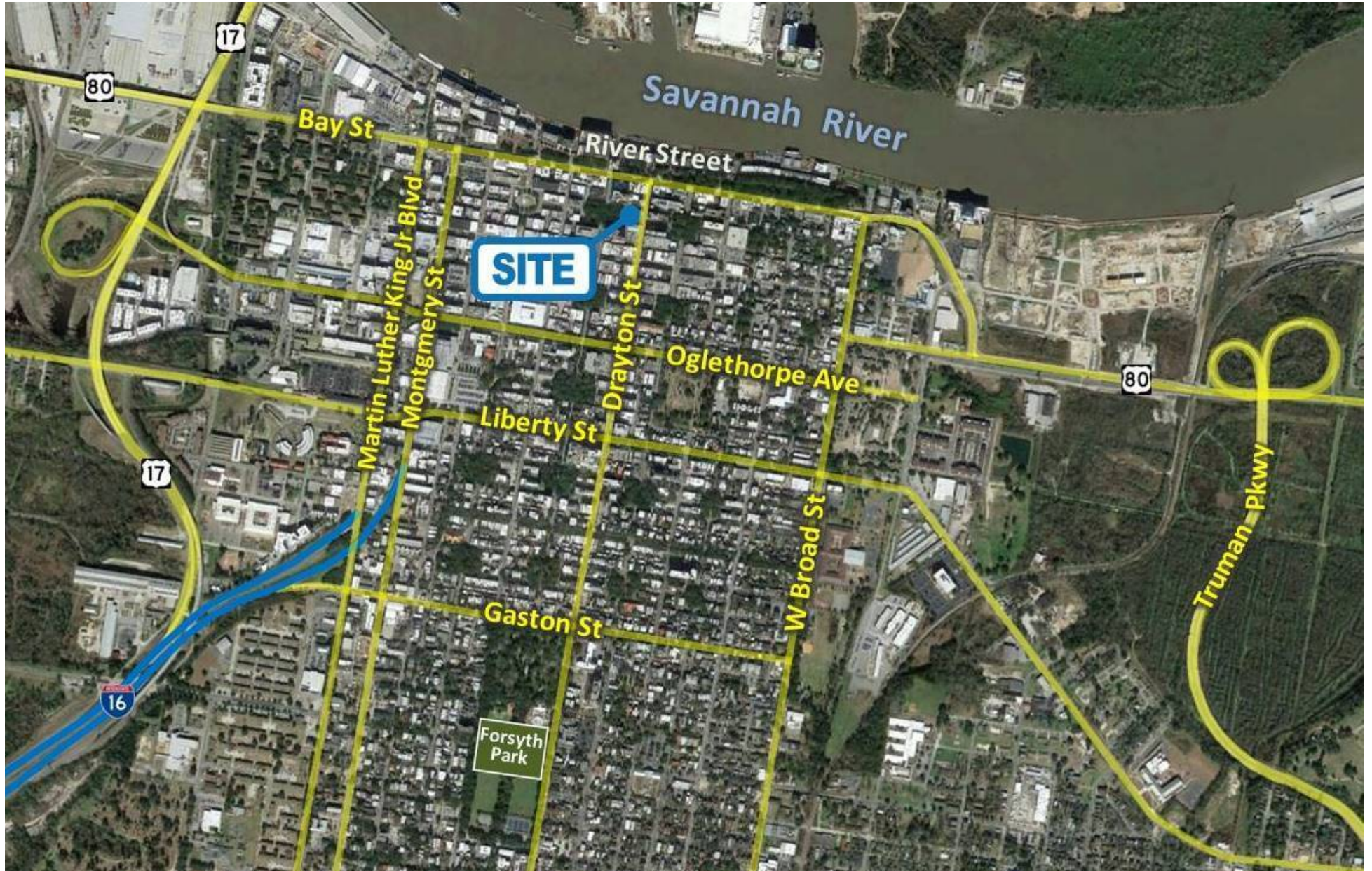
BIRD'S EYE VIEW



SITE AERIAL



DOWNTOWN AERIAL



SAVANNAH MSA AERIAL



LOCATION MAP

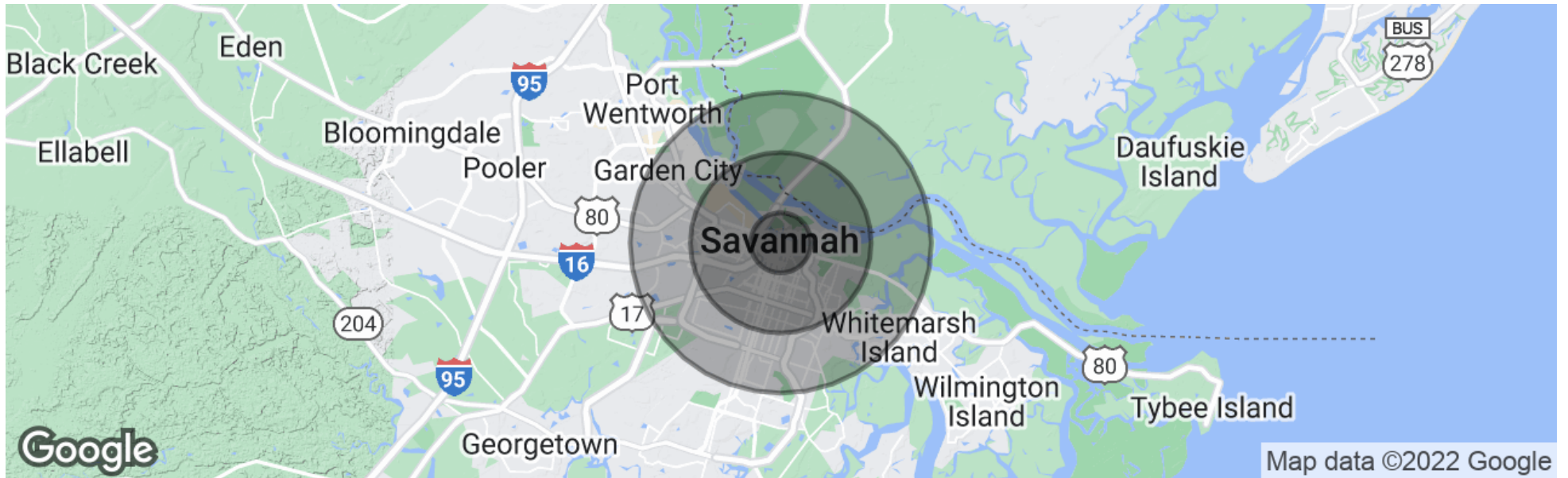


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,239	63,221	111,427
AVERAGE AGE	28.7	33.2	34.1
AVERAGE AGE (MALE)	29.2	31.3	32.0
AVERAGE AGE (FEMALE)	28.8	35.4	36.1

HOUSEHOLDS & INCOME

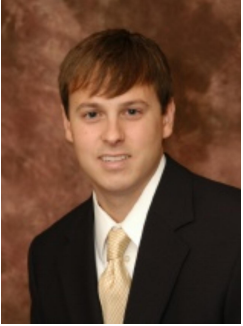
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,463	25,225	43,287
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$51,771	\$43,626	\$45,026
AVERAGE HOUSE VALUE	\$257,589	\$259,251	\$208,445

SECTION 4

ADVISOR BIO
& CONTACT



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

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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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