

OFFICE SPACE | FOR LEASE

GODLEY STATION PROFESSIONAL PARK

1000 TOWNE CENTER BLVD
BUILDING 300 | SUITE 303

Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

C: 912.667.2740

adam.bryant@svn.com

GA #279255





TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary	4
Property Highlights	5
Suite 303 Interior Photos	6
Suite 303 Floor Plan	7

8

ADDITIONAL INFORMATION

Godley Station Professional Park	9
Aerial Godley Station Professional Park	10
Aerial 2 Godley Station Professional Park	11
Site Plan	12
Aerial Site	13

14

LOCATION INFORMATION

Aerial Godley Station	15
Aerial Pooler Parkway & I-95	16
Aerial Savannah MSA	17
Location Maps	18

19

DEMOGRAPHICS

Demographics Map & Report	20
---------------------------	----

21

ADVISOR BIO & CONTACT

Advisor Bio & Contact	22
-----------------------	----

SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



LEASE RATE

\$34.00 SF/YR, MG

OFFERING SUMMARY

AVAILABLE SF:	1,692 SF
DATE AVAILABLE:	09/01/26
BUILDING SIZE:	10,248 SF
YEAR BUILT:	2004
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler

PROPERTY OVERVIEW

SVN is pleased to offer ±1,692 square feet of professional office space for lease in Building 300 at Godley Station Professional Park. Suite 303 has a very functional layout that includes a lobby/reception area, an executive office, 4 private offices, a conference room, a break room, 2 restrooms and storage. The suite will be available on 09/01/26 and offered in move-in condition. This multi-tenant building was constructed in 2004 and has been very well-maintained. With multiple points of access and abundant parking for employees and visitors already in place, this would be an ideal opportunity to join a cohesive mix of existing businesses at the park, including South Coast Health, Godley Station Dental, Chatham Orthopaedics, Savannah Pediatrics, ABLE Kids, Jedson Engineering, the Georgia Eye Institute and others. Shown by appointment only – please do not disturb the occupant.

LOCATION OVERVIEW

The Godley Station Professional Park is located on Towne Center Boulevard within Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. Residential and commercial growth can be attributed to a number of economic drivers including: the Georgia Ports Authority; the tourism industry; employers such as Gulfstream, JCB, Colonial Oil, GA Pacific, the Air National Guard, Amazon, Mitsubishi, Hyundai; and the Fort Stewart and Hunter Army Airfield military bases.

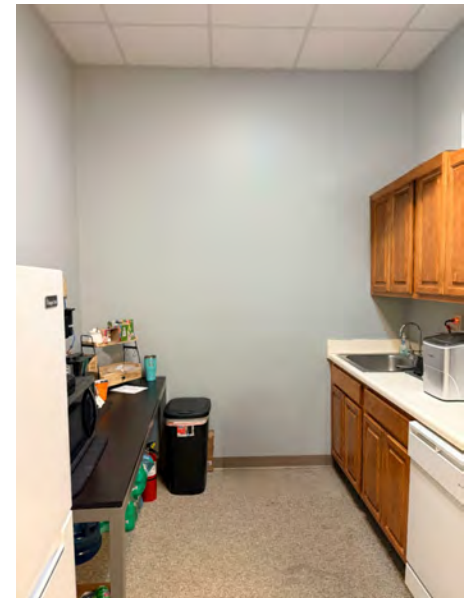
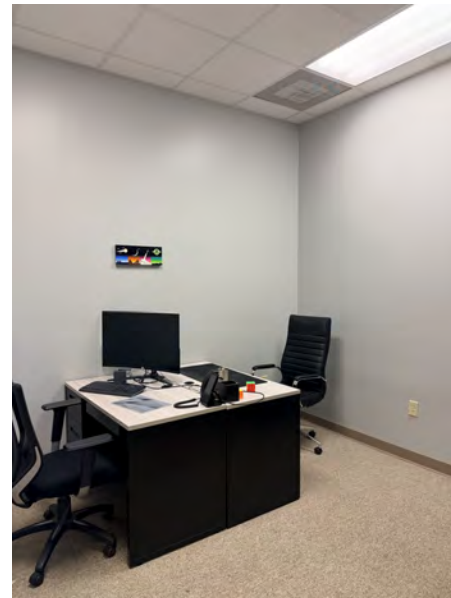
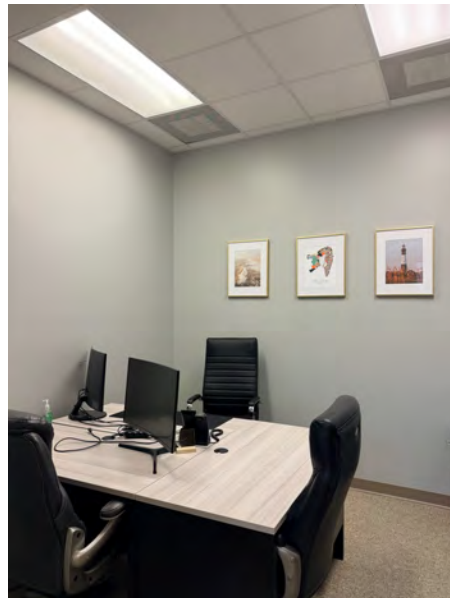
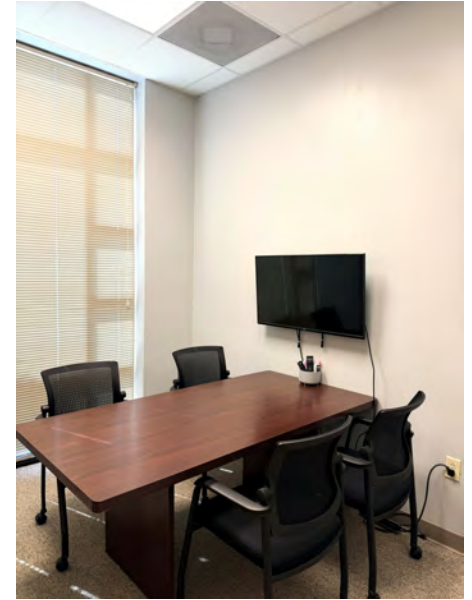
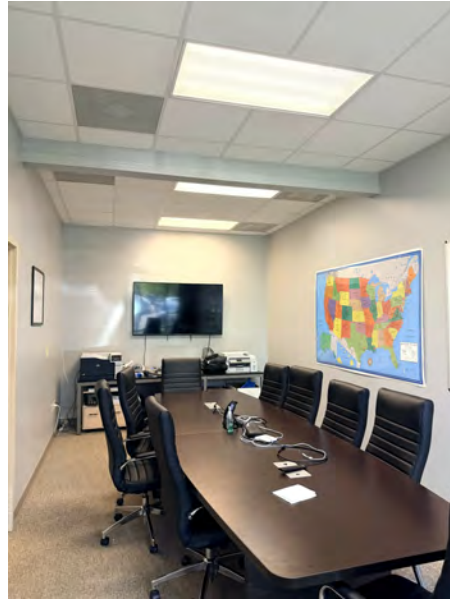
PROPERTY HIGHLIGHTS



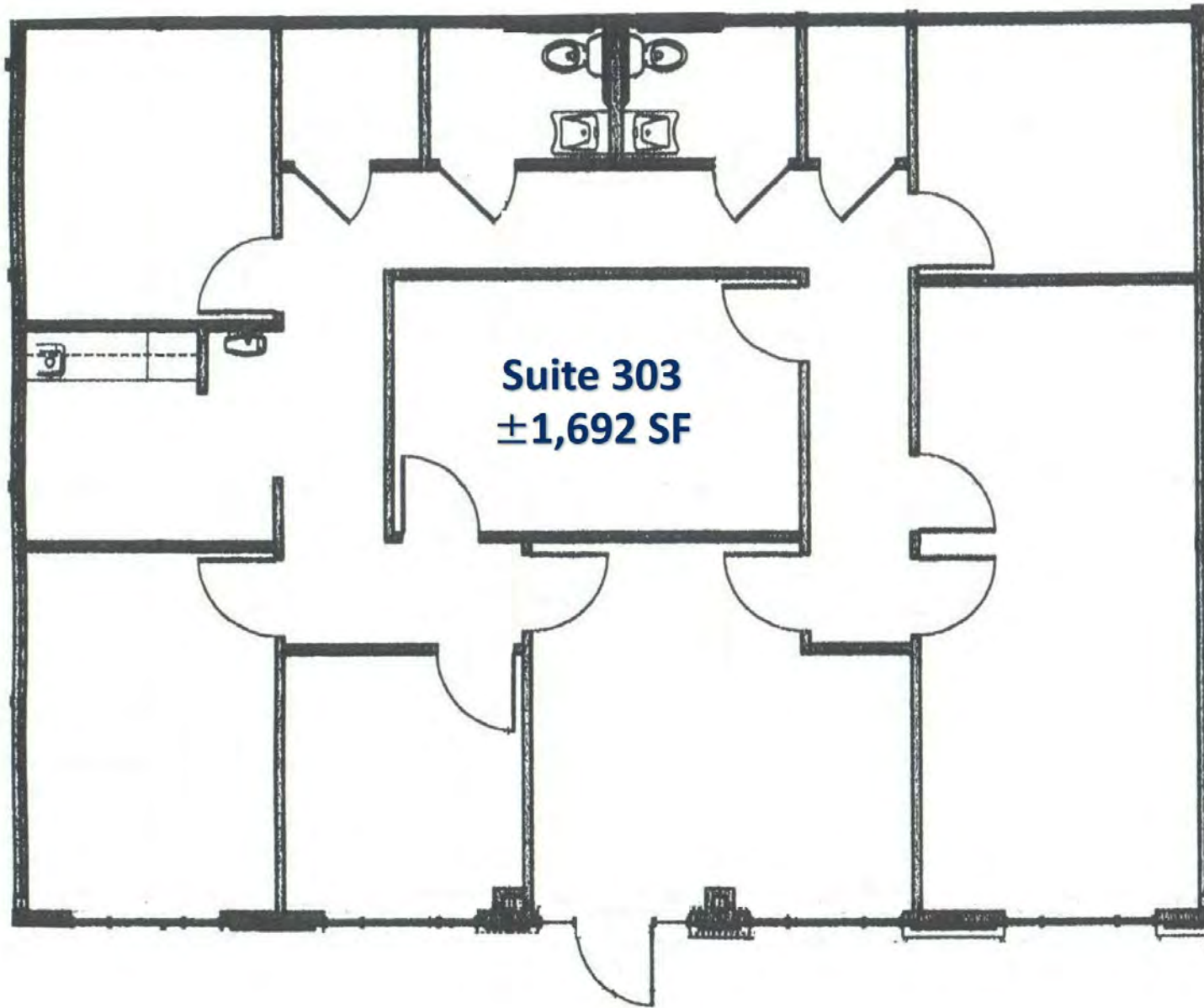
PROPERTY HIGHLIGHTS

- ±1,692 SF Professional Office Space | For Lease
- Within Godley Station Professional Park | Available 09/01/26
- Large Lobby/Reception, 5 Private Offices; Conference Room, Break Area
- Built in 2004; Very Well-Maintained; Abundant Parking
- Cohesive Mix of Medical and Professional Businesses at the Park
- Just off Pooler Parkway; Quick Access to Airport, I-95 & I-16

SUITE 303 | INTERIOR PHOTOS



SUITE 303 | FLOOR PLAN



SECTION 2

ADDITIONAL
INFORMATION



GODLEY STATION PROFESSIONAL PARK



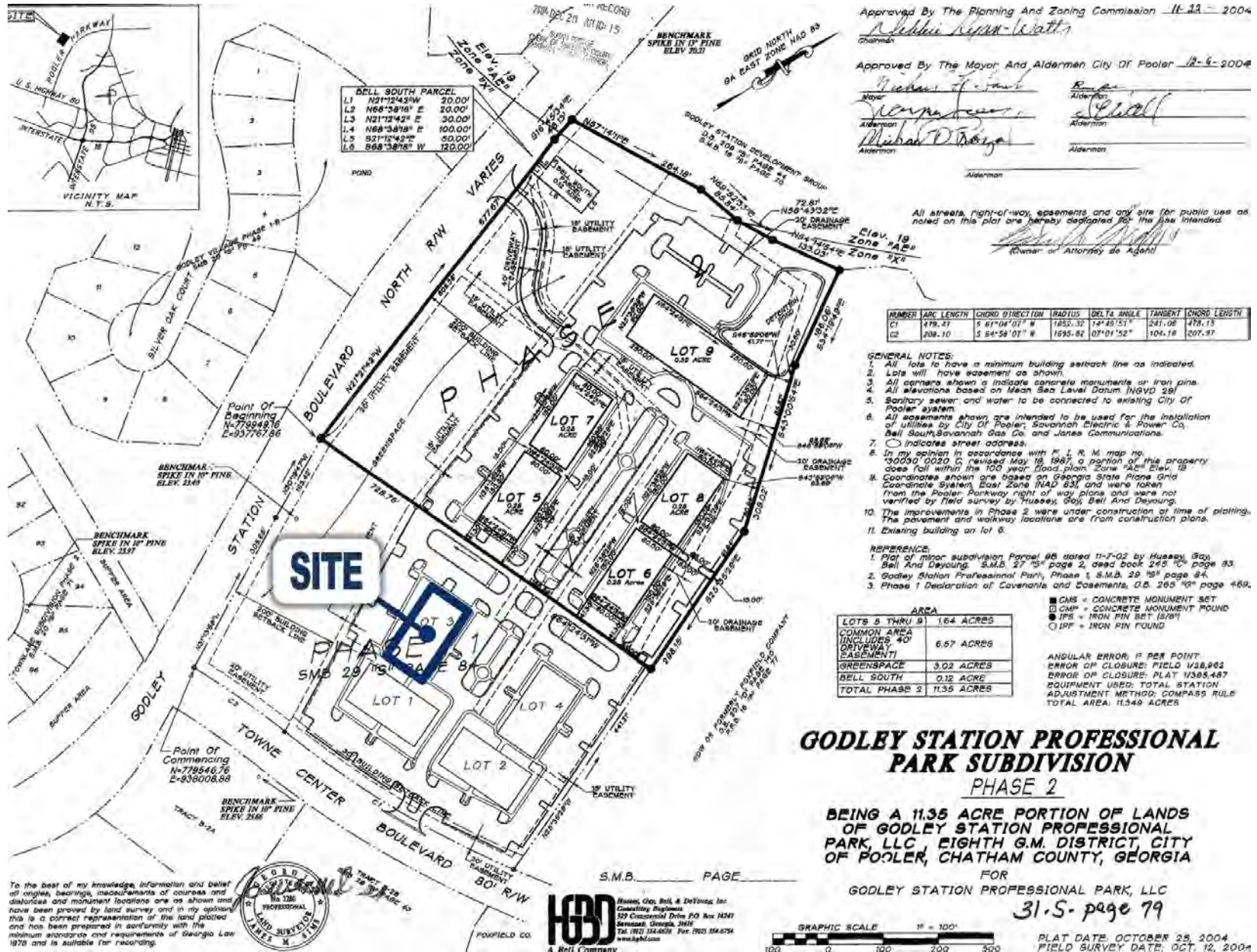
AERIAL | GODLEY STATION PROFESSIONAL PARK



AERIAL 2 | GODLEY STATION PROFESSIONAL PARK



SITE PLAN





SECTION 3

LOCATION
INFORMATION



AERIAL | GODLEY STATION

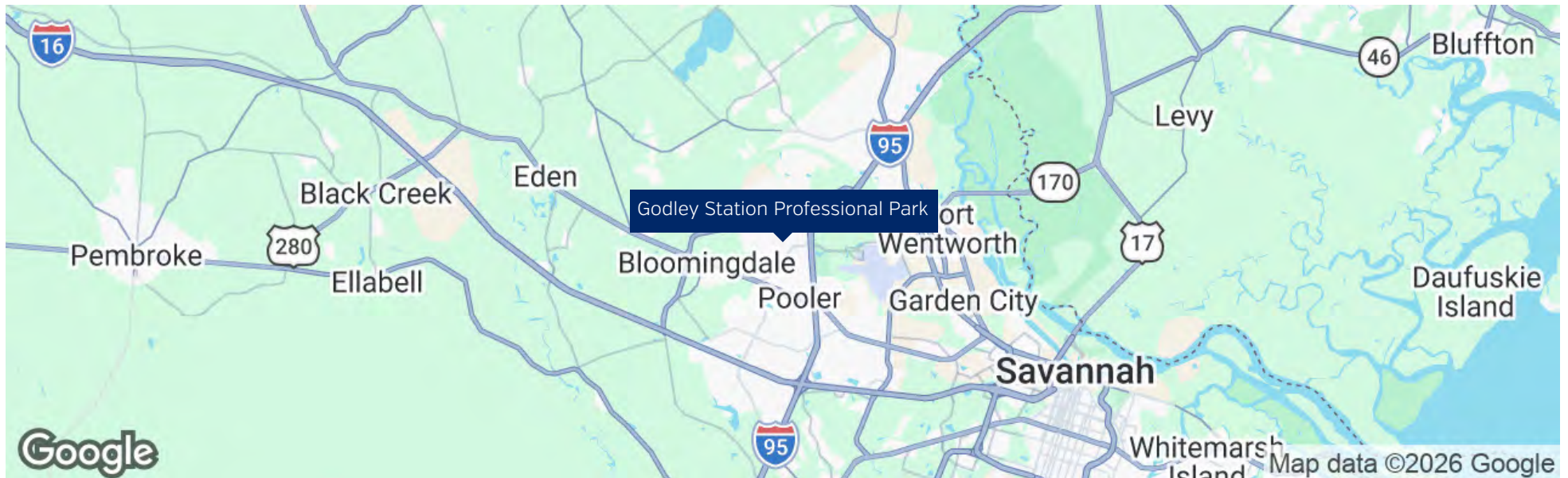




AERIAL | SAVANNAH MSA



LOCATION MAPS

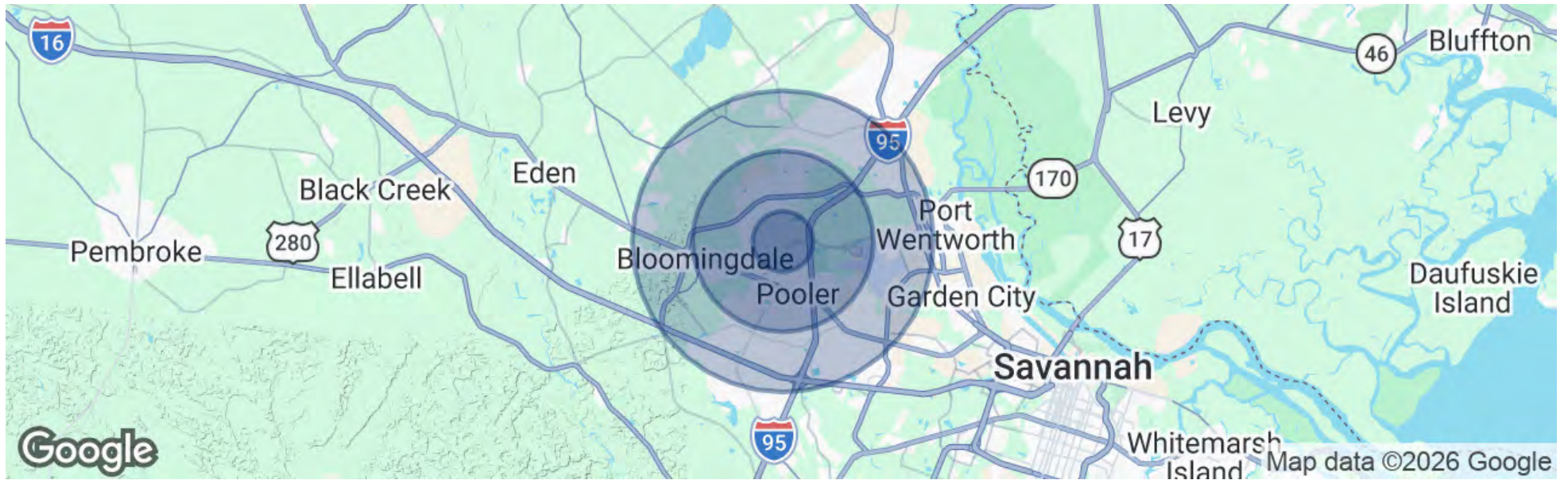


SECTION 4

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,232	24,469	50,414
AVERAGE AGE	34.9	37.2	37.7
AVERAGE AGE (MALE)	36.6	36.7	36.1
AVERAGE AGE (FEMALE)	34.8	39.3	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,116	10,081	19,719
# OF PERSONS PER HH	2.0	2.4	2.6
AVERAGE HH INCOME	\$100,691	\$99,208	\$99,316
AVERAGE HOUSE VALUE	\$312,018	\$280,974	\$272,369

SECTION 5

ADVISOR BIO
& CONTACT



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

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 throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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)

SVN | GASC
svnsavhh.com