



± 3,172 SF PROFESSIONAL OFFICE BUILDING FOR LEASE AND SALE

1711 REYNOLDS STREET, BRUNSWICK, GA 31520

LOCAL MARKET EXPERT

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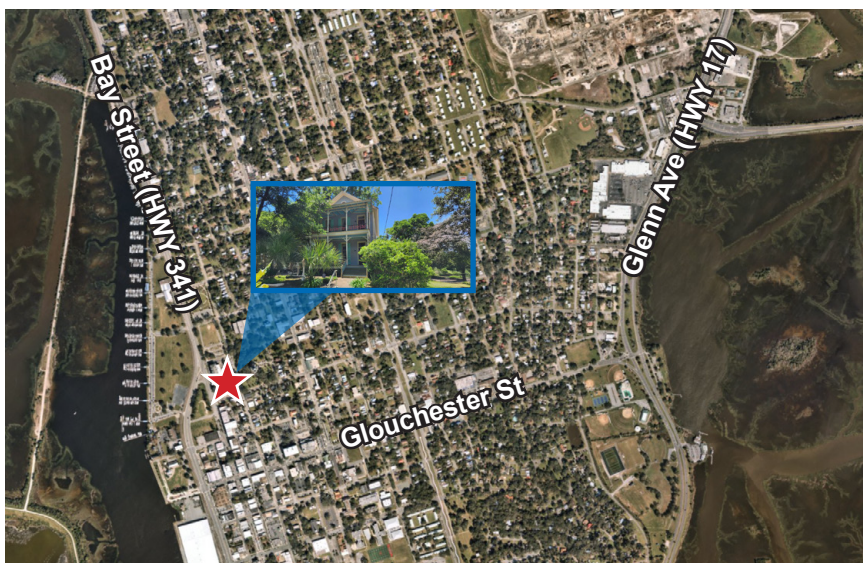
NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



Lease Rate: \$20-23/SF NNN
Asking Price: \$699,000

PROPERTY HIGHLIGHTS

- **± 3,172 SF Professional Office Building Available**
- **Prime Downtown Location**
Situated directly across from the original Glynn County Courthouse in Brunswick's professional and civic district.
- **Renovations in progress**
Built in 1895 and currently undergoing full renovation, including:
 - New roof
 - Interior & exterior paint
 - Refinished original hardwood floors
 - Fresh landscaping
- **Versatile Commercial Layout**
9 spacious rooms ideal for:
 - Private offices
 - Conference or meeting spaces
 - Reception and waiting areas
 - Collaborative work zones
- **Convenient Amenities**
 - 2 bathrooms
 - 3 covered porches
 - Double carport with rear driveway access
 - Ample street parking for clients and staff
- **Zoning: MUCCH**
(Mixed Use, City Core, Historic District) — supports a wide range of professional and retail uses:
 - Legal / Financial services
 - Consulting / Real Estate
 - Creative offices or Boutique retail
- **Move-In Ready**
All renovations will be completed prior to occupancy.

PROPERTY PHOTOS

