

PLANTATION CORPORATE CENTER

OFFICE SPACE FOR LEASE
41 PARK OF COMMERCE WAY
SAVANNAH, GA 31405

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1 PROPERTY INFORMATION

41 Park Of Commerce Way
Savannah, GA 31405



Property Summary



Lease Rate **\$25.00 SF/YR, NNN**
Current CAM **\$5.56 SF/YR.**

OFFERING SUMMARY

Building Size: 10,912 SF
Available SF: 3,710 SF
Lot Size: 0.21 Acres
Zoning: PUD-B-R
Market: Savannah
Submarket: Chatham Parkway
APN: 2-0832-01-034

PROPERTY OVERVIEW

SVN is pleased to offer ±3,710 square feet of medical or office space for lease in Building 200 at the Plantation Corporate Center, a professional business park in Savannah. Suite B has been occupied by a medical business, with a perimeter layout that includes 12 private offices, a break room, a copy/work area, lots of storage space and 2 restrooms. The space is in move-in condition and will be available on 03/01/25. The Plantation Corporate Center is a home to a variety of medical and professional businesses including American Red Cross and Resource+Land Consultants. The property has 3 points of access [2 signalized] from Chatham Parkway and there is abundant parking for staff and visitors. Shown by appointment only – please do not disturb the Tenant.

LOCATION OVERVIEW

The Plantation Corporate Center is located within the Park of Commerce, which is conveniently located just off Chatham Parkway at I-16 and there are developments underway to provide additional amenities to include retail, housing and hospitality services. This central location provides quick access to many parts of Savannah. It is approximately 5 minutes to I-95 (home to Amazon & Mitsubishi Power Systems Americas at Pooler's mega site); 10 minutes to the City of Pooler, the Airport, the GA Ports Authority and historic Downtown; 15 minutes to the South Side and Abercorn Street; and 25 minutes on I-16 to the Hyundai Electric Vehicle & Battery Manufacturing Metasite, which is presently under construction.



PROPERTY HIGHLIGHTS

- ±3,710 SF | Office or Medical Space for Lease | Plantation Corporate Center
- Perimeter Layout | 12 Privates Offices | Break Room | Copy/Work Area | 2 Restrooms
- Space is In Move-in Condition | Available on 03/01/25
- Neighboring Businesses Include: American Red Cross | Resource+Land Consultants
- Within Park of Commerce | Abundant Parking | 3 Points of Access from Chatham Parkway
- Central Location at I-16 | Quick Access to I-95, Airport, GPA, Downtown



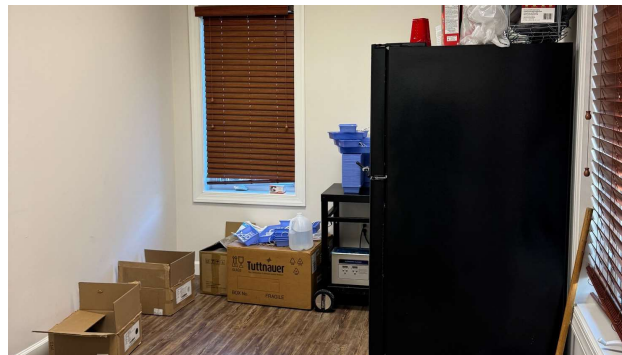
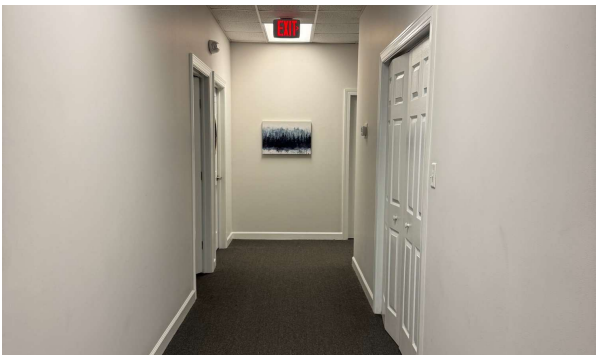
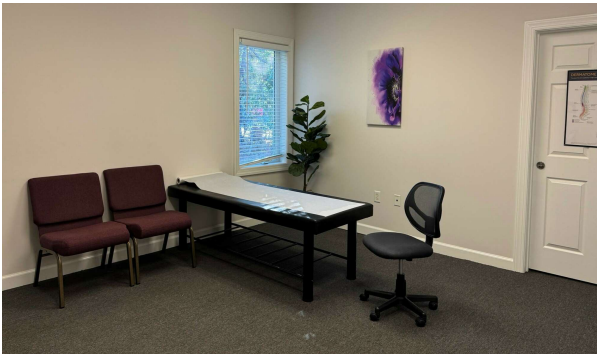
Space Available



AVAILABLE SPACES

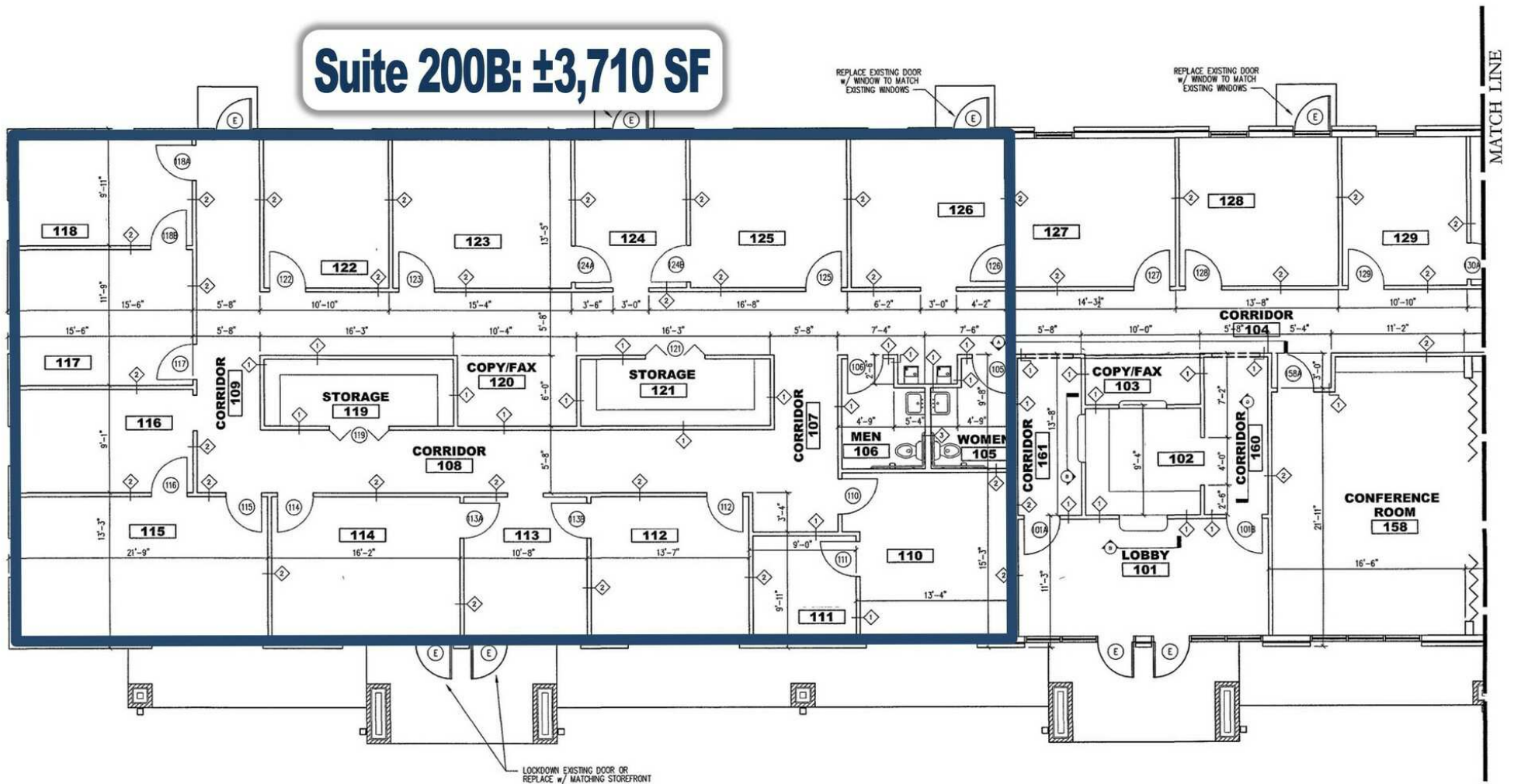
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
41 Park of Commerce Way	3,710 SF	NNN	\$25.00 SF/yr	Perimeter Layout with 12 Privates Offices, Break Room, Copy/Work Area, 2 Restrooms. Space is In Move-in Condition and Available on 03/01/25. Current CAM: \$5.56 PSF.

Suite 200B | Interior Photos

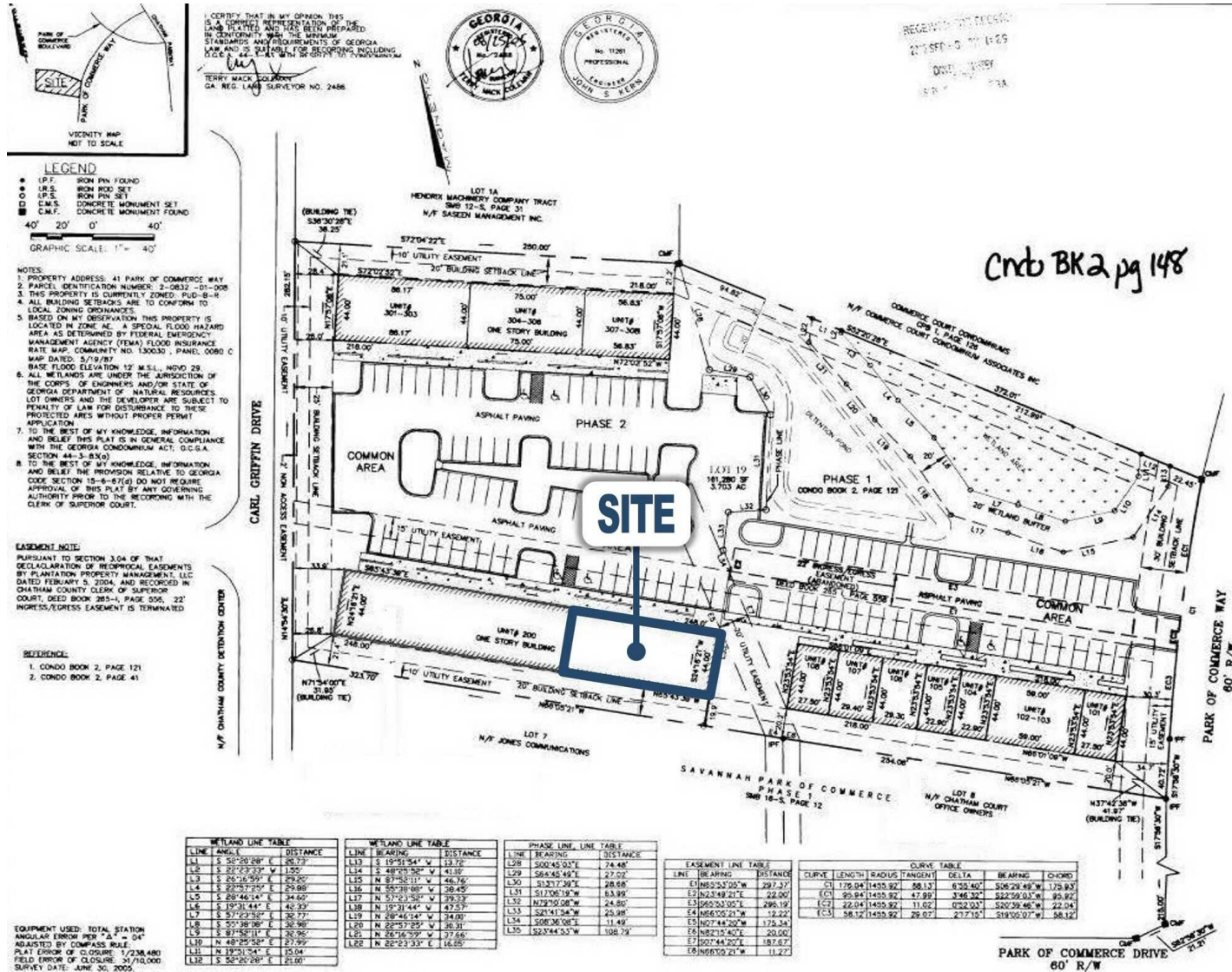


Suite 200B | Floor Plan

Suite 200B: ±3,710 SF



Site Plan



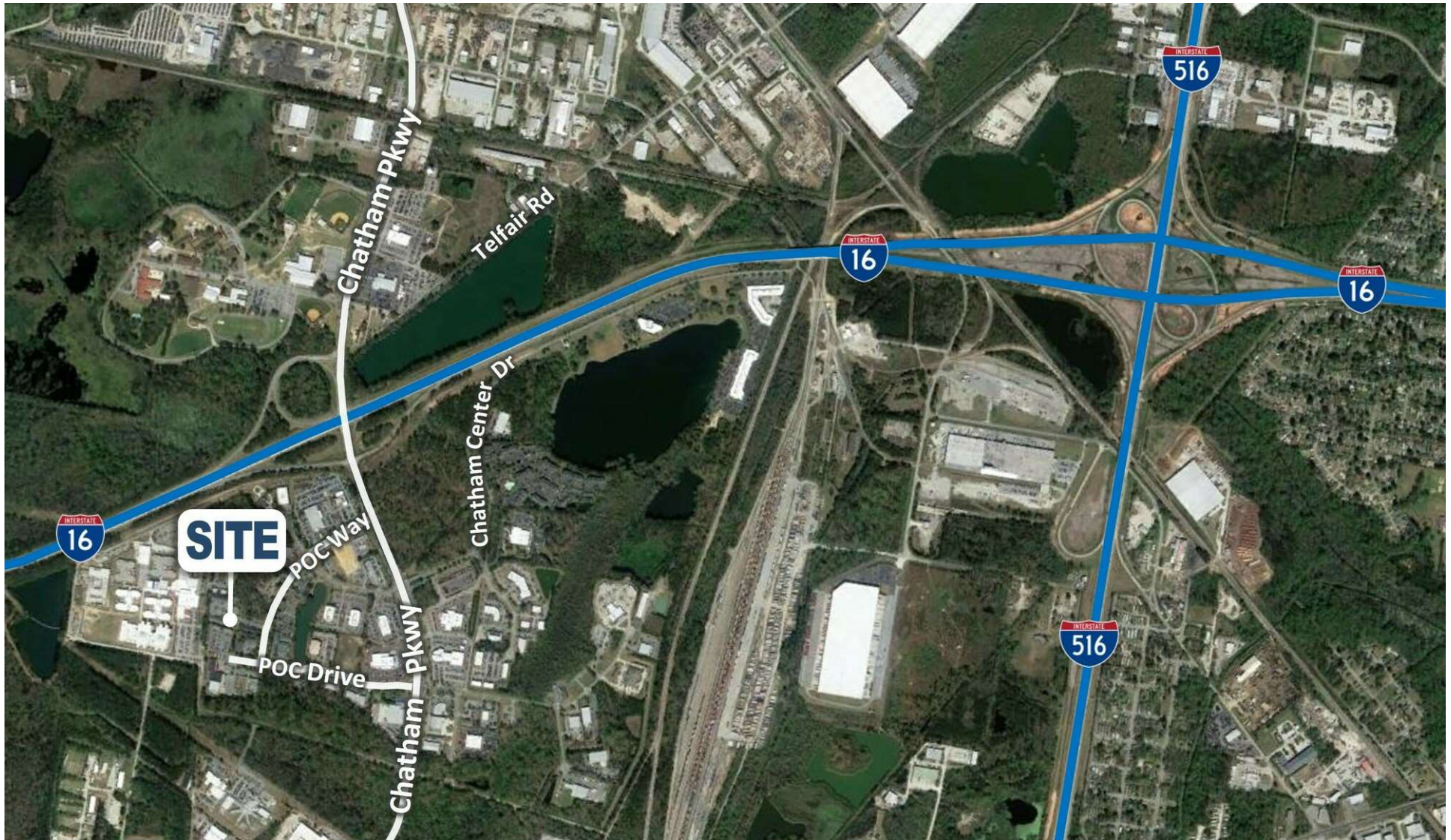
2 LOCATION INFORMATION

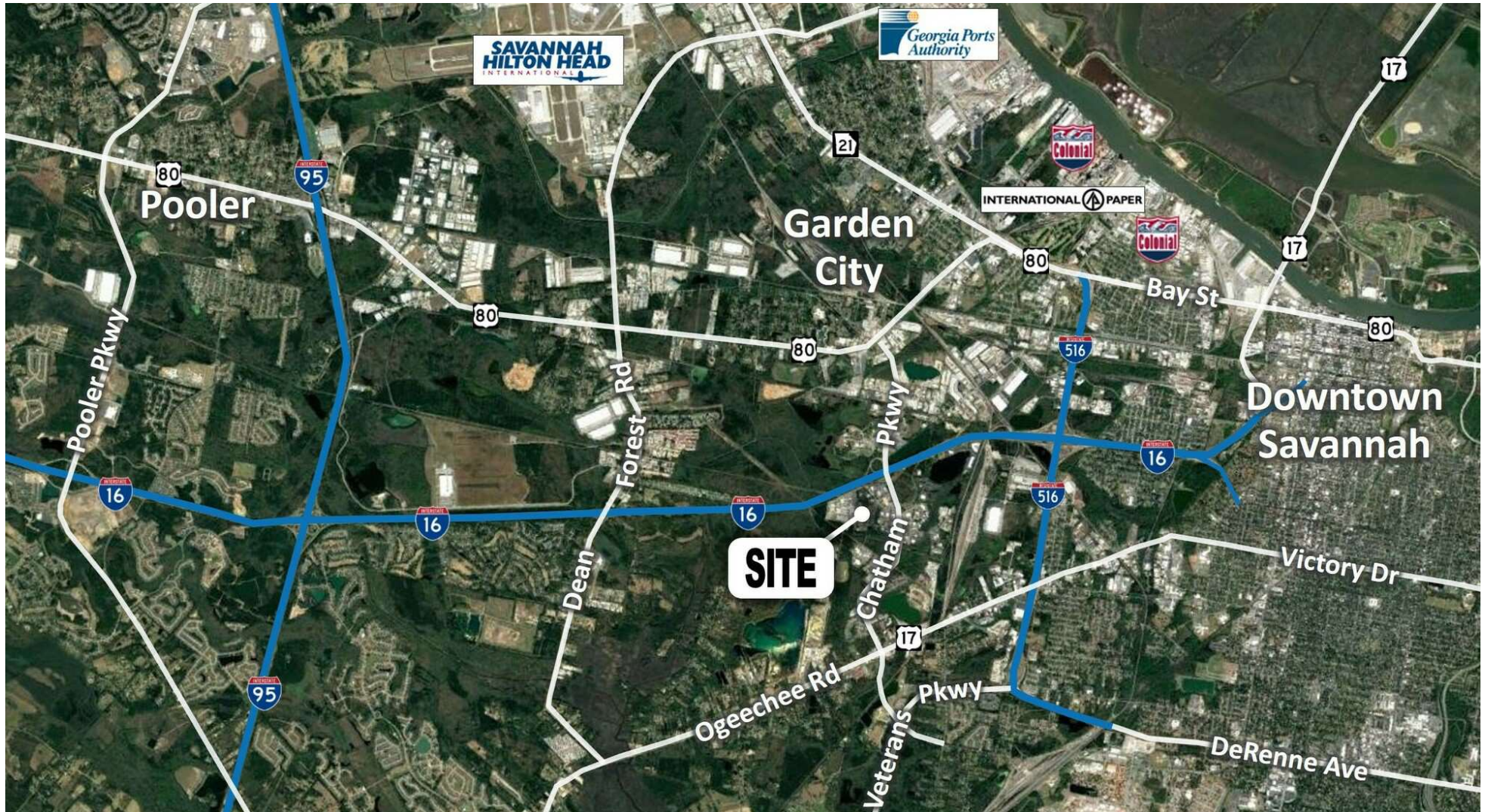
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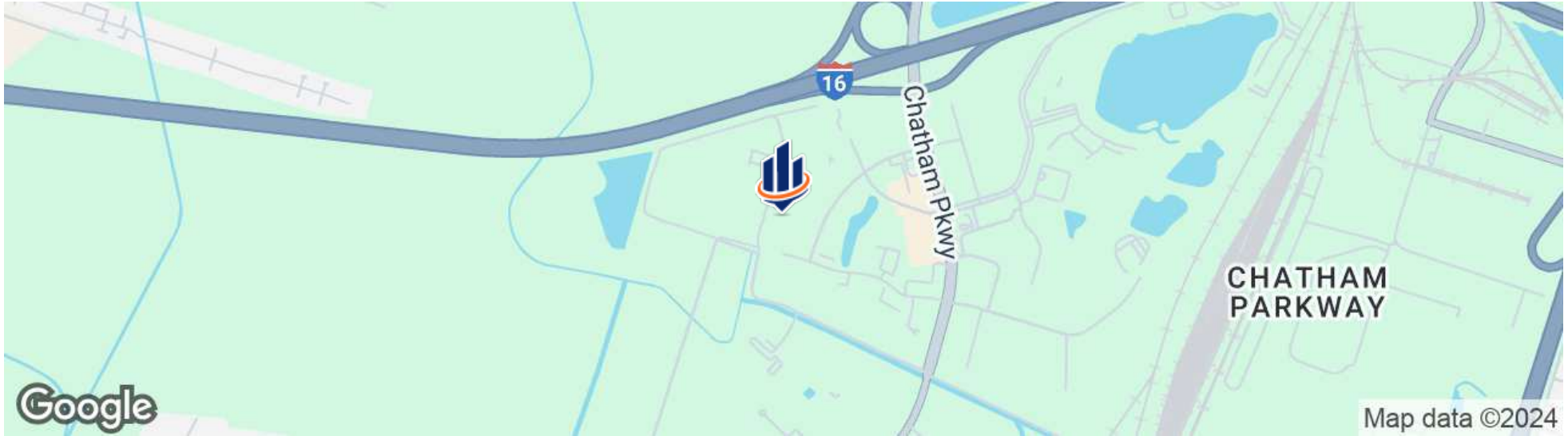


Aerial | I-16 & Chatham Pkwy





Location Maps



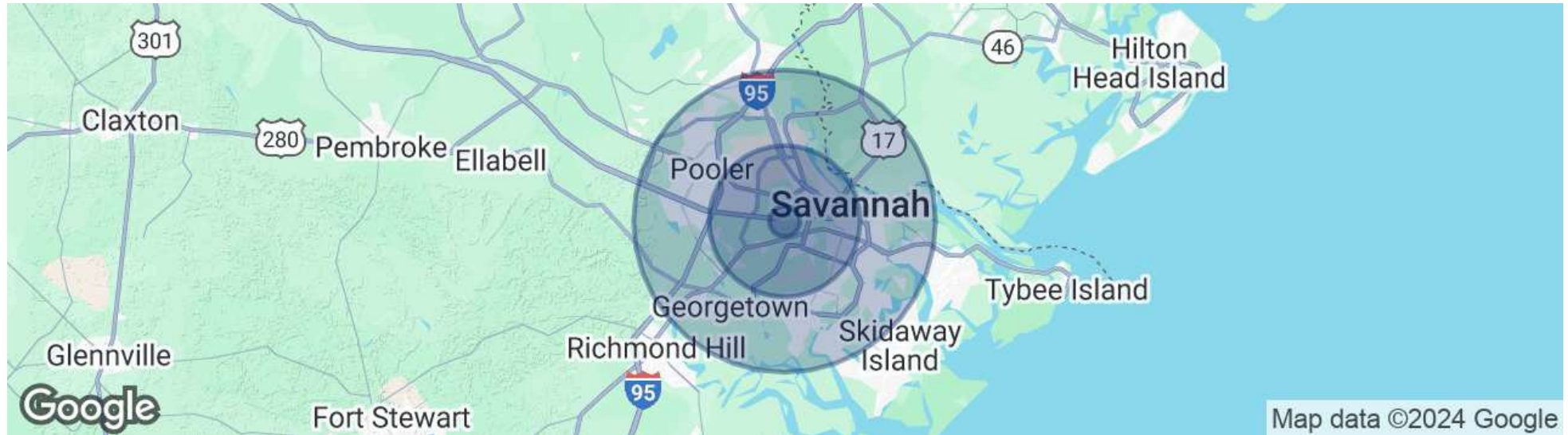
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DEMOGRAPHICS

41 Park Of Commerce Way
Savannah, GA 31405



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,046	95,327	261,632
Average Age	33	38	39
Average Age (Male)	33	37	38
Average Age (Female)	31	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	887	38,439	105,532
# of Persons per HH	3.4	2.5	2.5
Average HH Income	\$56,510	\$76,594	\$89,387
Average House Value	\$392,380	\$376,875	\$348,077

Demographics data derived from AlphaMap

4 ADVISOR BIO & CONTACT

41 Park Of Commerce Way
Savannah, GA 31405





ADAM BRYANT, CCIM, SIOR

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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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