

PROFESSIONAL OFFICE BUILDING FOR LEASE

1711 REYNOLDS STREET, BRUNSWICK, GA 31520



LOCAL MARKET EXPERT

LUKE JACKSON

Commercial Real Estate Associate

ljackson@phoenixrealty.net

T 912.268.4069

M 912.222.7142

NEWMARK
PHOENIX REALTY GROUP

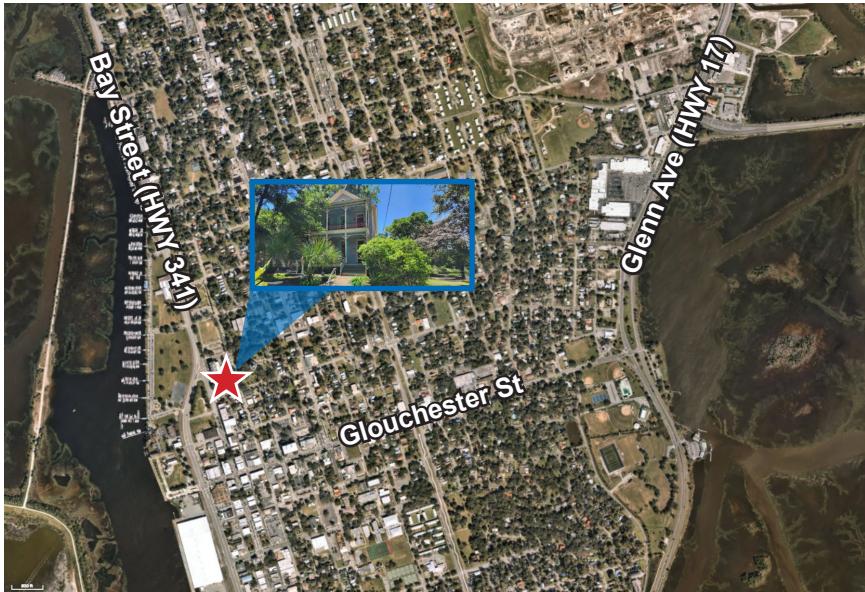
Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

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PROPERTY DETAILS



Lease Rate: \$24.00 PSF

PROPERTY HIGHLIGHTS

- **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

