

FOR LEASE

8,000 OFFICE SPACE

109 Bryan Woods Road

Savannah, GA 31401

Asking Rate: \$25.00 PSF NNN



PROPERTY OVERVIEW

Premier New Construction Office Building in Savannah. High-quality office space with efficient floor plan, the latest security and data technology, and high-end finishes. Central Whitmarsh Island location convenient to Savannah's CBD and the Truman Parkway. Restaurants, grocery, pharmacy, and other retail amenities within 5-minute drive. Ample off-street parking with ability to add more if needed. One address off Highway 80/Islands Expressway with appx. 24,000 vehicles per day.

- 8,000 SF, 2-story office building
- Built 2020
- 22 parking spaces
- High-end construction and finishes
- Breakroom with full kitchen
- Full-building generator
- Security system with biometric entry
- Covered porch
- Wired for fiber with multiple providers
- Signage can be added on corner of Bryan Woods Rd

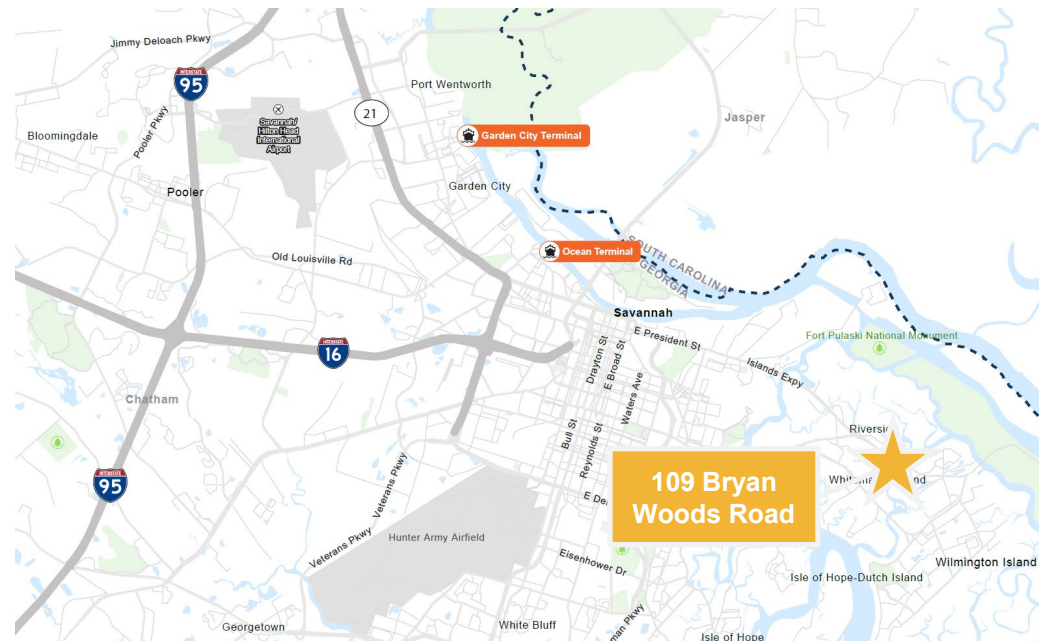


For further details or to arrange a tour, please contact the Exclusive Agent at Cushman & Wakefield | Gilbert & Ezelle:



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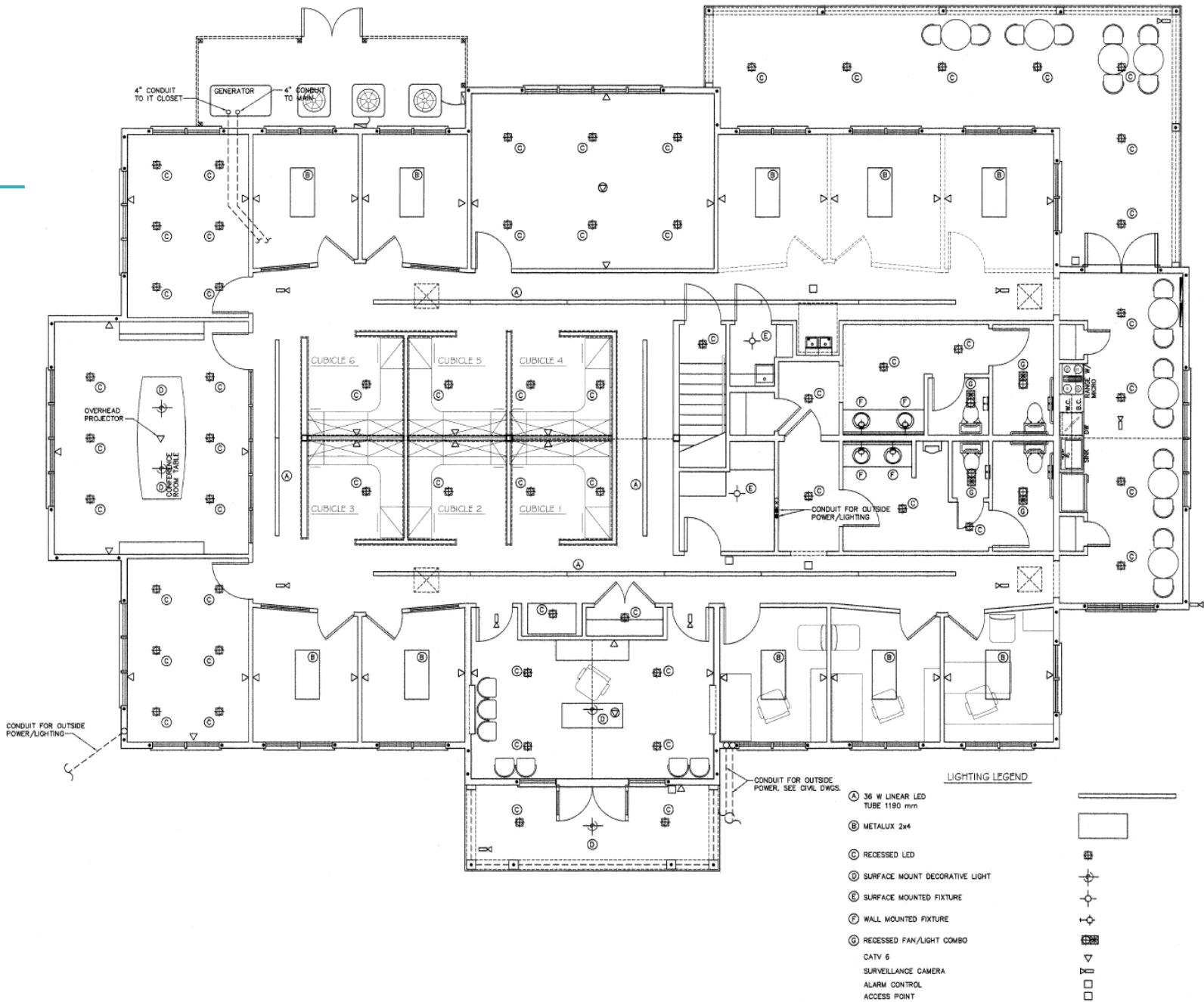


GROUND FLOOR PLAN

TOTAL
8,000 SF

First Floor
±4,480 SF

Second Floor
±3,520 SF

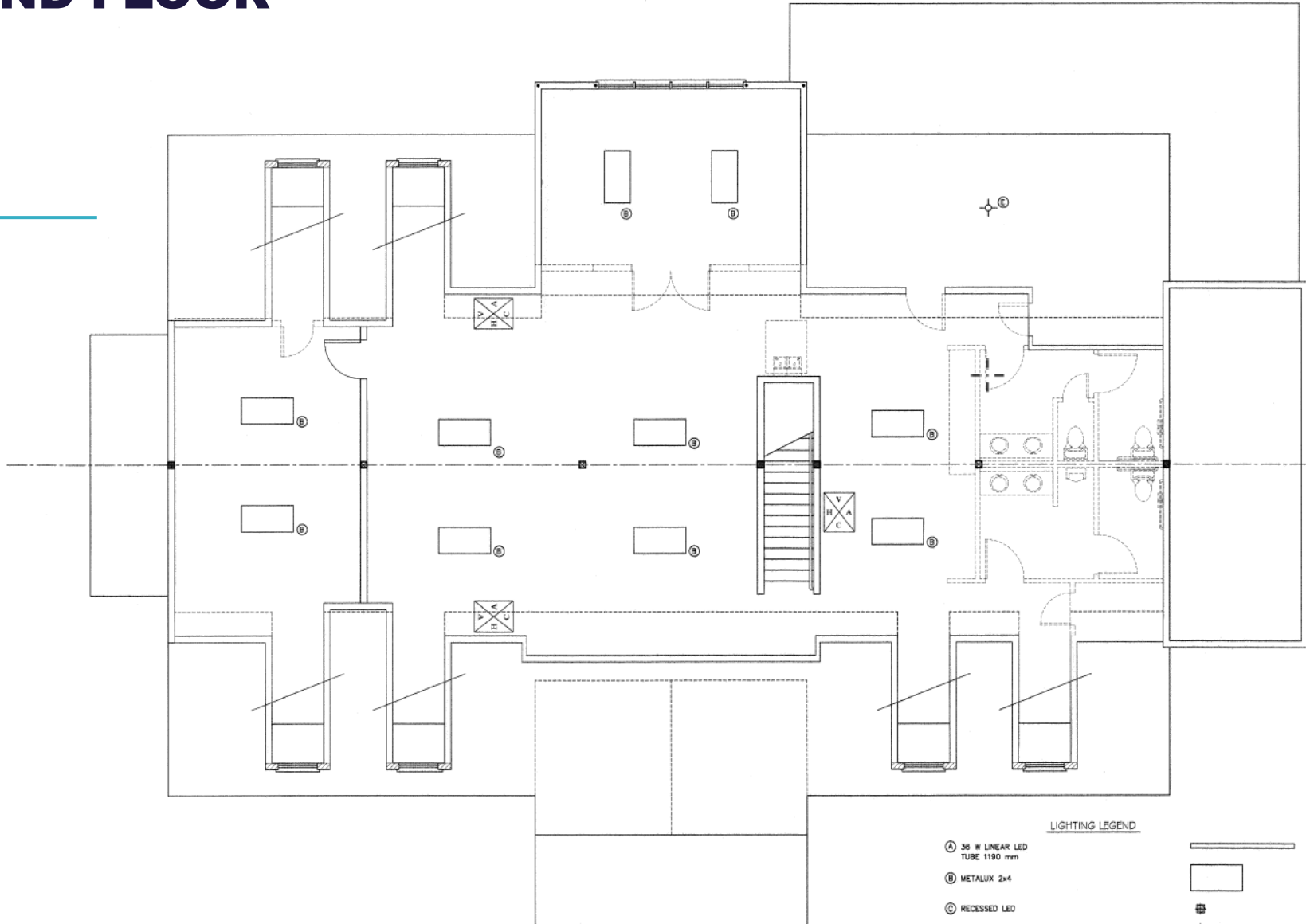


SECOND FLOOR PLAN

TOTAL
8,000 SF

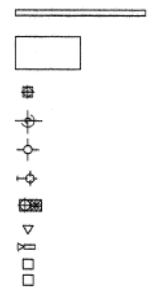
First Floor
±4,480 SF

Second Floor
±3,520 SF

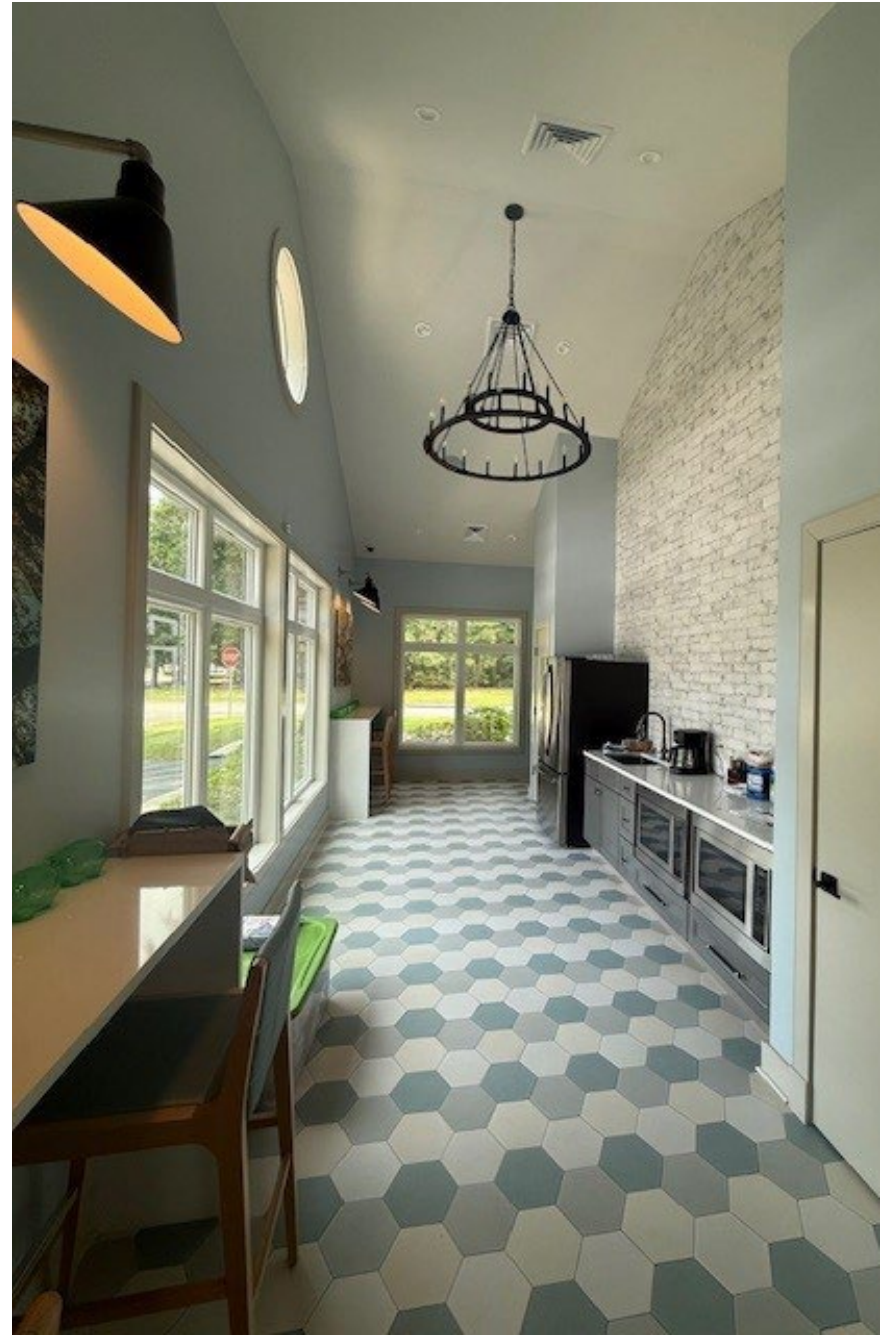


LIGHTING LEGEND

- (A) 36 W LINEAR LED TUBE 1190 mm
- (B) METALUX 2x4
- (C) RECESSED LED
- (D) SURFACE MOUNT DECORATIVE LIGHT
- (E) SURFACE MOUNTED FIXTURE
- (F) WALL MOUNTED FIXTURE
- (G) RECESSED FAN/LIGHT COMBO
- CATV 6
- SURVEILLANCE CAMERA
- ALARM CONTROL
- ACCESS POINT









SAVANNAH OVERVIEW

- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over \$4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians.
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a \$5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a \$929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

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FOR MORE INFORMATION, PLEASE CONTACT:

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