

FOR SALE/LEASE

1000 TOWNE CENTER BLVD BUILDING 1100

GODLEY STATION
PROFESSIONAL PARK
BUILDING 1100

Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR
Partner
C: 912.667.2740
adam.bryant@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE (PAD):	\$1,750,000
SALE PRICE (BLDG):	Call for Pricing
LEASE RATE:	Call for Lease Rates
BUILDING SIZE:	16,000 SF
AVAILABLE SF:	2,000 - 16,000 SF
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler
APN:	5-1014 -01-158

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PROPERTY OVERVIEW

SVN is pleased to present an opportunity to purchase or lease the last remaining office space or purchase an office pad site within the Godley Station Professional Park, Pooler's primary medical and office park. Building 1100 is currently being offered as a build-to-suit lease or sale to a single user or lease to multiple users in increments of ±2,000 SF to a maximum building size of ±16,000 SF, or as a pad site that is ready for vertical construction. Presently, the horizontal development work has been completed to include the site work and parking lot with utilities stubbed within the pad. The future all-brick building will be similar in design and scope of other buildings within the park and will include numerous upgrades such as storefront glass. 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 Godley Station Dental, South Coast Health, Chatham Orthopaedics, Savannah Pediatrics, Jedson Engineering, the Georgia Eye Institute, Genesis Vascular and others.

LOCATION OVERVIEW

The site is located at the intersection of N. Godley Station Boulevard and Towne Center Boulevard in the heart of Godley Station, a master-planned development just west of Savannah. 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, Colonial Oil, International Paper, GA Pacific, the Air National Guard, Amazon, Mitsubishi; and the Fort Stewart and Hunter



PROPERTY HIGHLIGHTS

- ±2,000 SF to ±16,000 SF | Build-to-Suit - Lease or Sale | Pad Site - Sale
- Within Godley Station Professional Park
- All Brick and Similar in Design and Scope of Park Buildings
- Abundant Parking and Multiple Access Points in Place
- In the Heart of High-Growth Godley Station in Pooler
- Easy Access to I-95, Airport, I-16, All Areas of Savannah



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BIRD'S EYE VIEW



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GODLEY STATION PROFESSIONAL PARK



Godley Station Professional Park



Godley Station Professional Park

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GSPP - Building 700

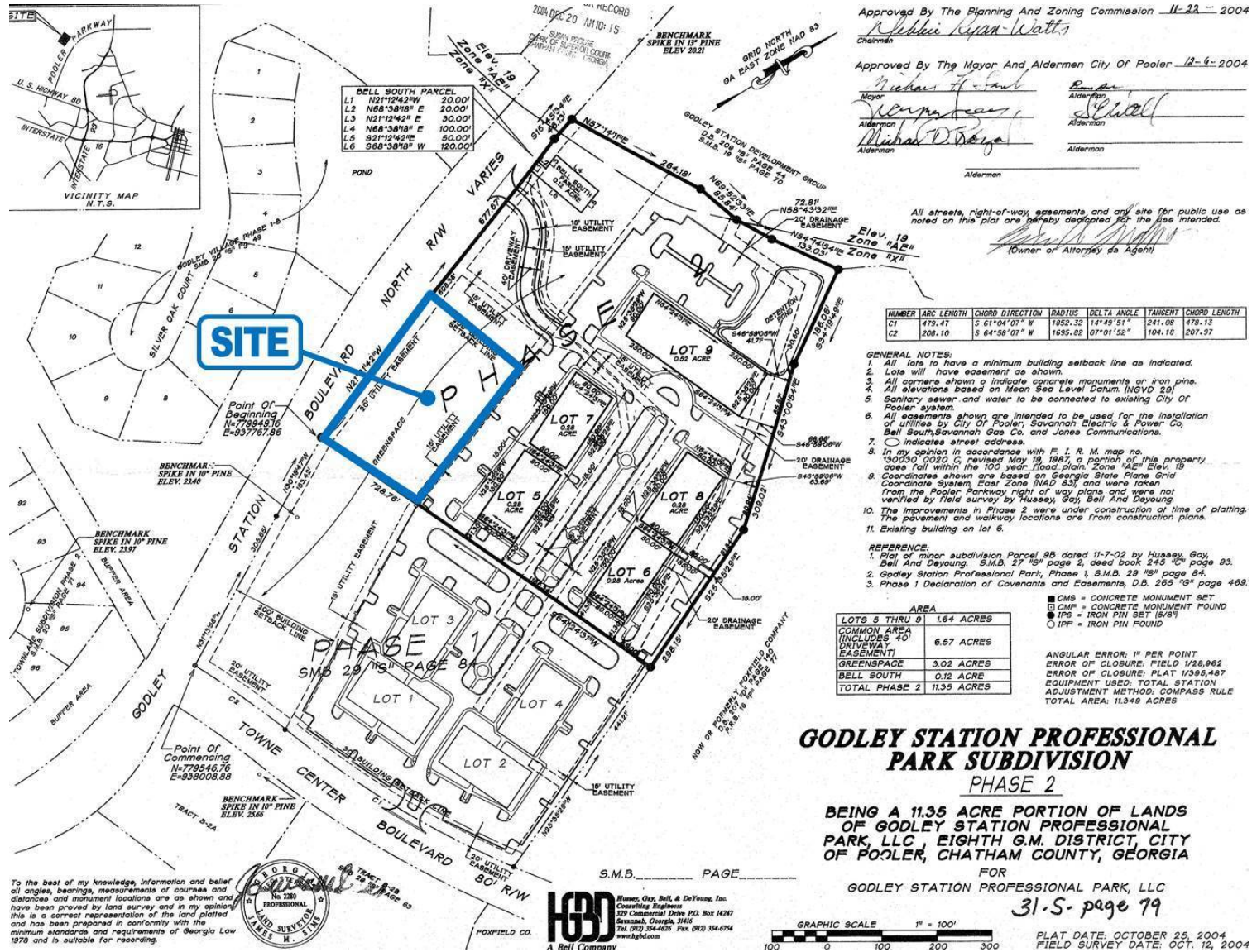


GSPP - Building 800



GSPP - Building 1200

SITE PLAN



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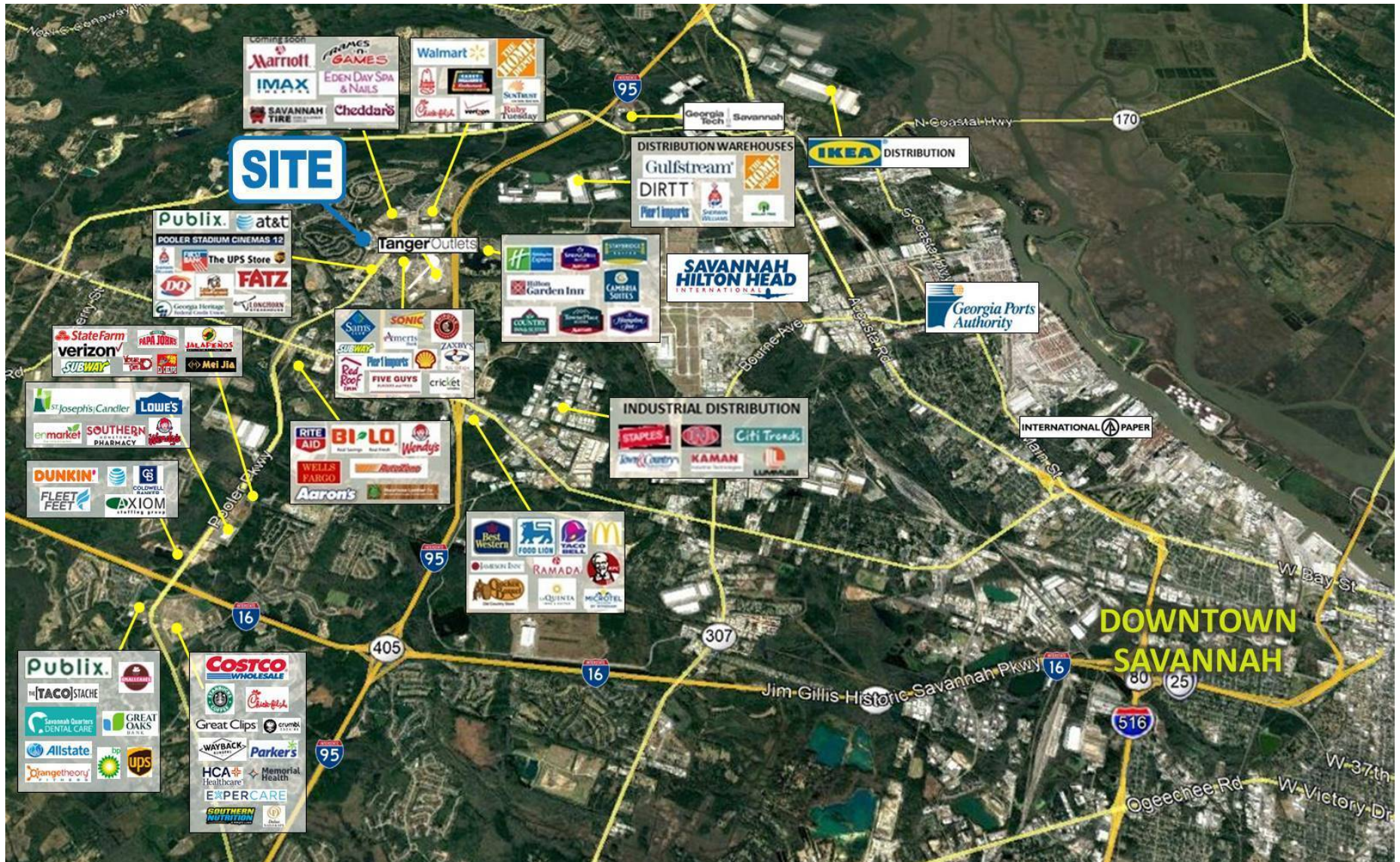
AERIAL | GODLEY STATION



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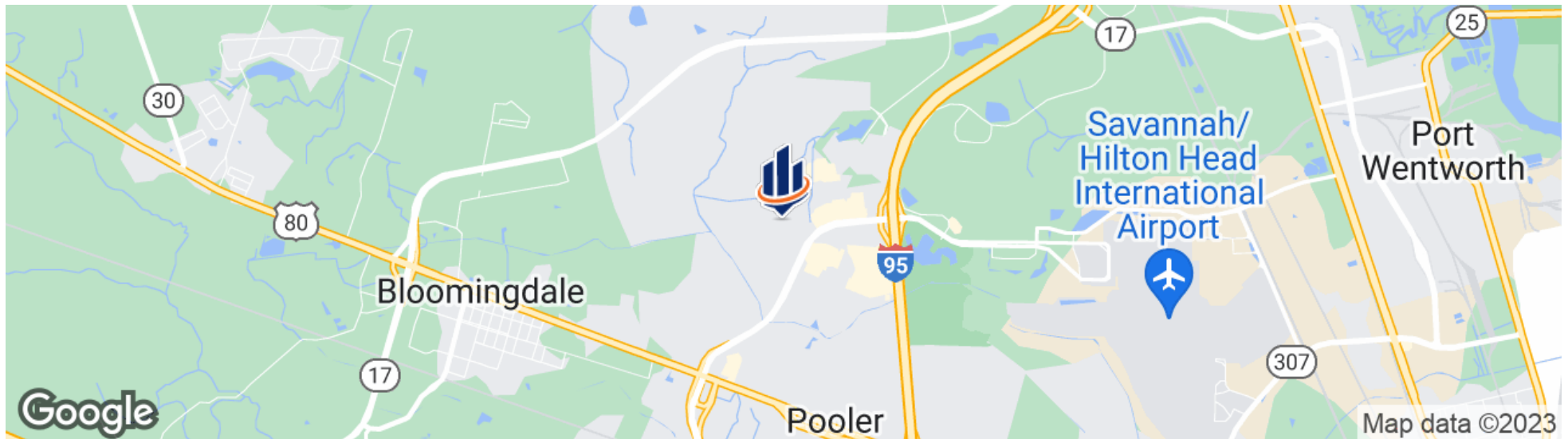
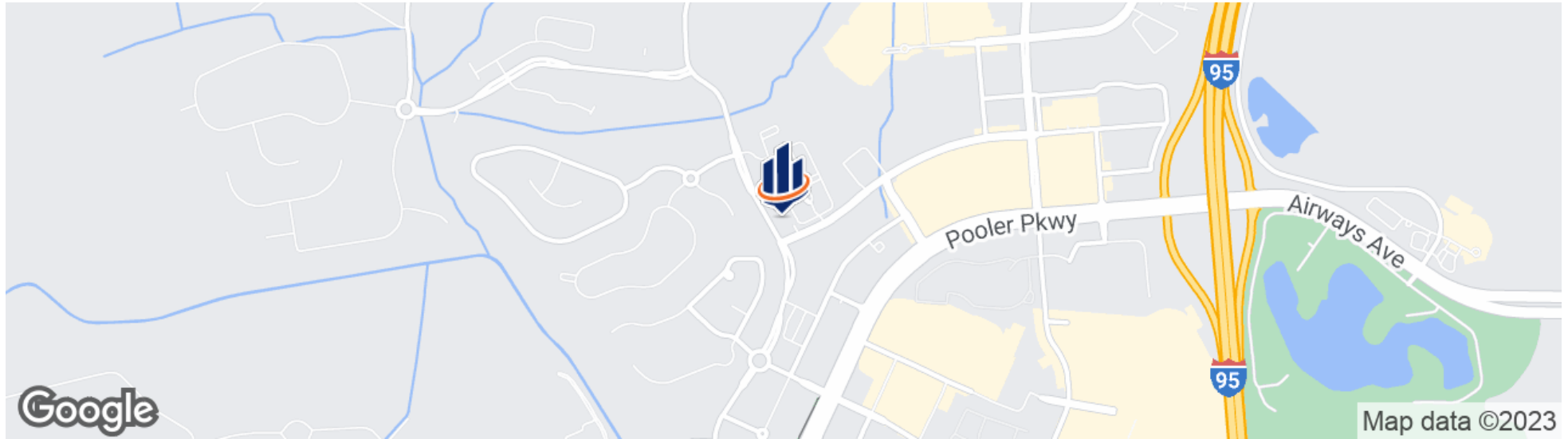
SVN | GASC 9

AERIAL | SAVANNAH MSA



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LOCATION MAPS



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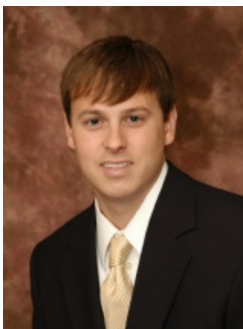
POPULATION

HOUSEHOLDS & INCOME

This map illustrates the drive-time accessibility of Savannah, Georgia, from its city center. Three concentric circles represent 10, 20, and 30-minute drive times. The 10-minute circle is the innermost, followed by the 20-minute circle, and the 30-minute circle is the outermost. The map shows the city's layout, including major highways (I-95, I-16, SR 17, SR 21, SR 30, SR 46, SR 80, SR 144, SR 196, SR 336) and surrounding areas like Blount County and Wilkes County. Key locations labeled include Savannah, Pooler, Garden City, Port Wentworth, Blount County, Wilkes County, and various islands in the Savannah River. The map also shows the proximity to the Atlantic Ocean and the Savannah River.

SVN | GASC 12

ADVISOR BIO & CONTACT



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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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