

# COASTAL PROFESSIONAL CENTER

705-719 EAST 65TH STREET  
SAVANNAH, GA 31405

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# 1 PROPERTY INFORMATION

705-719 East 65th Street  
Savannah, GA 31405





# Property Summary



Lease Rate **\$20.50 SF/YR, MG**

## OFFERING SUMMARY

Building Size:	7,800 SF
Available SF:	733 - 1,331 SF
Lot Size:	0.38 Acres
Zoning:	B-G
Market:	Savannah
Submarket:	Medical Arts
APN:	2-0105 -13-011

## PROPERTY OVERVIEW

SVN is pleased to offer two professional office or retail spaces for lease at the Coastal Professional Center. Suite 705 is a ±1,331 SF end unit and Suite 711 is a ±733 SF inline unit. Both are currently built out for office users and available immediately. Completely renovated, the Coastal Professional Center offers covered and lighted entrances, suite and street directory signage, professionally maintained landscaping and plenty of parking for staff and visitors. The property provides an excellent opportunity for retail, medical or professional office users looking to capitalize on this prime location.

## LOCATION OVERVIEW

The Coastal Professional Center is located in the heart of Savannah's Medical Arts area at the signalized intersection of 65th and Paulsen Streets. It is just 3 blocks from Memorial Health and St. Joseph's/Candler Hospitals. The site is surrounded by other similar medical and professional office buildings serving the hospitals and dense residential areas. It is convenient to all regions of Savannah including Downtown, the Airport, I-16, I-95, the beaches and surrounding islands via Truman Parkway, Veterans Parkway and I-516.



# Complete Highlights

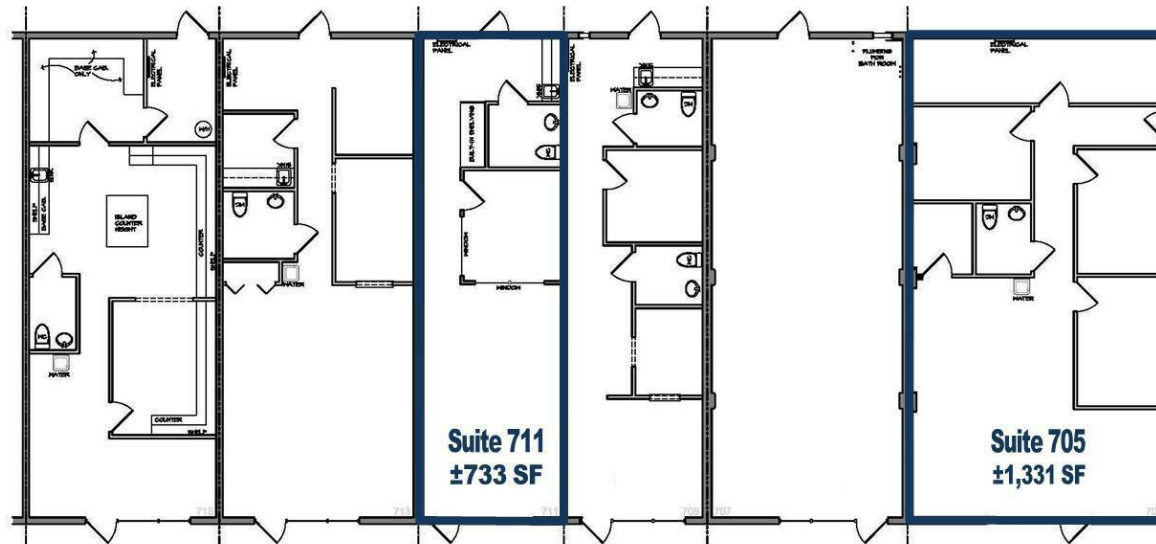


## PROPERTY HIGHLIGHTS

- Office/Retail Space | Coastal Professional Center | For Lease
- Two Suites | Built Out for Office Users | Available Immediately
- Suite 705: ±1,331 SF End Unit | Suite 711: ±733 SF Inline Unit
- Located Within Medical Arts Area | 3 Blocks from 2 Hospitals
- Surrounded by Medical and Professional Businesses
- Convenient to All of Savannah, Including Downtown, I-16, I-95



# Available Spaces

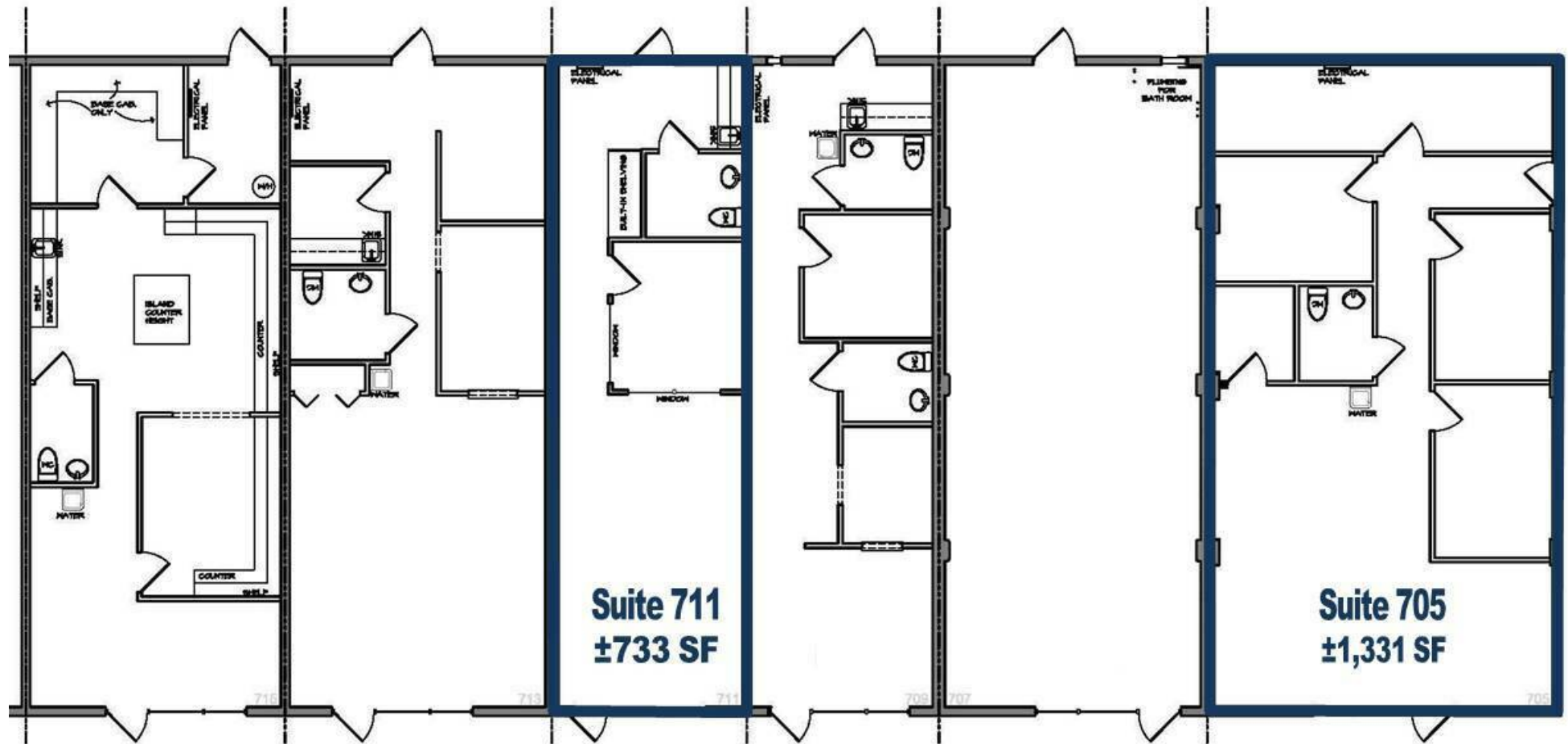


## AVAILABLE SPACES

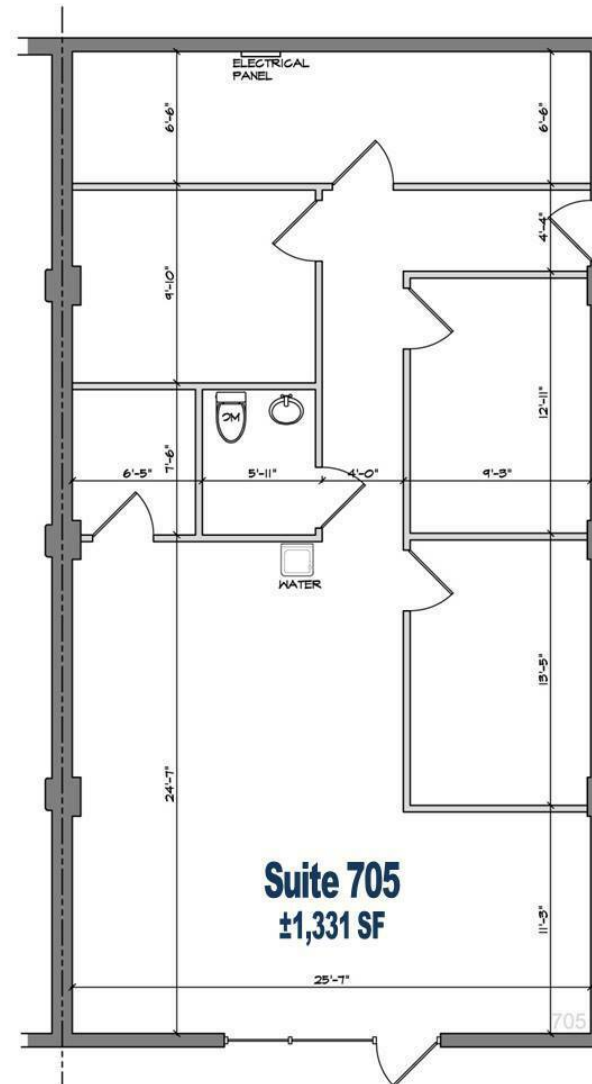
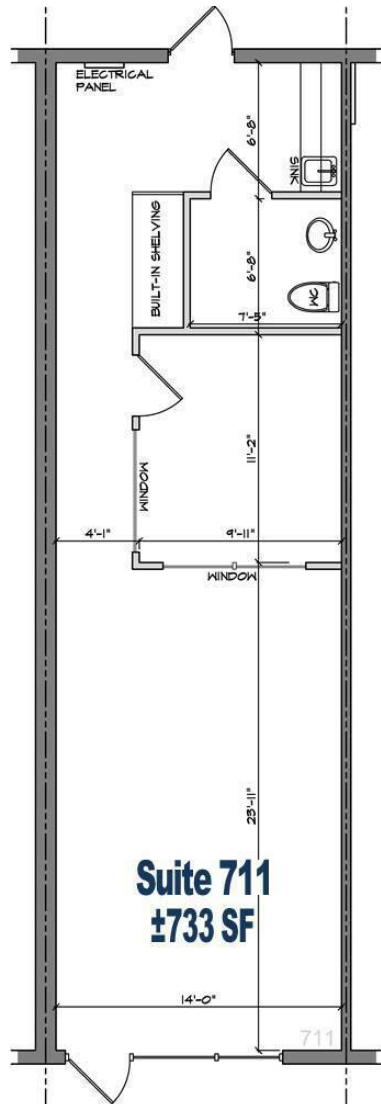
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
705 E. 65th Street	1,331 SF	Modified Gross	\$20.50 SF/yr	Suite 705, an end unit previously occupied by an office user, is in move-in condition and available immediately. The suite has a mostly open floor plan with a large reception area, storage closet and restroom up front, plus 3 offices, rear storage area and an additional side entrance.
711 E. 65th Street	733 SF	Modified Gross	\$20.50 SF/yr	Suite 711, an inline unit previously occupied by a professional office user, is in turn-key, move-in condition and is available immediately. The layout of the space is wide open up front, with 1 large office, kitchenette, storage and restroom in the rear of the unit and an additional rear entrance.



# Building Plan







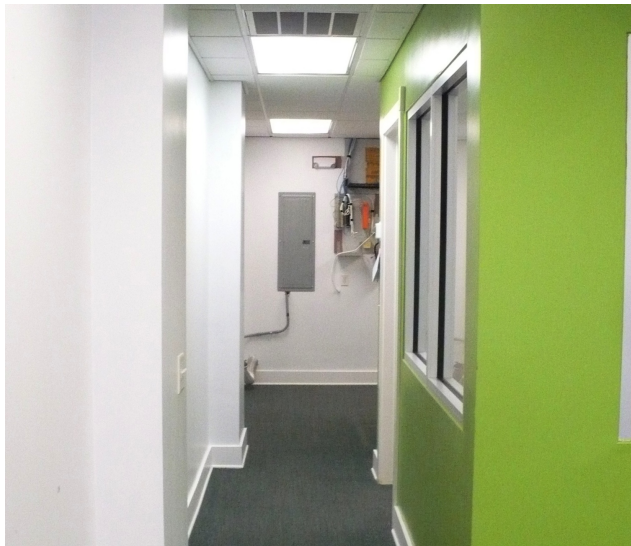


# Suite 705 | Interior Photos





# Suite 711 | Interior Photos





## 2 LOCATION INFORMATION

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# Aerial | Medical Arts Area



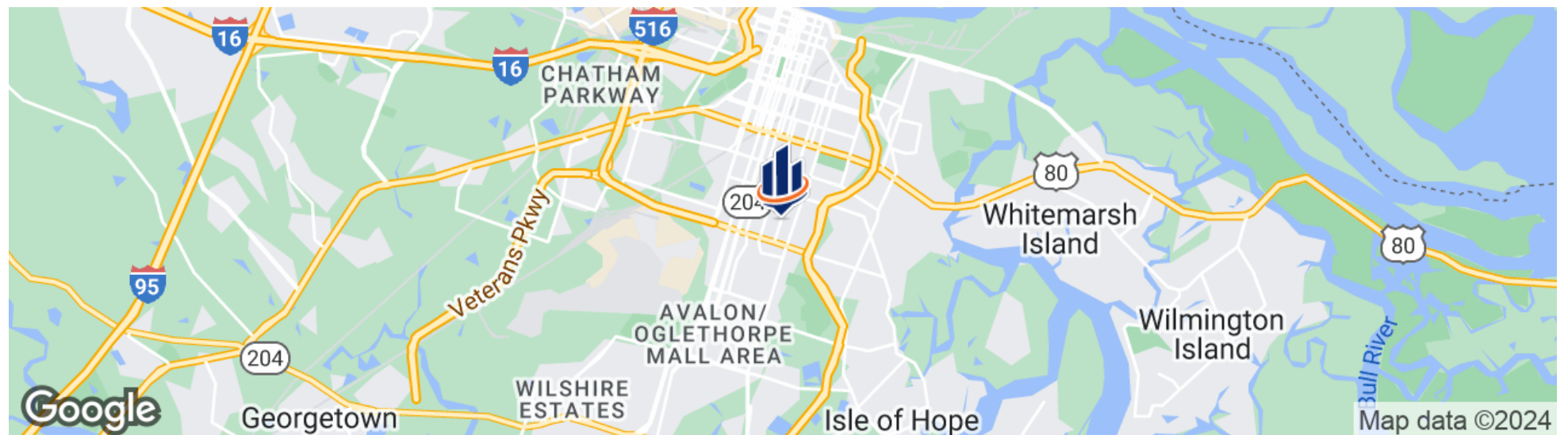


# Aerial | Savannah MSA





# Location Maps



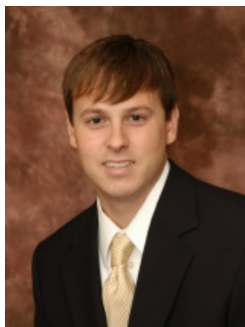


## 3 ADVISOR BIO & CONTACT

705-719 East 65th Street  
Savannah, GA 31405



# Advisor Bio & Contact



**ADAM BRYANT, CCIM, SIOR**

Partner

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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]