



FAIRMONT OFFICE PARK ±1,160 SF CLASS A OFFICE CONDOMINIUM | LEASE

**37 W. FAIRMONT AVENUE, BUILDING 300
SAVANNAH, GA 31406**

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1 PROPERTY INFORMATION

37 W. Fairmont Avenue, Building 300
Savannah, GA 31406

Property Summary



Lease Rate **\$24.00 SF/YR, MG**

OFFERING SUMMARY

Available SF:	1,160 SF
Building Size:	10,423 SF
Year Built:	2003
Zoning:	B-C
Market:	Savannah
Submarket:	Southside
Traffic Count:	57,000

PROPERTY OVERVIEW

SVN is pleased to offer a Class A office condominium for lease within the Fairmont Office Park. Suite 323 is located on the 1st floor and is accessed via a shared common building foyer. The suite is ±1,160 square feet with an efficient layout that includes a large reception area, [5] private offices, a kitchenette, a restroom, a storage closet plus an IT/data closet. The suite is nicely detailed with crown molding, chair railing, wood cabinetry, is in move-in condition and will be available 01/01/27. The Fairmont Office Park comprises three 2-story stucco buildings and contains an excellent mix of professional office and medical users. The property is nicely landscaped, offers convenient access and abundant parking for staff and visitors. Shown by appointment only – do not disturb the occupant.

LOCATION OVERVIEW

The Fairmont Office Park is located in the heart of Southside just off Abercorn Street/GA Highway 204, one of the main business corridors of Savannah. It is only 2 blocks from the Oglethorpe Mall, where traffic counts can exceed 57,000 vehicles per day. Due to its proximity to the mall, the property is surrounded by a multitude of shopping and service retail options, restaurants and established residential communities. Its convenient location provides quick access to all areas of Savannah, Downtown, the Airport, I-16, GA Ports Authority, and the beaches via Veterans Parkway or Truman Parkway.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Highlights

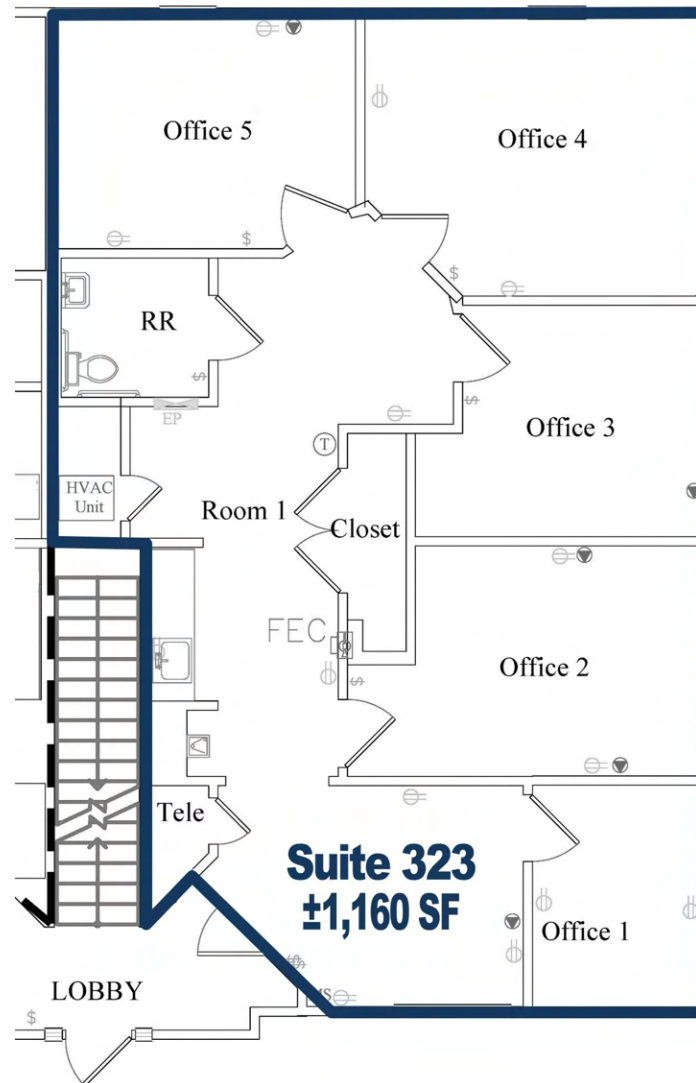


PROPERTY HIGHLIGHTS

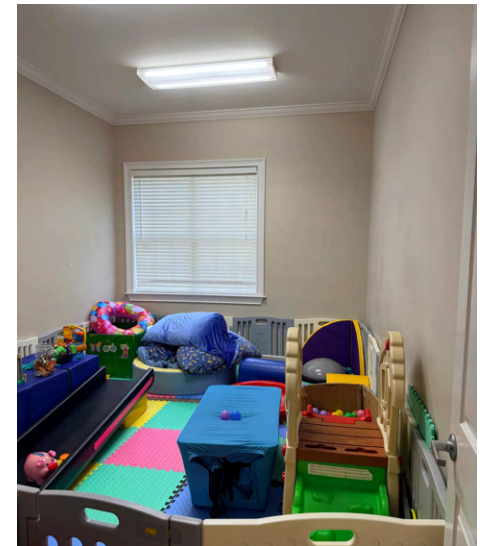
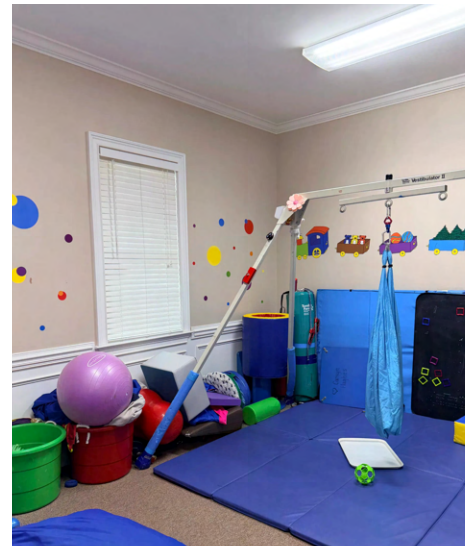
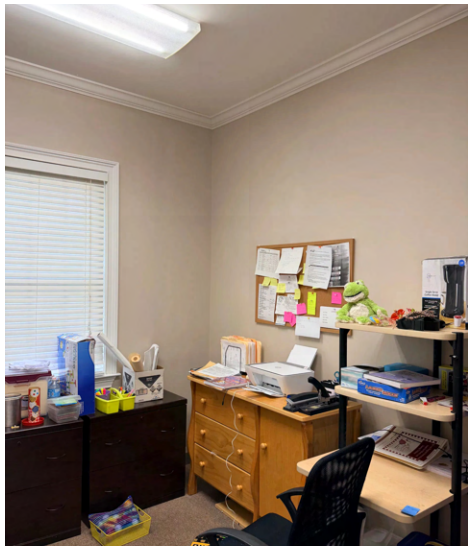
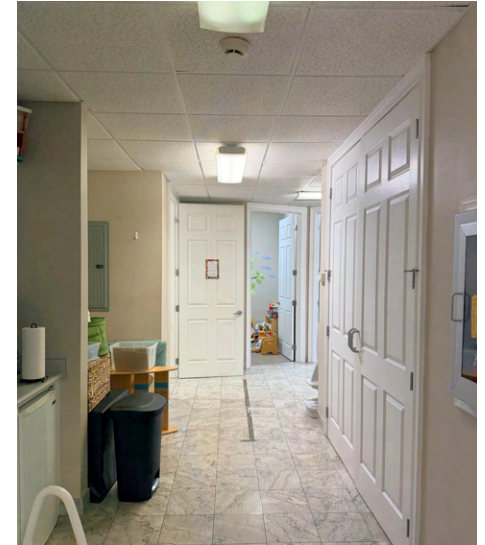
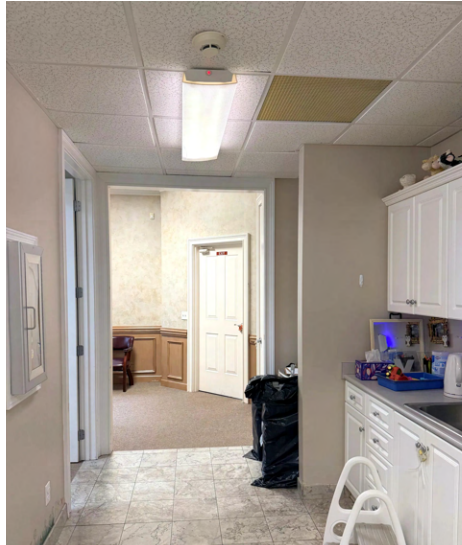
- ±1,160 SF Class A Office Condominium | for Lease
- 1st Floor; Large Reception Area, 5 Offices, Kitchenette, Restroom, Storage
- Nicely Detailed | Move-in Condition | Available 01/01/27
- Within Fairmont Office Park | Heart of Southside | 2 Blocks from Oglethorpe Mall
- Surrounded by Retail, Restaurants, Established Residential Communities
- Just off Abercorn Street/GA Hwy 204; Quick Access to All Areas of Savannah



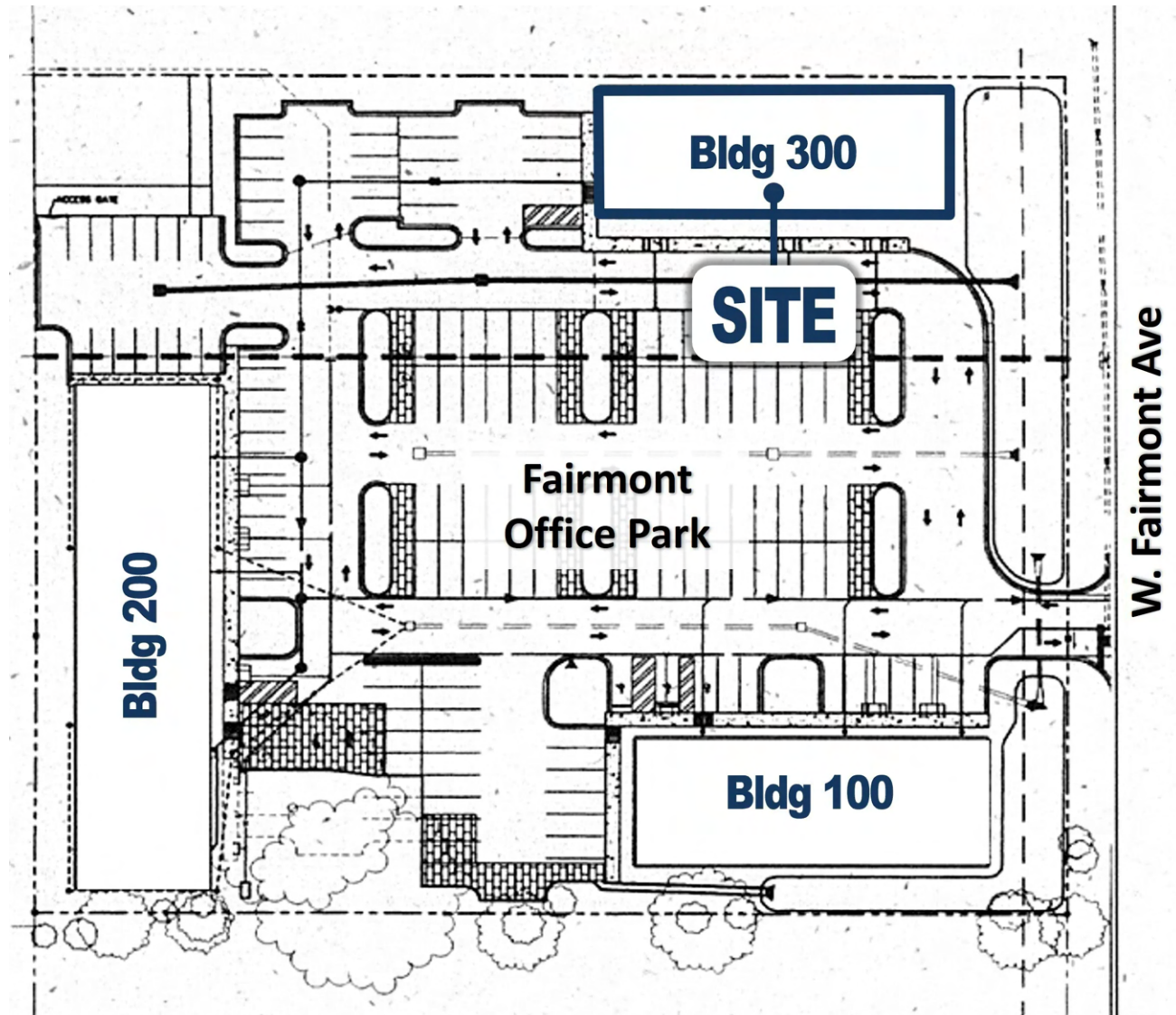
Suite 323 | Floor Plan



Suite 323 | Interior Photos



Site Plan | Fairmont Office Park





2 LOCATION INFORMATION

37 W. Fairmont Avenue, Building 300
Savannah, GA 31406

Aerial | Site



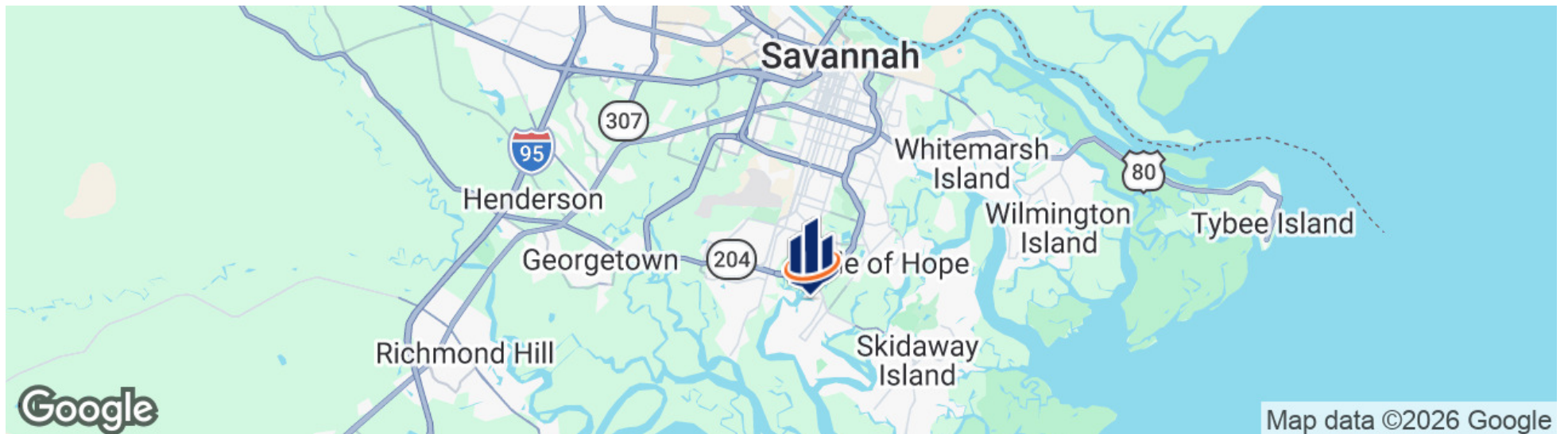
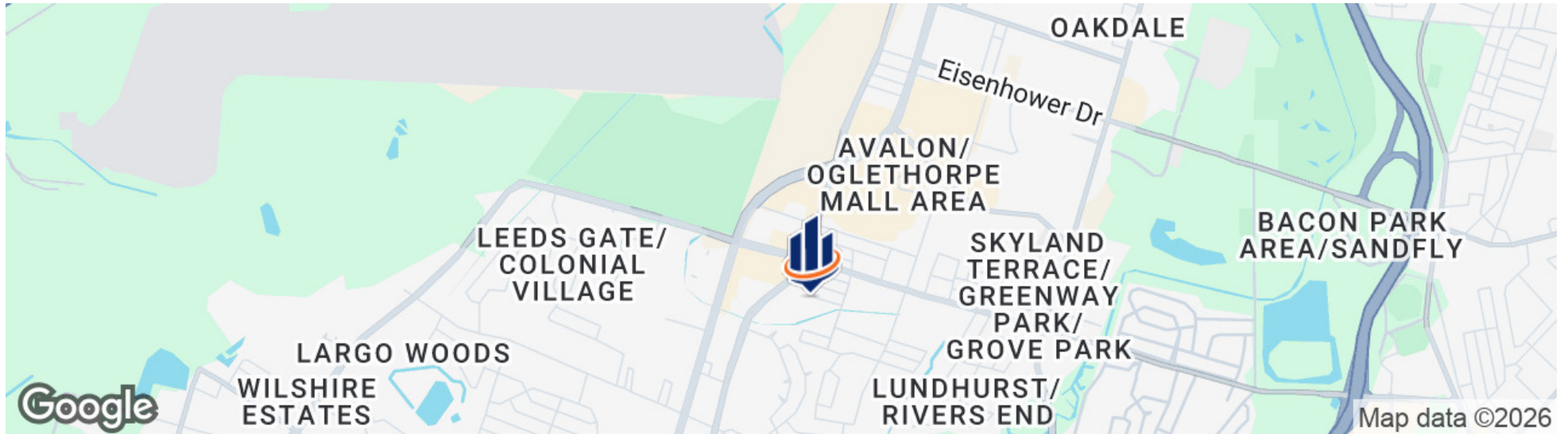
Aerial | Retail



Aerial | Savannah MSA



Location Maps

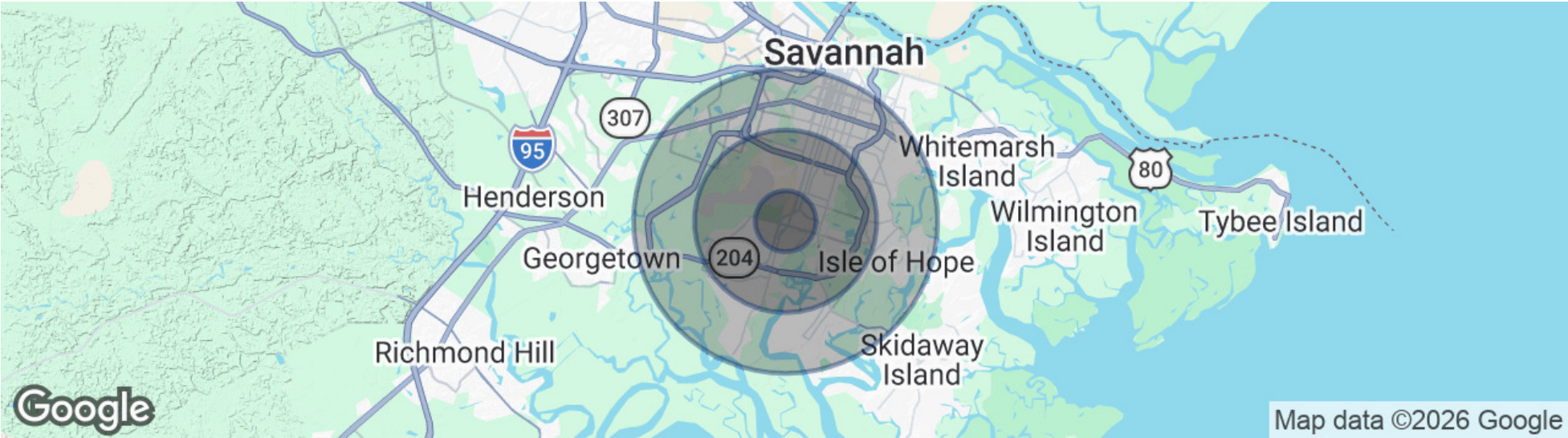


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DEMOGRAPHICS

**37 W. Fairmont Avenue, Building 300
Savannah, GA 31406**

Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	7,724	54,860	128,244
Average Age	32.7	36.6	36.6
Average Age (Male)	32.6	35.0	35.0
Average Age (Female)	34.3	38.0	38.0
HOUSEHOLDS & INCOME			
Total Households	3,327	22,571	51,977
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,662	\$78,507	\$81,880
Average House Value	\$165,286	\$240,264	\$295,444

2023 American Community Survey (ACS)

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4 ADVISOR BIO & CONTACT

37 W. Fairmont Avenue, Building 300
Savannah, GA 31406

Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

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GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail, industrial, and investment properties throughout Savannah, Georgia and the surrounding coastal markets.

Bryant holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from Georgia Southern University. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the CCIM Institute and the SIOR designation from the Society of Industrial and Office Realtors. The CCIM designation is awarded to commercial real estate professionals who complete a rigorous graduate-level curriculum and demonstrate extensive transactional experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$500 million in transaction volume and has been recognized for his production, ranking among the Top 5 Advisors nationwide out of more than 2,000 SVN Advisors on multiple occasions.

Bryant previously served as President of the Savannah / Hilton Head Realtors Commercial Alliance (RCA) and remains actively involved in the region's commercial real estate community.

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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