

OFFICE | LEASE

138 CANAL STREET, BUILDING 200

POOLER PARK OFFICE CENTER
SUITE 202

Pooler, GA 31322

PRESENTED BY:

ADAM BRYANT, CCIM, SIOR

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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



LEASE RATE	\$2,800.00 PER MO. [MG]
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OFFERING SUMMARY

BUILDING SIZE:	7,648 SF
AVAILABLE SF:	956 SF
LOT SIZE:	2.62 Acres
YEAR BUILT:	2003
ZONING:	PUD
MARKET:	Savannah
SUBMARKET:	Pooler
APN:	50017B 05022

PROPERTY OVERVIEW

SVN is pleased to offer a Class A office condominium for lease within the Pooler Park Office Center. Located on the 2nd floor, access is provided via dedicated front entryway and stairs. Suite 202 is ±956 square feet with 3 private offices, a conference room, kitchenette, restroom and storage. Available immediately, the space will be offered in turn-key move-in condition, with finishes that include crown molding, chair railing, wood cabinetry, new flooring and paint. The Pooler Park Office Center comprises five 2-story brick buildings and contains an excellent mix of professional office and medical users. Situated on ±2.62 acres, the property is nicely landscaped and offers dual access and abundant parking for staff and visitors. Shown by appointment only – do not disturb the occupant.

LOCATION OVERVIEW

The property is located on Canal Street, just off Pooler Parkway, in the Pooler Park of Commerce at Godley Station. Godley Station is a 5,800-acre master-planned development, which has been the center of real estate growth just west of Savannah for more than a decade. The area is home to the Sav/HH International Airport and is logistically centralized for convenient travel to anywhere within the Savannah area, with quick access to both I-95 and I-16. 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, JCB, Colonial Oil, GA Pacific, the Air National Guard, Amazon, Mitsubishi, Hyundai; and the Fort Stewart and Hunter Army Airfield military bases.

PROPERTY HIGHLIGHTS

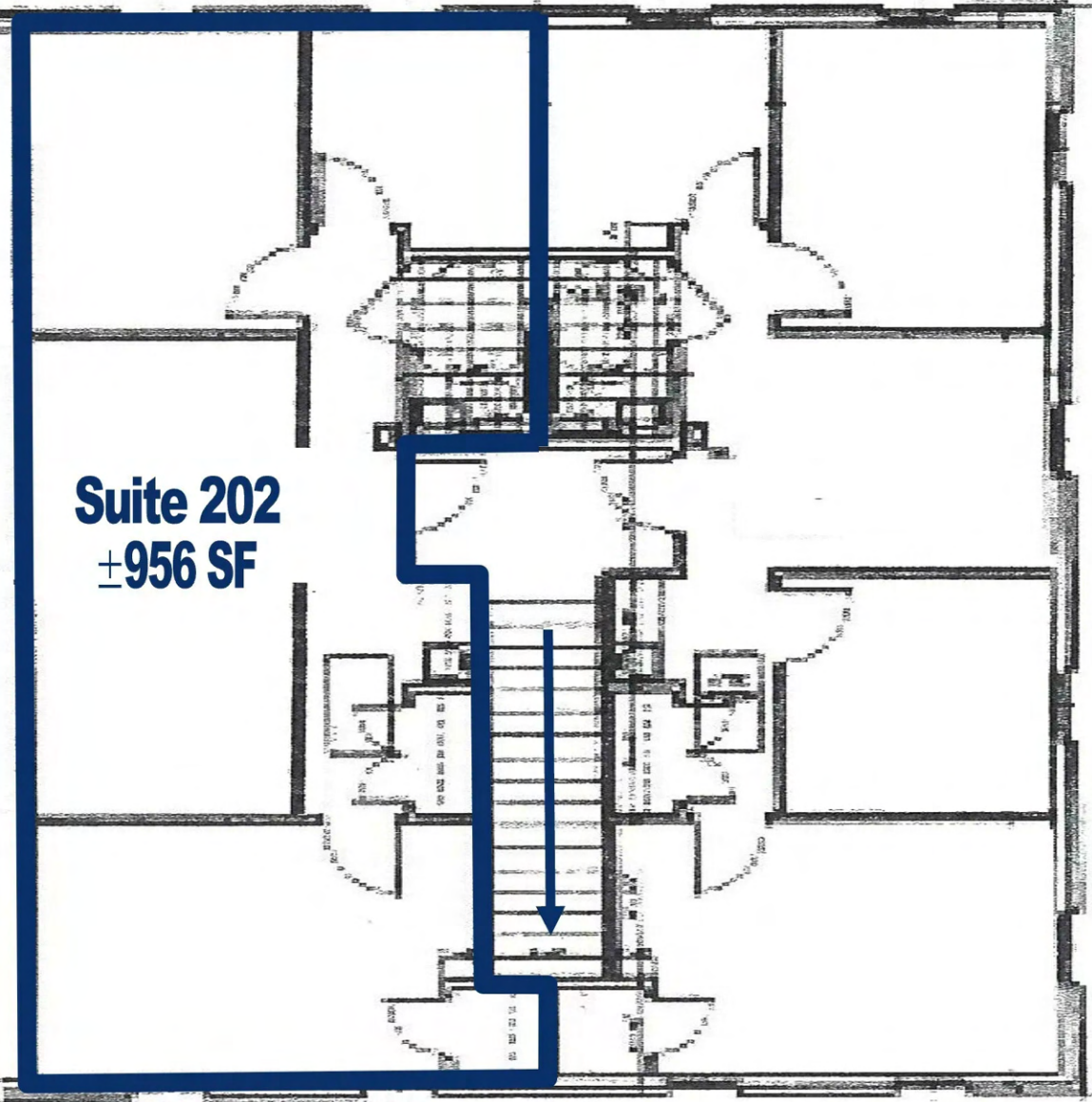


PROPERTY HIGHLIGHTS

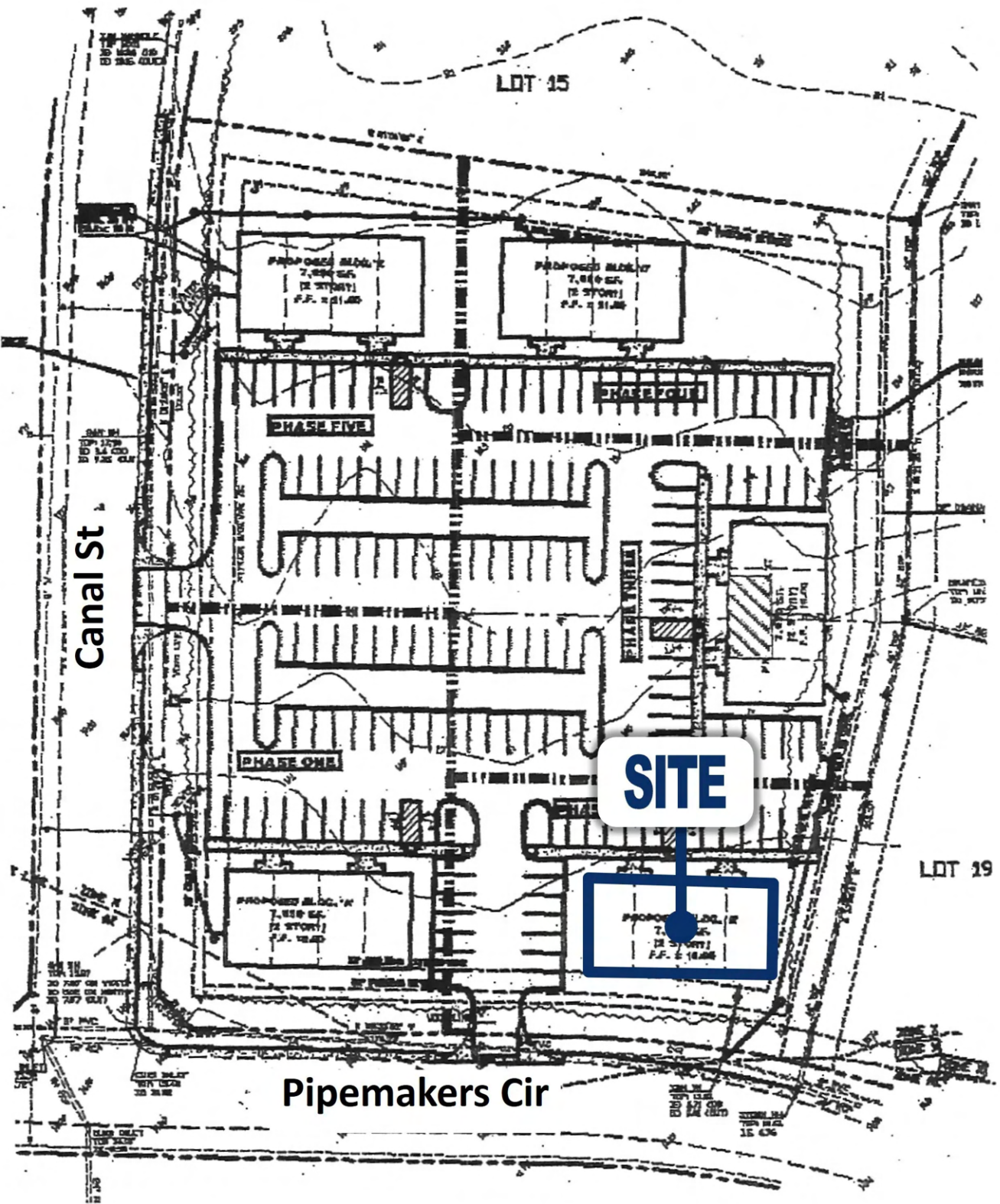
- ±956 SF Class A Office Condominium | Lease
- 2nd Floor: 3 Private Offices, Conference Room; Kitchenette; Restroom; Storage
- Available Immediately in Turn-Key Move-In Condition
- Pooler Park Office Center Within the Pooler Park of Commerce
- Nicely Landscaped; Dual Access; Abundant Parking
- Just Off Pooler Pkwy in Godley Station; Near I-16/I-95, Airport

INTERIOR PHOTOS | SUITE 202





SITE PLAN







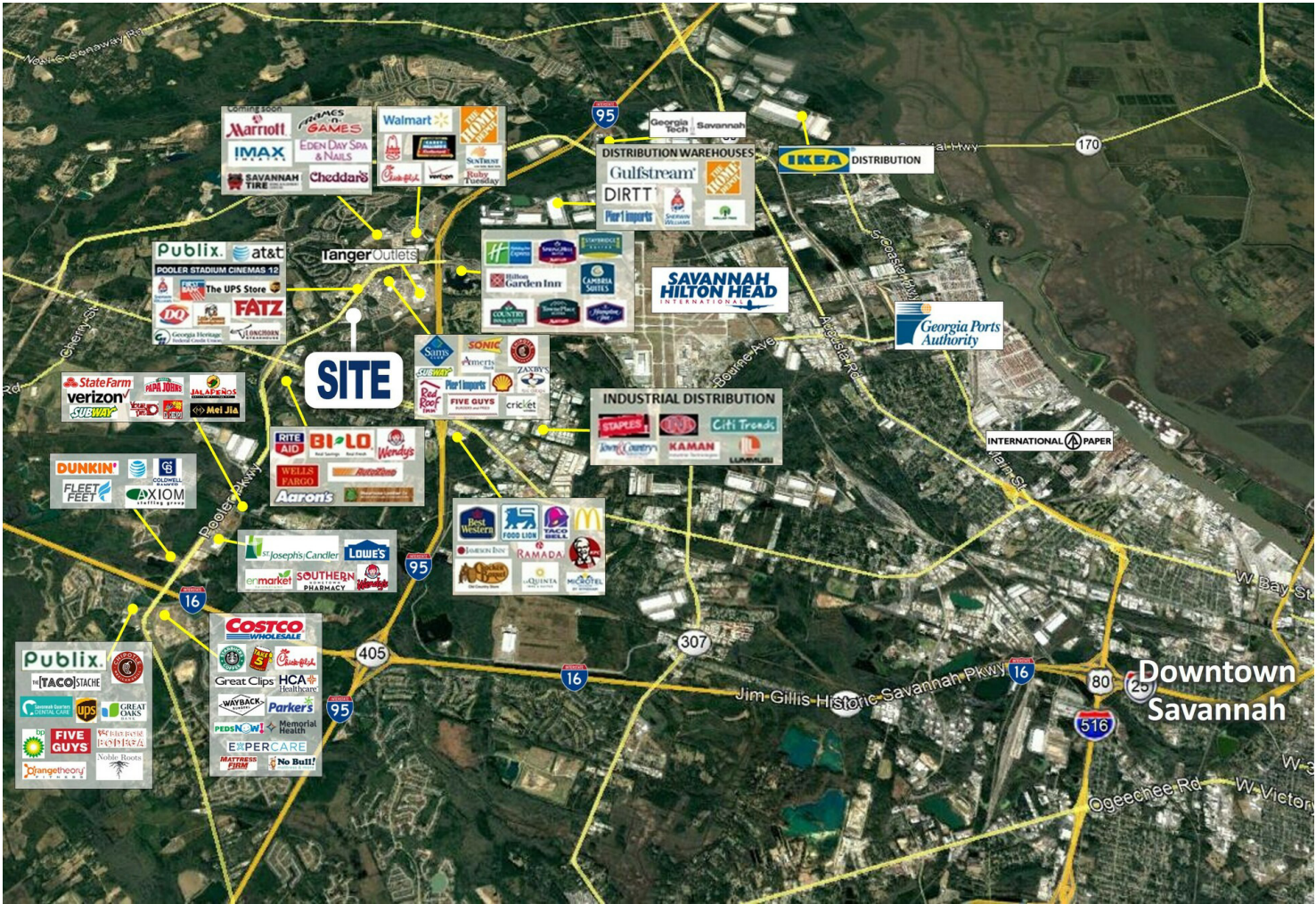
SECTION 2

LOCATION INFORMATION

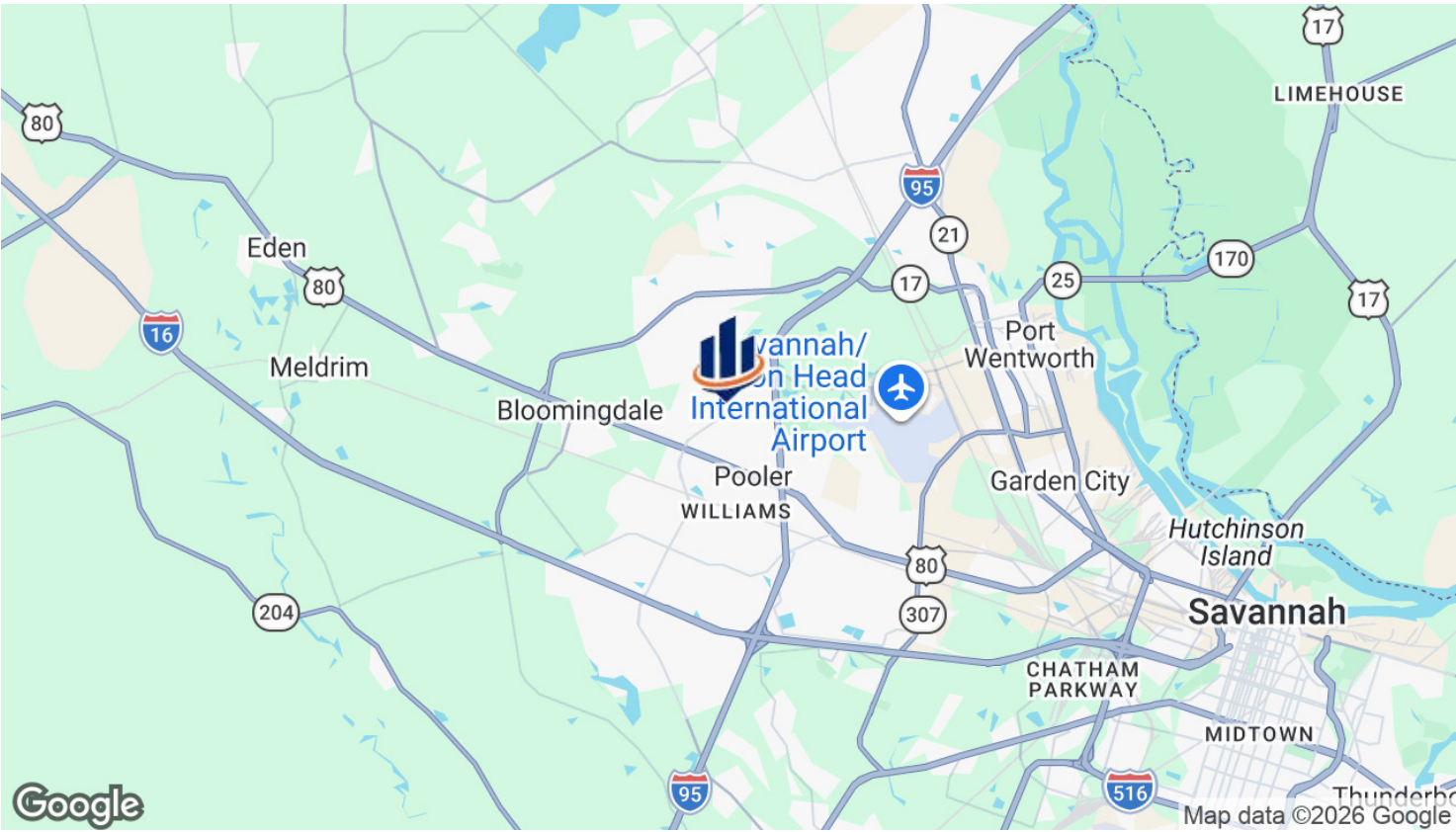
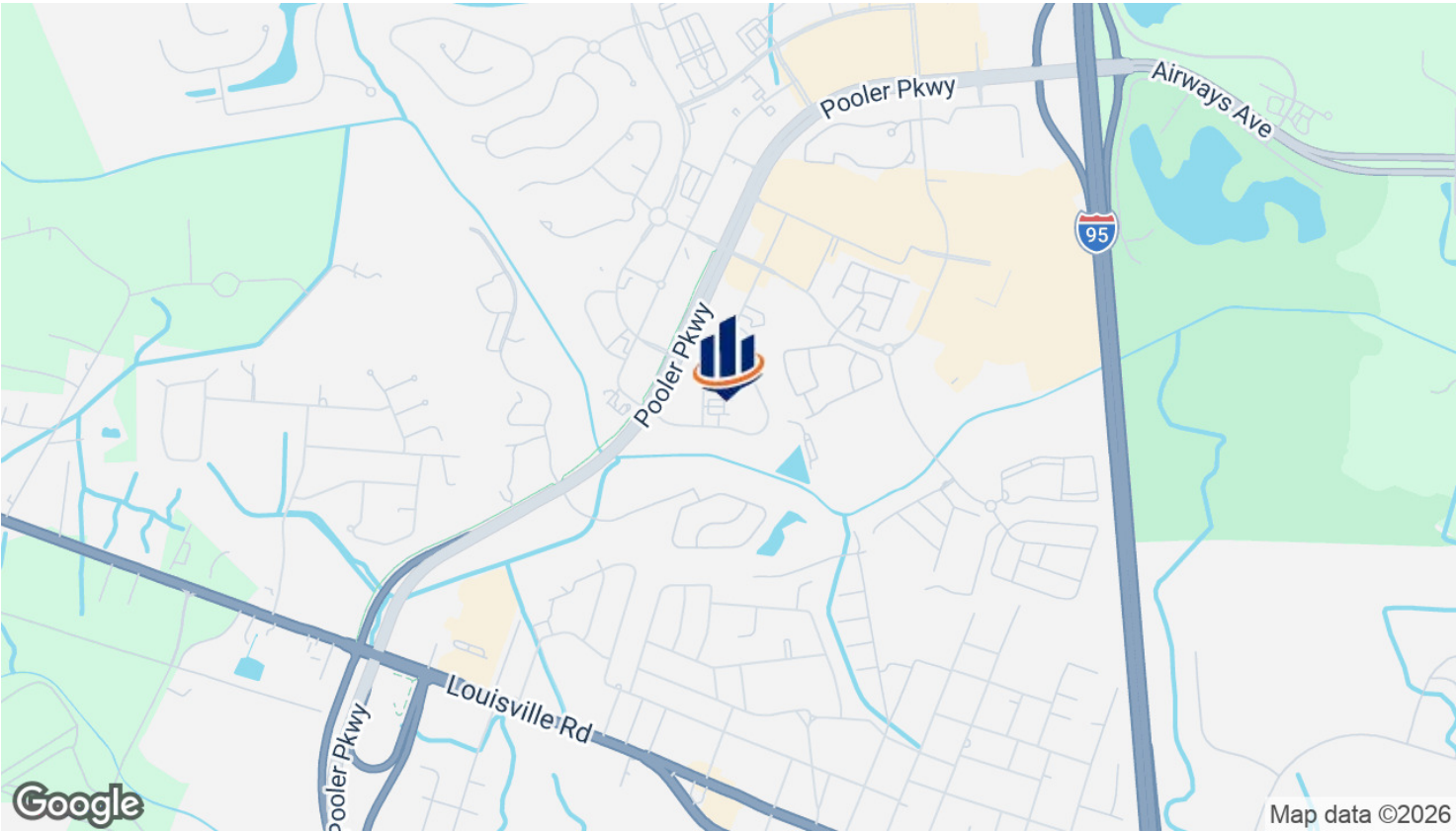








LOCATION MAPS

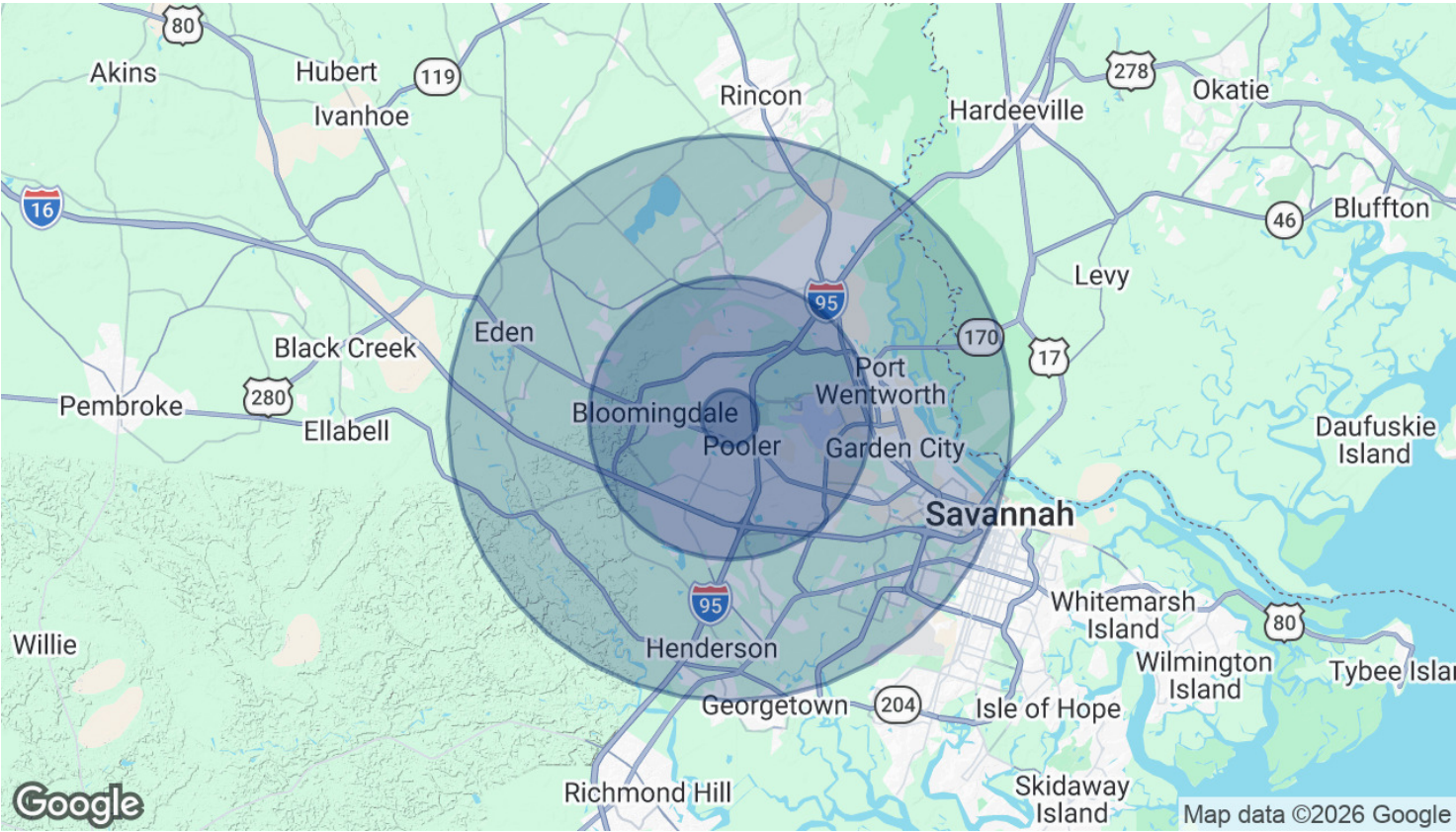


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,962	55,682	184,519
AVERAGE AGE	41	37	38
AVERAGE AGE (MALE)	40	36	37
AVERAGE AGE (FEMALE)	42	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,164	21,063	71,620
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$95,625	\$111,093	\$91,149
AVERAGE HOUSE VALUE	\$300,638	\$307,771	\$336,078

2020 American Community Survey (ACS)

SECTION 4

ADVISOR BIO & CONTACT



ADVISOR BIO & CONTACT



ADAM BRYANT, CCIM, SIOR

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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 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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