



1375 CHATHAM PARKWAY

SAVANNAH, GEORGIA

Renovated Class A office space in a central Savannah location—minutes from I-16, Veterans Parkway, Downtown Savannah, and Pooler. Suites available now and in the near term, from move-in-ready to build-to-suit.

Flexible floor plans, on-site amenities, and a location central to Savannah's key employment and residential corridors make this an efficient, low-hassle option for tenants of nearly any size.



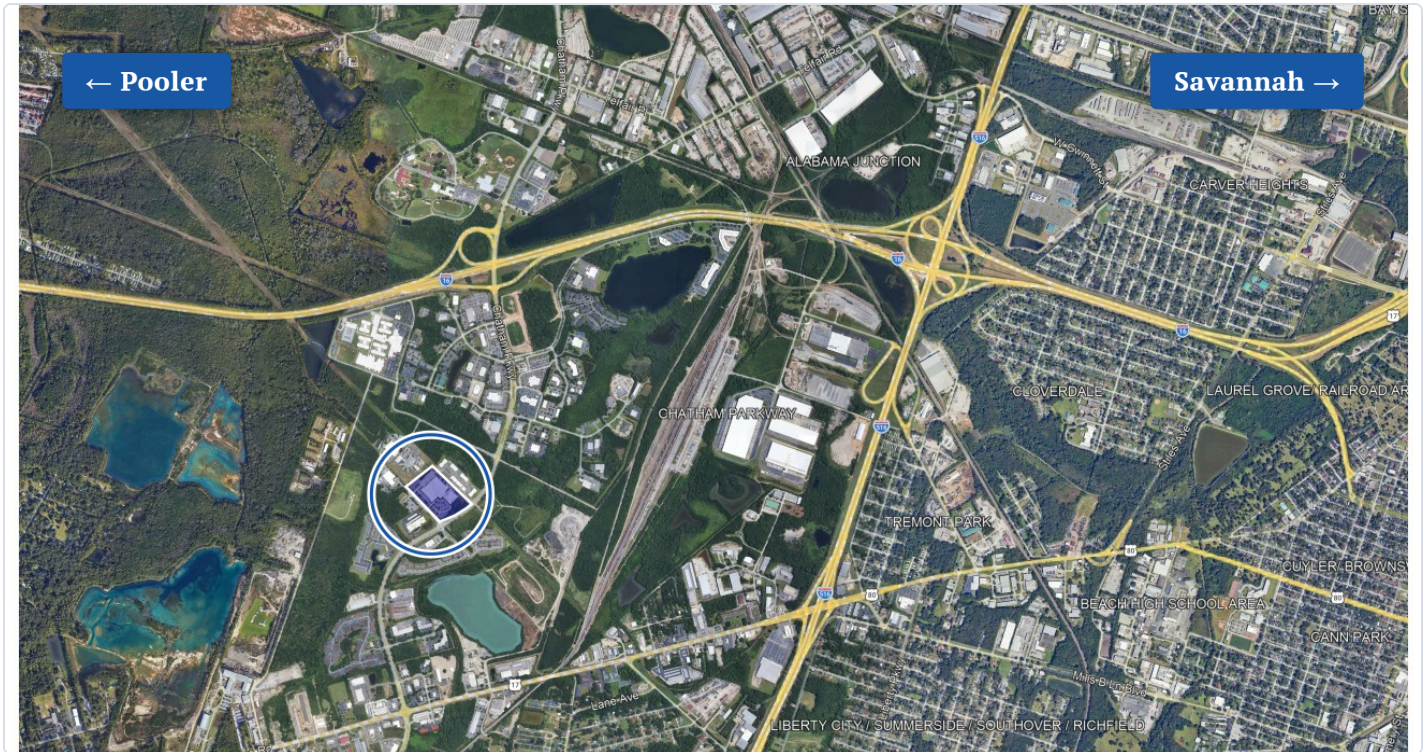
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Central Savannah Location

SAVANNAH, GEORGIA



1375 Chatham Parkway is a three-story, $\pm 75,000$ -square-foot Class A office building offering renovated and customizable office suites, positioned between I-16 and Veterans Parkway. The location provides convenient access from Downtown Savannah, Pooler, West Chatham County, and the broader Savannah metropolitan area — Downtown Savannah is less than 10 minutes away, and Pooler and the West Chatham submarket are approximately 15 minutes from the property.

The building offers renovated suites from $\pm 1,600$ to $\pm 3,500$ RSF, a $\pm 5,100$ RSF first-floor suite with its own dedicated exterior entrance, and $\pm 4,200$ RSF of shell space available for a customized build-out. Adjacent second-floor suites may be combined to accommodate larger requirements, providing a practical path for tenant expansion. Also available is proximate warehouse space up to $\pm 39,000$ RSF that can be negotiated alongside the office suites.

Tenants benefit from ample surface parking, responsive on-site management, flexible suite sizes, and a well-connected address keeping commute times short for the greater Savannah workforce.

Available Space

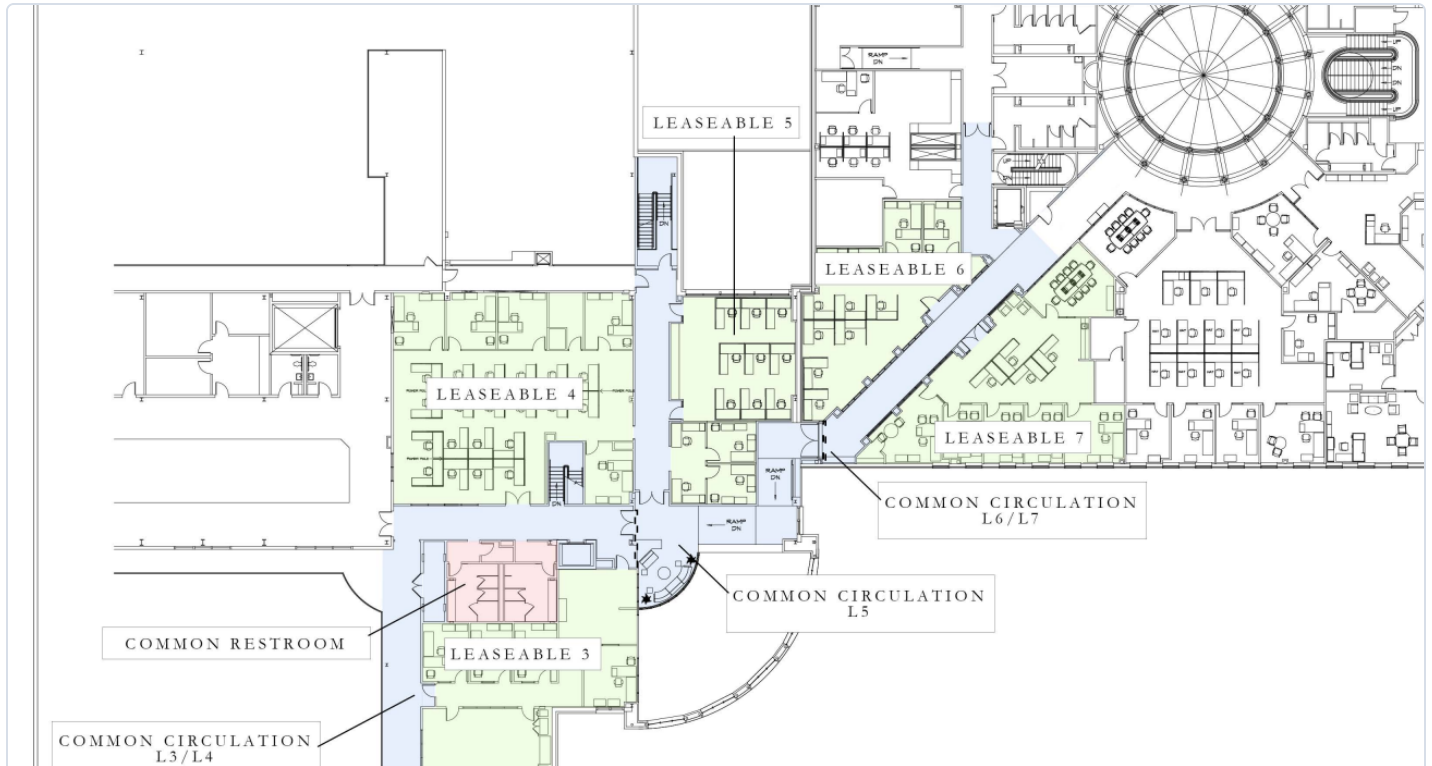
AVAILABILITY DETAILS

- $\pm 1,600$ – $\pm 15,800$ RSF currently available across 6 suites, or combined up to 15,800 RSF
- $\pm 4,230$ RSF Second Floor Shell space available
- First floor: $\pm 5,064$ RSF with dedicated exterior entrance & locker rooms with showers
- Adjacent and proximate suites may be combined for larger tenant requirements
- Full-service lease structure
- Optional warehouse space available for requirements pairing office and storage needs up to $\pm 39,000$ RSF

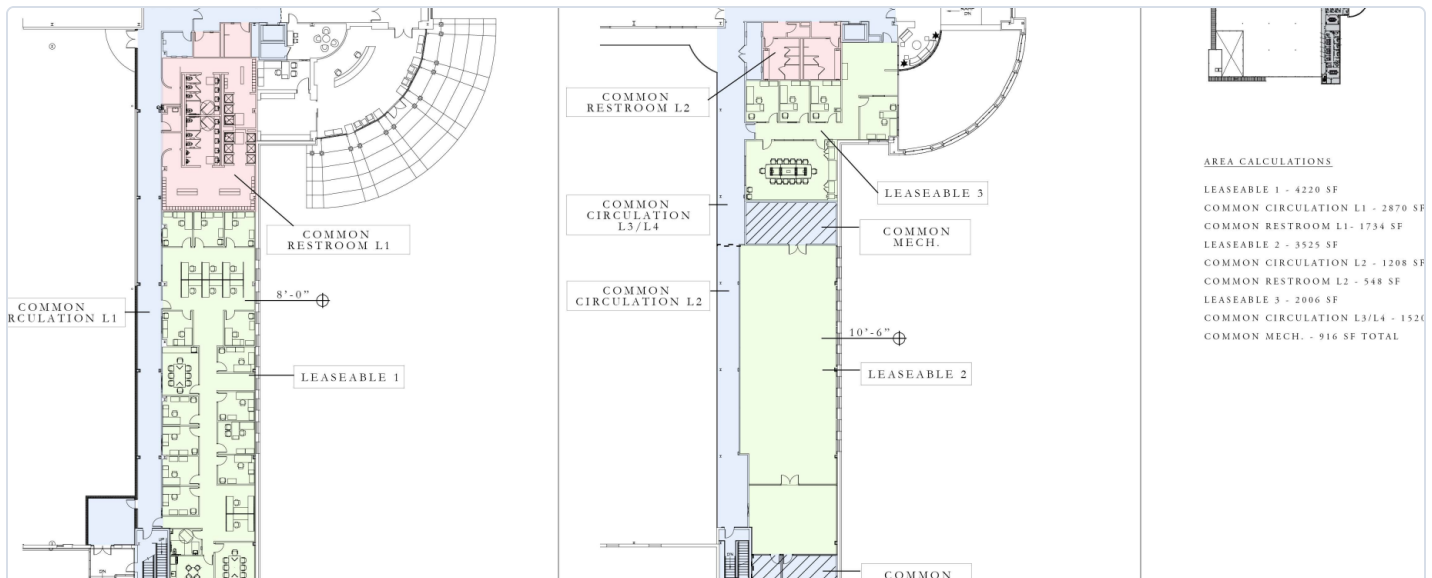


Floor Plans

SECOND FLOOR & MEZZANINE



MAIN BUILDING — SECOND FLOOR (LEASEABLE 3-7)



MEZZANINE AREA — FIRST & SECOND FLOOR (LEASEABLE 1-3)

AREA CALCULATIONS

LEASEABLE 1 -	4220 SF
COMMON CIRCULATION L1 -	2870 SF
COMMON RESTROOM L1 -	1734 SF
LEASEABLE 2 -	3525 SF
COMMON CIRCULATION L2 -	1208 SF
COMMON RESTROOM L2 -	548 SF
LEASEABLE 3 -	2006 SF
COMMON CIRCULATION L3/L4 -	1520 SF
COMMON MECH. -	916 SF TOTAL

Building Highlights

- ±75,000 SF Class A office building
- Three stories with three elevators
- Central location between I-16 and Veterans Parkway
- Less than 10 minutes to Downtown Savannah
- ±15 minutes to Pooler / West Chatham County
- Shared tenant break room with food & snack market
- Large, well-appointed common kitchen
- Renovated common areas and suites



FOOD & SNACK MARKET



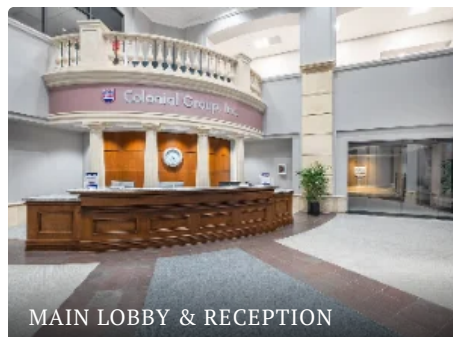
COMMON KITCHEN



COMMON LOUNGE SEATING



TENANT CONFERENCE ROOM



MAIN LOBBY & RECEPTION



SHARED TENANT SPACE



ROTUNDA



MAIL ROOM



MAIN BUILDING ELEVATOR LOBBY

Trade Area Demographics

3 & 5-MILE RADII · SAVANNAH, GA

26,193 / 106,934

2026 Population
3 miles / 5 miles

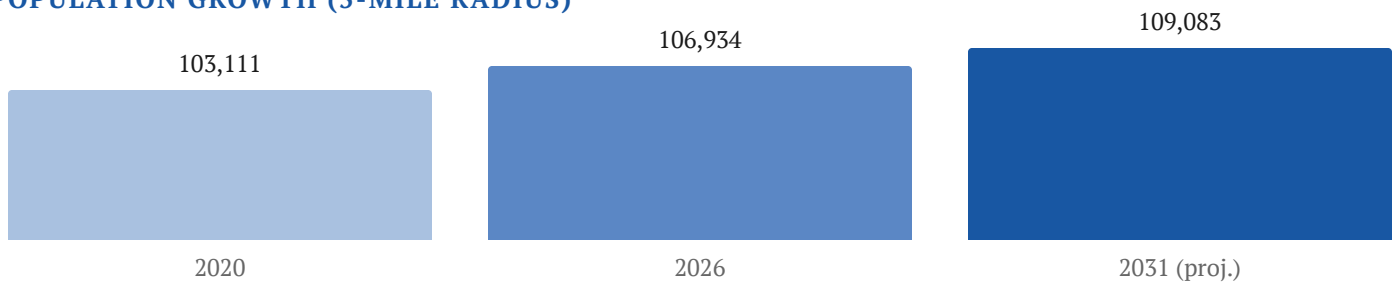
10,206 / 43,706

2026 Households
3 miles / 5 miles

35.3 / 34.9

Median age
3 miles / 5 miles

POPULATION GROWTH (5-MILE RADIUS)



HOUSEHOLD INCOME (2026)

- Median HH income: \$50,855 (3 mi) / \$61,610 (5 mi)
- Average HH income: \$73,185 (3 mi) / \$93,021 (5 mi)
- Per capita income: \$28,944 (3 mi) / \$38,312 (5 mi)
- 5-mile median income projected to reach \$73,913 by 2031

HOUSING & GROWTH

- 11,686 (3 mi) / 51,862 (5 mi) housing units, 2026
- 5-mile radius is 81.8% renter-occupied
- 5-mile population growing 0.58% annually since 2020
- 23,260 households in the 5-mile radius are families

Source: U.S. Census, Esri 2026/2031 estimates, 3- and 5-mile radii of trade area.

AMPLE PARKING — 2 OF 4 LOTS SHOWN

