FOR LEASE - PROFESSIONAL OFFICE

JUDGE REALTY

217 W Bryan Street Savannah, GA

OFFERING SUMMARY

217 W Bryan Street

JUDGE REALTY

For Lease

General Information

Square Feet Available:	Approx. 1,800 SF
Demisable:	No
Available Floor:	2nd FLoor
Rental Rate:	$32.00/SF/Year
Lease Structure:	Modified Gross
Zoning:	D-CBD
Year Built:	1880
Available:	June 1st, 2026
Lease Term:	3+ Years

Property Description

Judge Realty is pleased to present this traditional 2nd floor office suite located at 217 W Bryan Street, an 1,800 SF space that includes 7 individual offices, break room with kitchenette, reception area, private bathroom, situated just around the corner from City Market. Property is adjacent to several public parking garages and public surface lots for plenty of close proximity parking for staff, and would be ideal for satellite locations, professional services, attorneys, insurance providers, and more. Signage opportunities include window decals and facade options per city ordinances. Offering modified gross lease terms for sustainable, predictable, operating expenses for the tenant.

For more information, please contact:

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CEO
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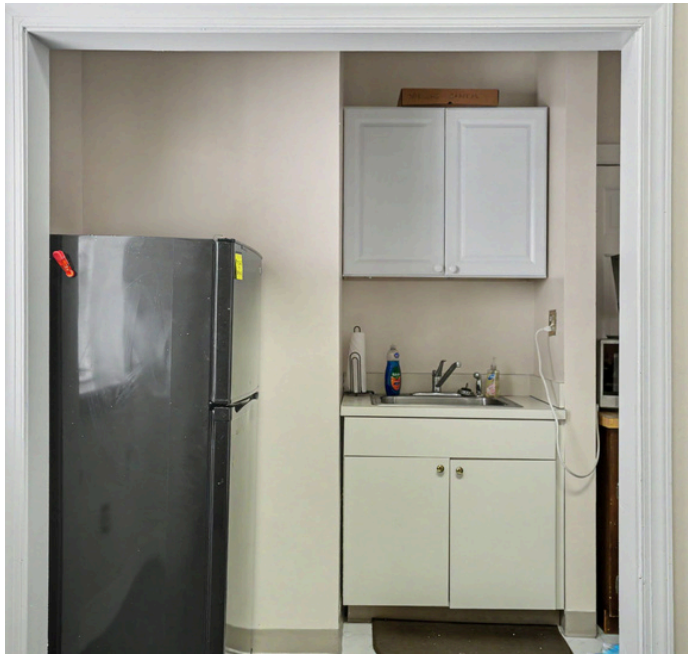
ADDITIONAL PHOTOS

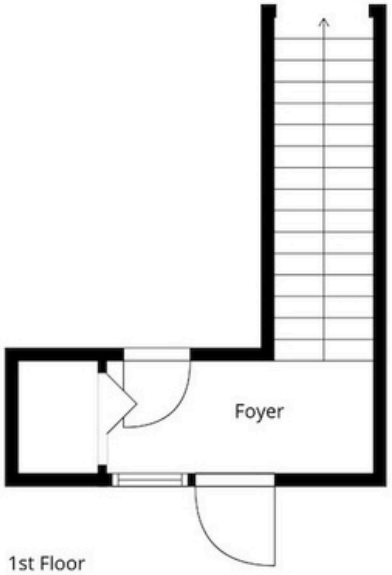
217 W Bryan Street

JUDGE REALTY



FLOOR PLAN
217 W Bryan Street

JUDGE REALTY



1st Floor

2nd Floor

Location/Demographics

217 W Bryan Street

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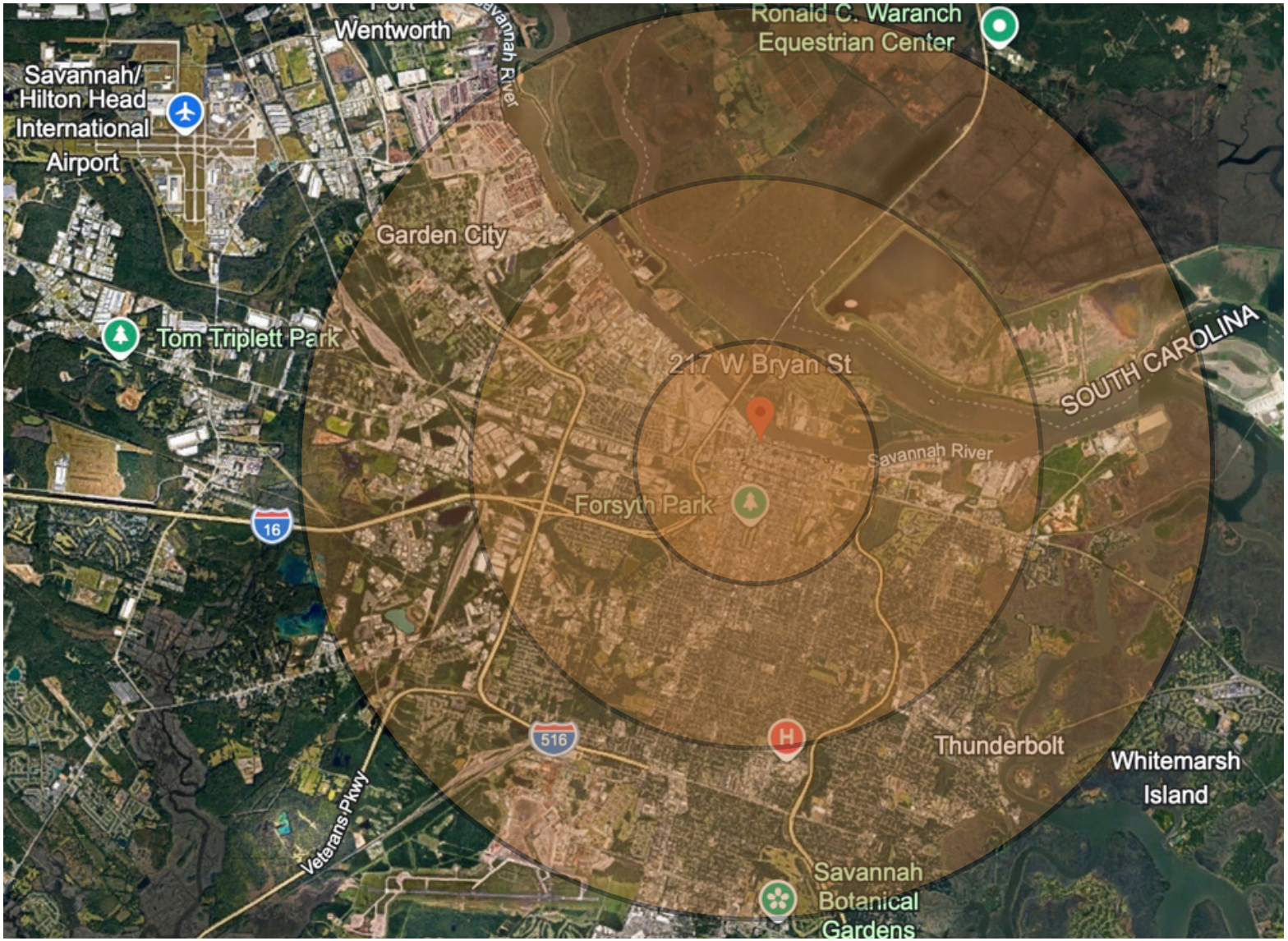

2025 Demos

Population
1 Mile: 13,950
3 Miles: 68,337
5 Miles: 116,647

Average HH Income
1 Mile: $91,128
3 Miles: $76,995
5 Miles: $75,033

Median Age
1 Mile:
3 Miles:
5 Miles:

Tourism (2023)
17.7 Million Reported

Taxable Retail Sales (Chatham County)
2024 - 12.3B
2022 - 11.4B
2020 - 7.9B

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About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

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