

# CLASS A OFFICE SUITE FOR LEASE

200 STEPHENSON AVENUE  
SAVANNAH, GA 31406

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MORGAN & MORGAN

WELLS FARGO ADVISORS

Georgia Housing  
Federal Credit Union

AMERICAN  
SOUTH

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# 1 PROPERTY INFORMATION

200 Stephenson Avenue  
Savannah, GA 31406



# Property Summary



Lease Rate

**\$35 SF/YR, GROSS**

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Available:     | 2,697 SF    |
| Building Size: | 38,382 SF   |
| Lot Size:      | 1.89 Acres  |
| Year Built:    | 2009        |
| Zoning:        | O-IE        |
| Market:        | Savannah    |
| Traffic Count: | 62,000      |
| APN:           | 20144 11024 |

## PROPERTY OVERVIEW

SVN is pleased to present  $\pm 2,697$  square feet of office space for lease at 200 Stephenson. This Class A building, with cast and glass exterior, comprises a total of  $\pm 38,382$  square feet over three floors with a beautiful lobby that includes common restrooms and multiple elevators. Flexible, open floor plans and 10' to 12' ceilings make this building ideal for a professional office user looking to capitalize on Class A space with high-end finishes. There is a dynamic mix of co-tenants, including Wells Fargo Advisors, Morgan & Morgan, New American Funding and Georgia Heritage Credit Union. The property is at the signalized intersection of Stephenson Avenue and Habersham Street, offering dual access, generous free on-site parking with prominent visibility and exposure and numerous amenities nearby for employees and clients.

## LOCATION OVERVIEW

200 Stephenson is situated in the heart of Savannah's Southside immediately surrounded by professional office and medical businesses. It is only 1 block from Abercorn Street (GA Highway 204), a major business corridor of Savannah, where traffic counts can exceed 62,000 vehicles per day. The property's unique location provides easy access to 2 malls, a multitude of hotels, restaurants, established residential communities, schools and 3 hospitals. The site is extremely convenient to all areas of Savannah, with Downtown, the Airport, the beaches and islands easily accessible via Veteran's Parkway, Truman Parkway, I-16 and I-95.

# Property Highlights



## PROPERTY HIGHLIGHTS

- Class A Office Suite of  $\pm 2,697$  SF Available for Lease
- 200 Stephenson:  $\pm 38,382$  SF Three-Story Office Building on 1.89 Acres
- Strong Co-Tenancy Including Financial, Legal and Lending Firms
- Prime Signalized Corner w/Visibility, Multiple Access Points & Abundant Parking
- Central Savannah Location Surrounded by Hotels, Restaurants & Shopping
- 1 Block from GA Hwy 204/Abercorn St Connecting to All Areas of the Savannah MSA



CLASS A OFFICE SUITE FOR LEASE | 200 STEPHENSON AVENUE SAVANNAH, GA 31406

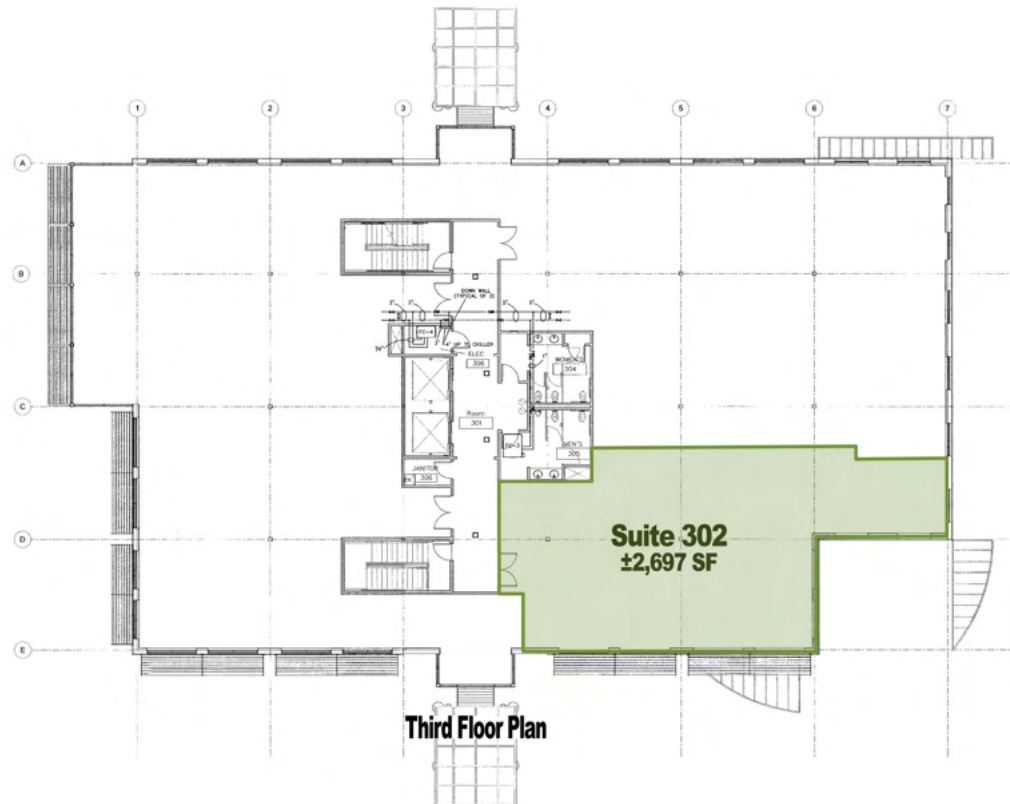
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# Additional Property Photos



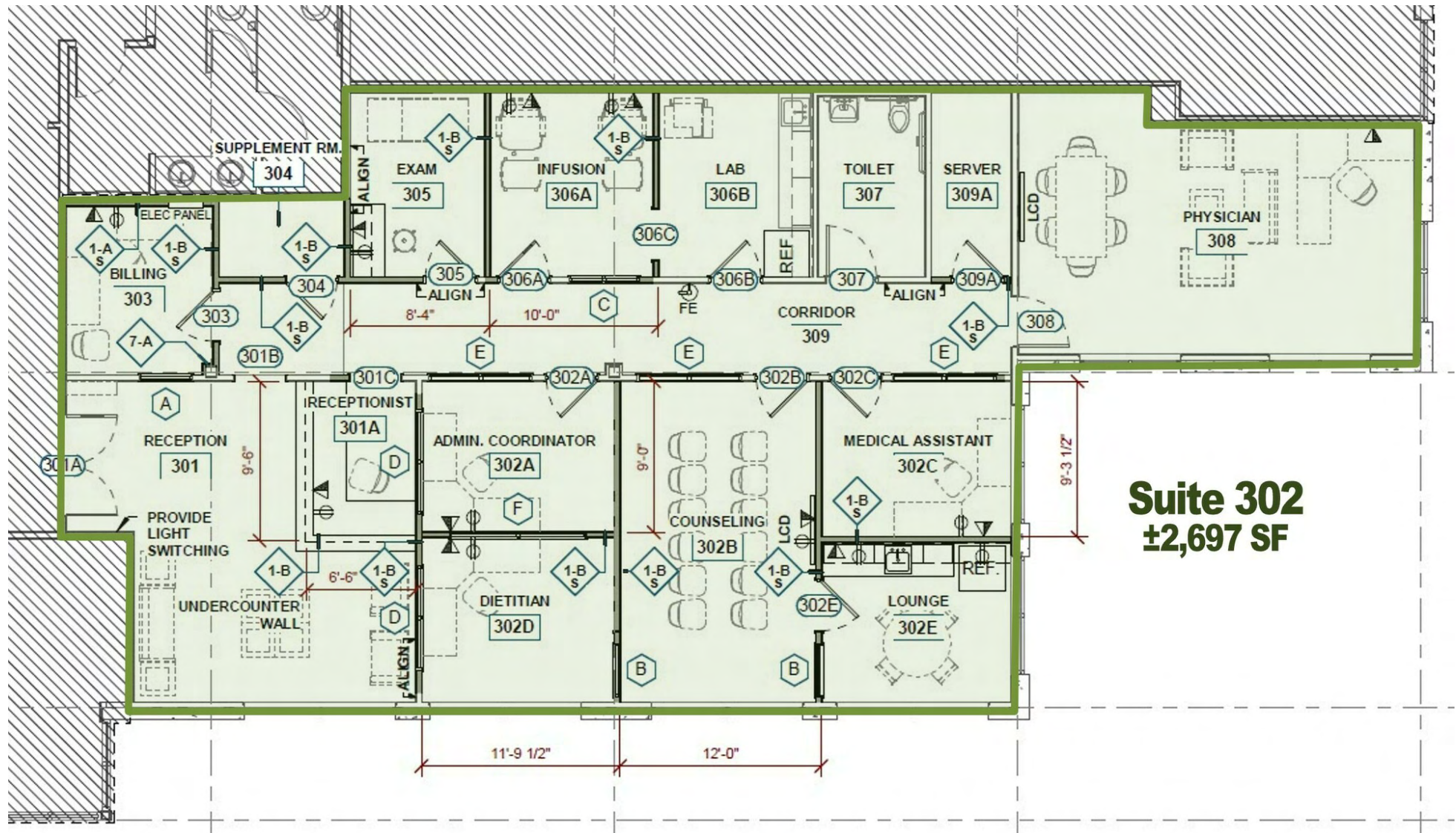
# Available Space



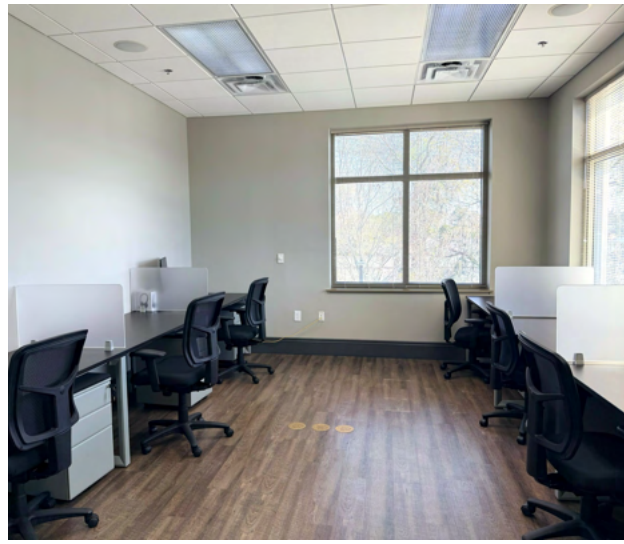
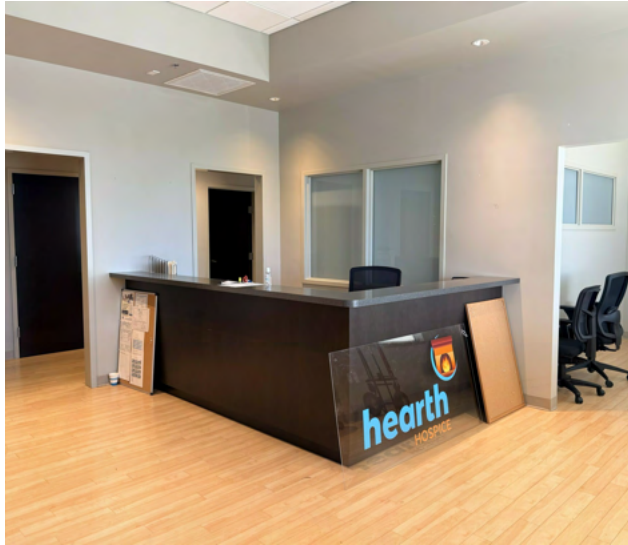
## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE [SF] | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                                                                                                                                     |
|-----------|-----------|-----------|------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 302 | Available | 2,697 SF  | Gross      | \$35.00 SF/yr | Suite 302 is located on the 3rd floor and is ±2,697 square feet with a large reception and waiting area, a conference/meeting room, an executive office, 8 private offices, a break room, a restroom and storage. Offered in move-in condition. |

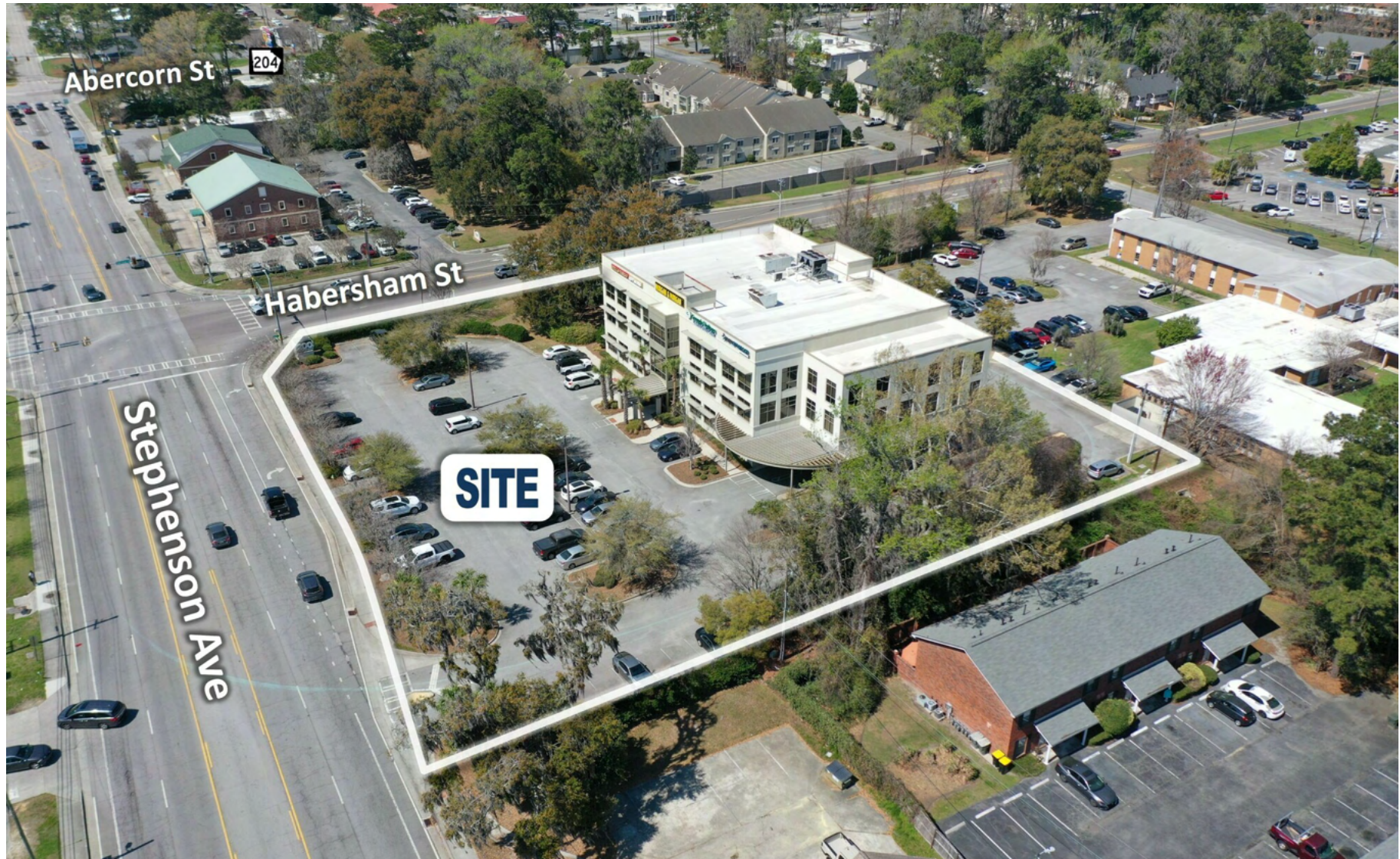
# Suite 302 | Space Plan



# Suite 302 | Interior Photos







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# 2 LOCATION INFORMATION

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# View South





# View North

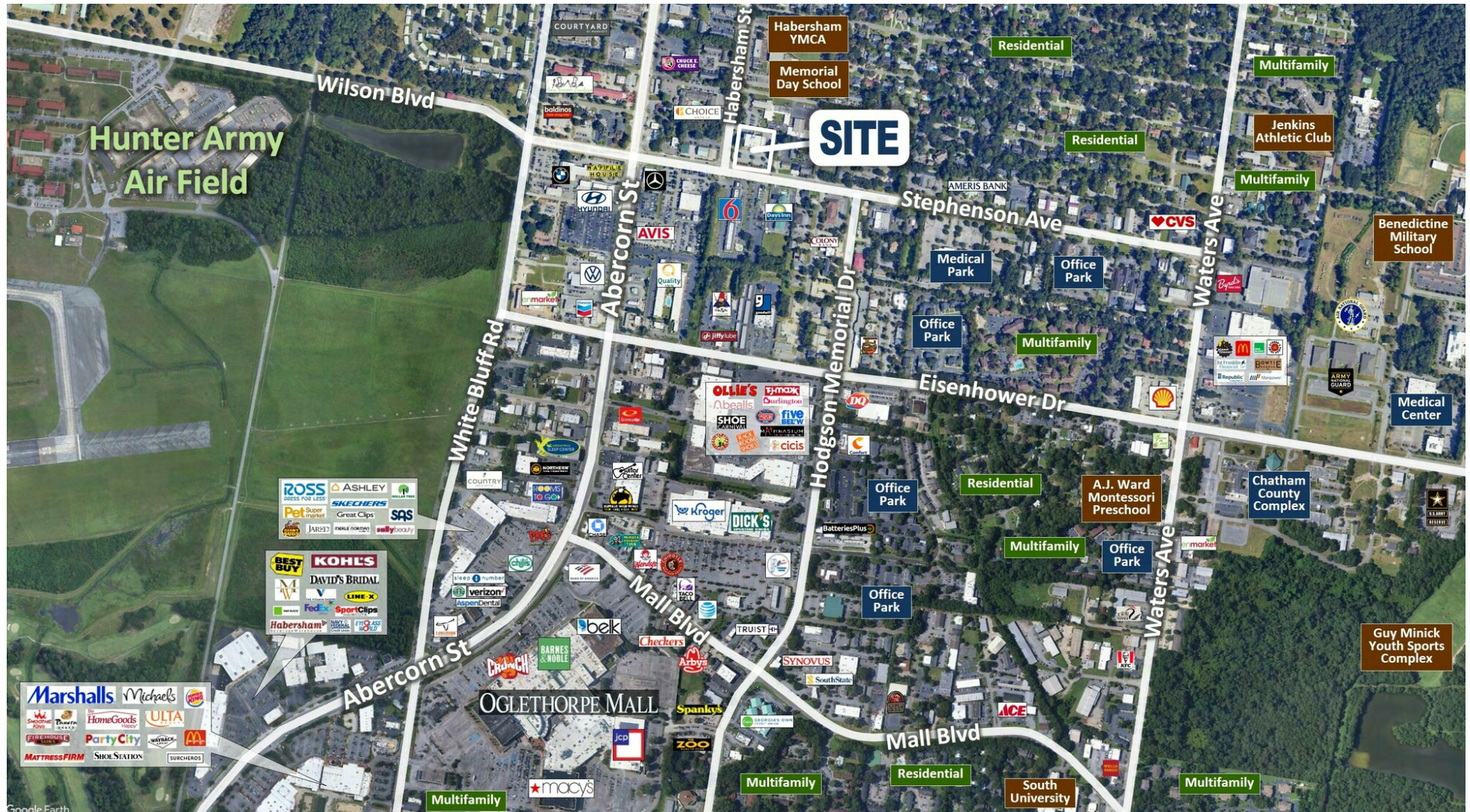


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# Aerial | Amenities

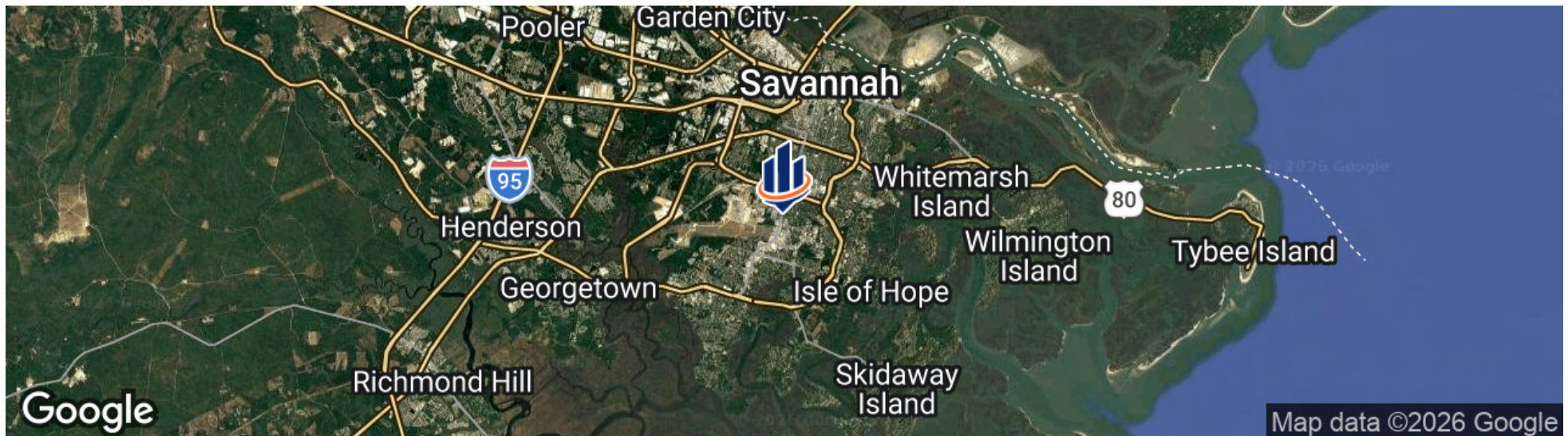
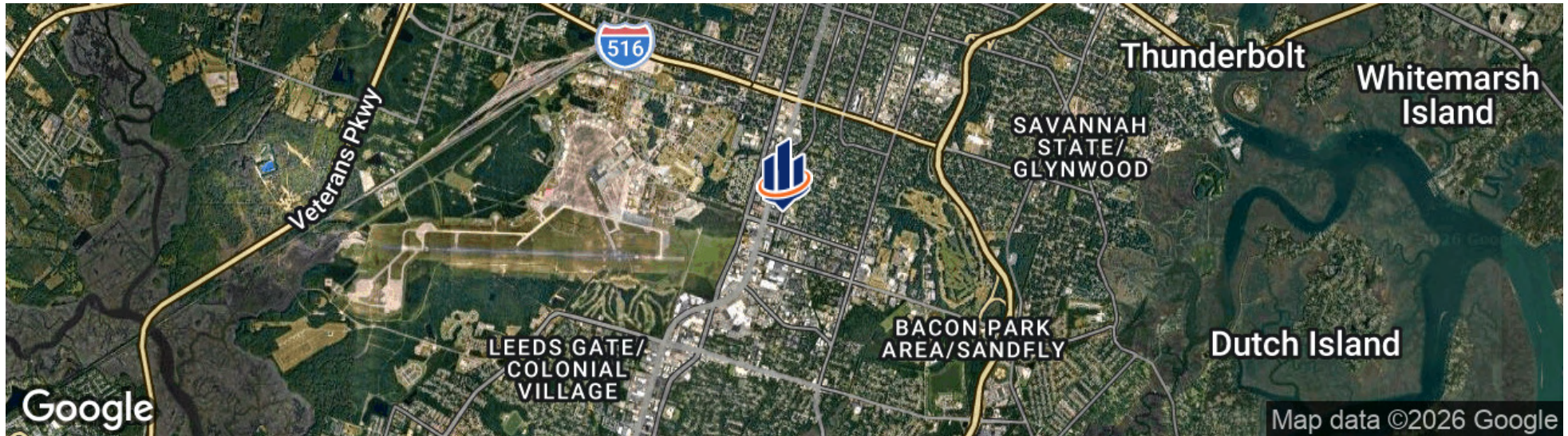


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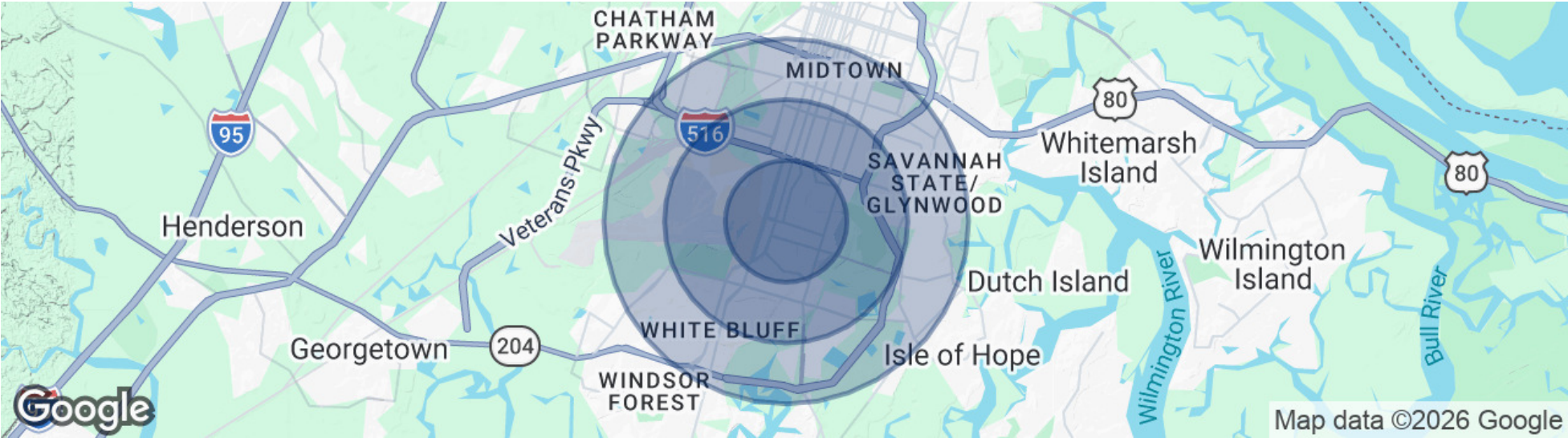
# Location Maps



# 3 DEMOGRAPHICS

200 Stephenson Avenue  
Savannah, GA 31406

# Demographics Map & Report



|                                | 1 MILE    | 2 MILES   | 3 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total Population               | 4,170     | 25,967    | 67,778    |
| Average Age                    | 42.5      | 37.5      | 36.5      |
| Average Age [Male]             | 40.9      | 35.1      | 34.9      |
| Average Age [Female]           | 45.9      | 38.4      | 38.0      |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total Households               | 1,900     | 10,956    | 27,202    |
| # of Persons per HH            | 2.2       | 2.4       | 2.5       |
| Average HH Income              | \$94,657  | \$74,901  | \$83,621  |
| Average House Value            | \$353,596 | \$274,199 | \$292,862 |

2023 American Community Survey (ACS)

# 4 ADVISOR BIO & CONTACT

200 Stephenson Avenue  
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, 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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