



# CHATHAM CENTER ~ LA BUILDING

8001 CHATHAM CENTER DRIVE  
SAVANNAH, GA 31405

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# 1 PROPERTY INFORMATION

8001 Chatham Center Drive  
Savannah, GA 31405



# Property Summary



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Building Size:

55,139 SF

Zoning:

PUD B-R

Market:

Savannah

## PROPERTY OVERVIEW

SVN is pleased to offer space for lease at the Chatham Center, Savannah's only Class A business park. Situated on 200 acres, Chatham Center was the first to offer a complete business environment with a full range of contemporary conveniences that make the workday more enjoyable, efficient, productive – and profitable.

3 buildings, Orlean, Liberty and Lafayette, comprising 180,000 square feet of high quality office, distribution and showroom space, are clustered around beautifully landscaped plazas, recalling the town squares of Savannah's picturesque historic district. The 43-acre lake is Chatham Center's centerpiece. A jogging/walking path allows tenants to enjoy this special feature. Amenities include local on-site management and maintenance, award-winning landscaping, a conference center, locker and shower facilities, after hours security and abundant free parking for staff and visitors.

## LOCATION OVERVIEW

The Chatham Center is conveniently located on Chatham Parkway and I-16, with I-16 frontage and visibility. It is only 5 minutes to I-95, the Savannah/Hilton Head International Airport, the GA Ports Authority and downtown Savannah.



# Complete Highlights

## LEASE HIGHLIGHTS

- Conveniently Located on Chatham Pkwy & I-16
- Amenities: Conference Center, On-Site Management
- Park-Like Setting with a 43-Acre Lake
- Walking Path; Award-Winning Landscaping; Abundant Parking
- Minutes to Downtown, I-95, GA Ports Authority Airport





# Additional Photos





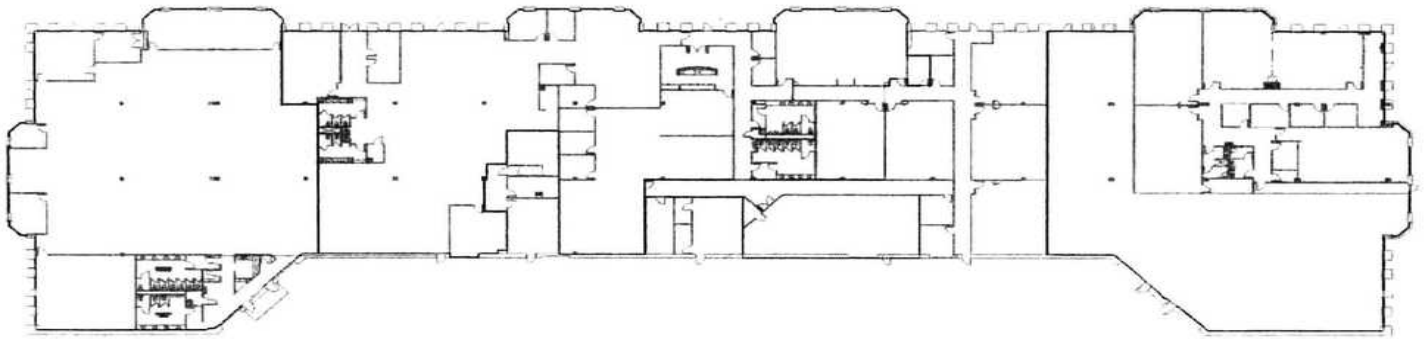
# Available Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

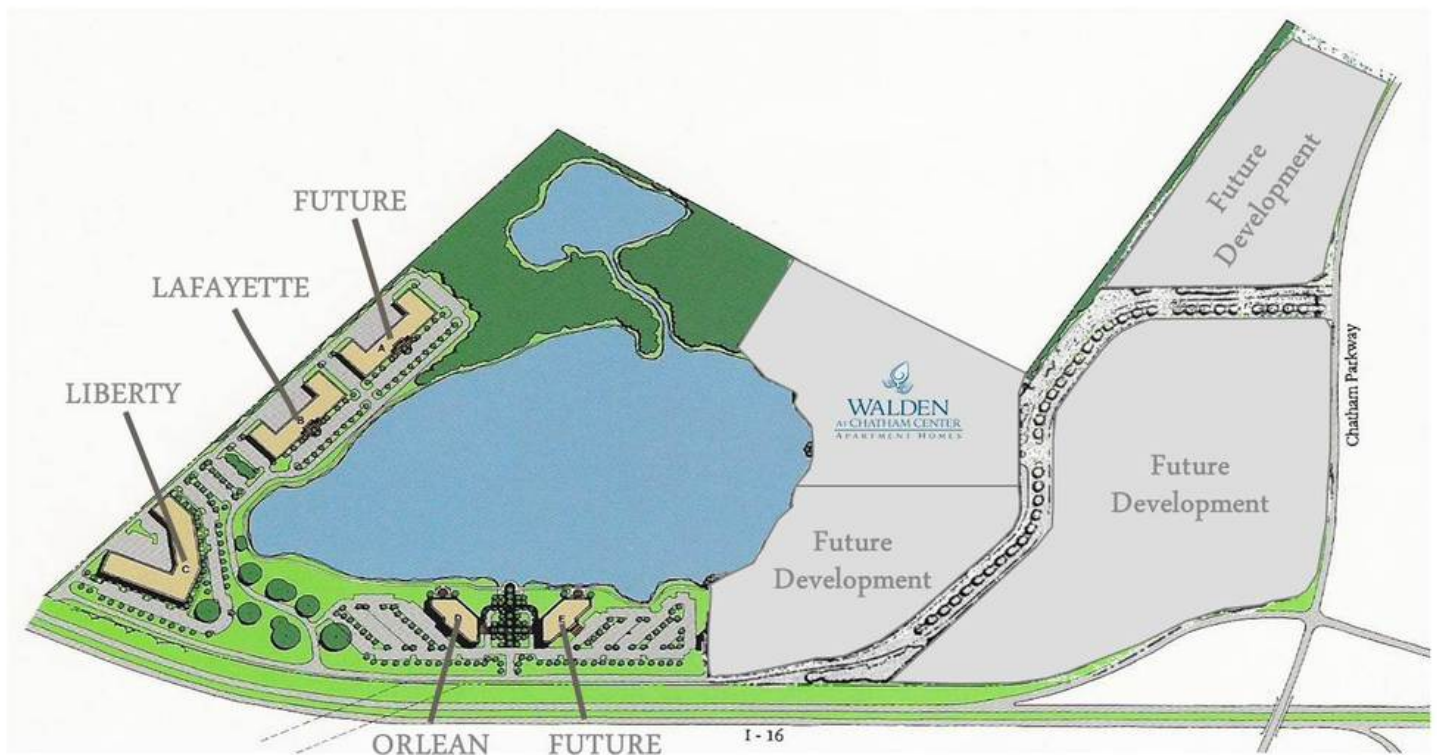
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
150	Office Building	\$12.00 SF/yr	NNN	21,102 SF	Negotiable	Available 1/1/2020
200	Office Building	\$12.00 SF/yr	NNN	4,370 SF	Negotiable	Available Immediately
8001-100	Office Building	\$13.20 SF/yr	NNN	13,696 SF	36 months	

# Lafayette - Typical Floor Plan





# Master Plan



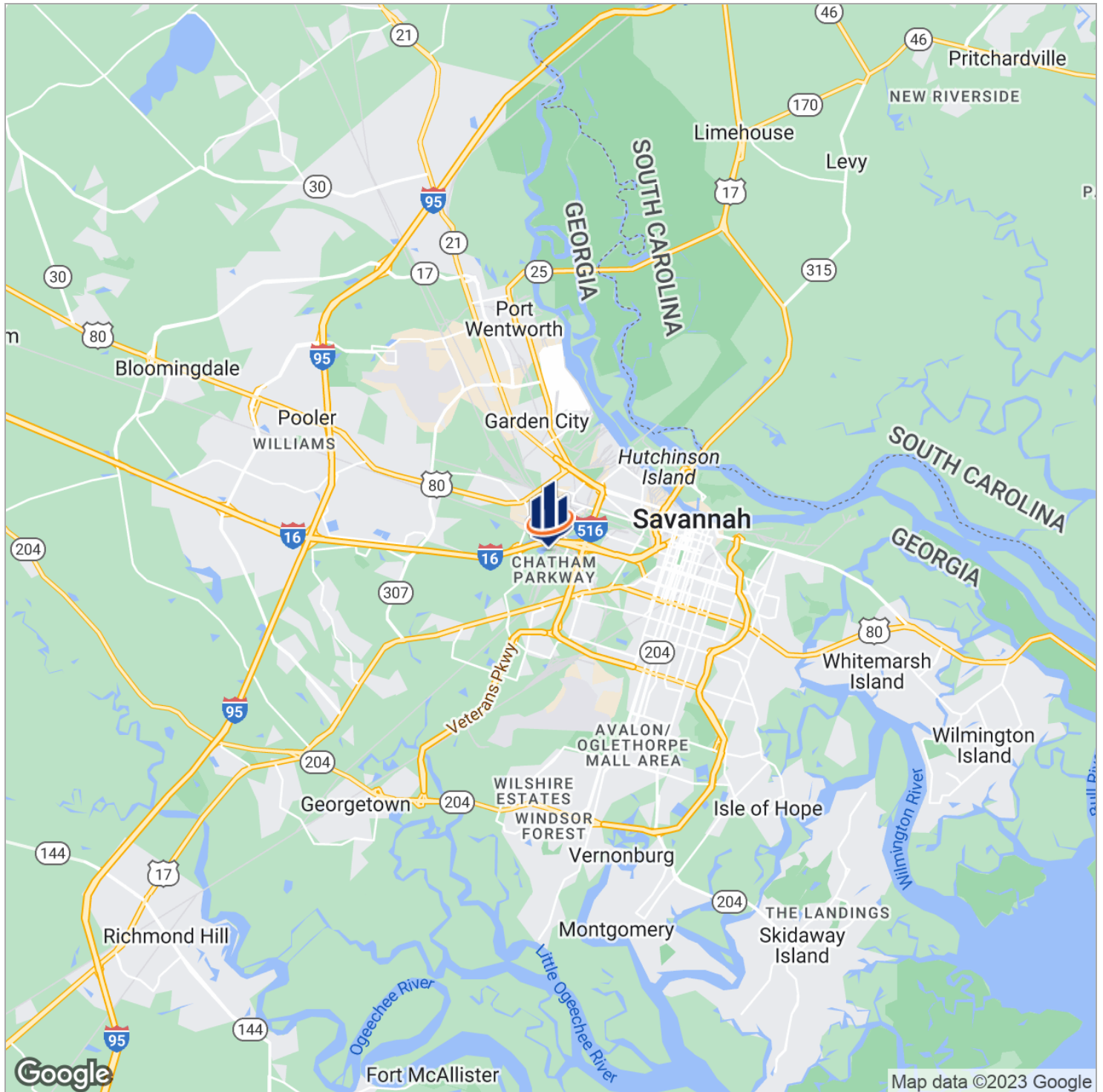


## 2 LOCATION INFORMATION

8001 Chatham Center Drive  
Savannah, GA 31405



# Regional Map



# Aerial Map





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# DEMOGRAPHICS

8001 Chatham Center Drive  
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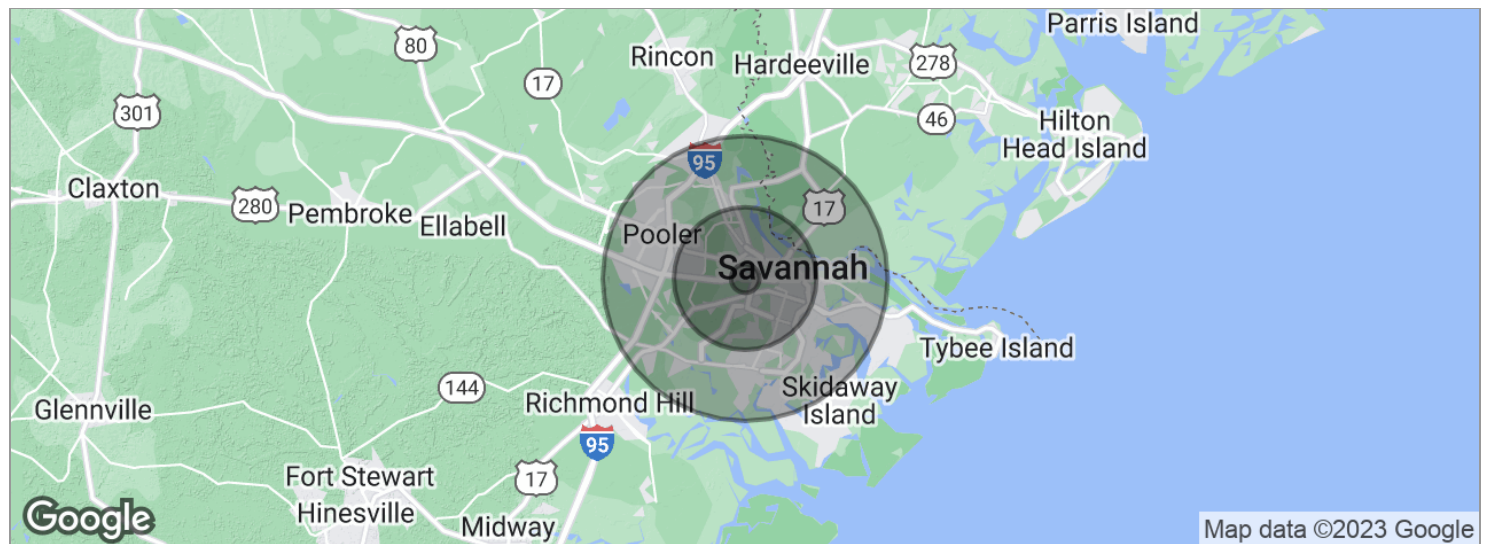
# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,514	93,051	242,602
Median age	31.9	33.6	33.5
Median age (male)	30.7	32.4	32.2
Median age (female)	32.9	34.7	35.0
	1 MILE	5 MILES	10 MILES
Total households	459	35,805	93,661
Total persons per HH	3.3	2.6	2.6
Average HH income	\$42,181	\$46,449	\$54,967
Average house value	\$121,104	\$190,570	\$207,393

\* Demographic data derived from 2020 ACS - US Census



# Demographics Map



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## 4 ADVISOR BIOS

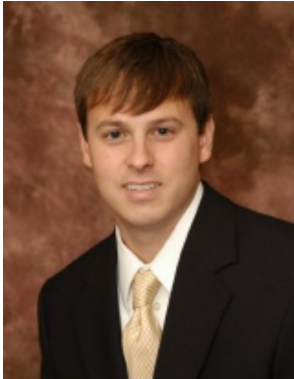
8001 Chatham Center Drive  
Savannah, GA 31405



# Advisor Bio & Contact

## ADAM BRYANT, CCIM, SIOR

Partner



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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 in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

## EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]  
Society of Industrial and Office Realtors [SIOR]



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