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DRAYTON STREET

THE REALTY BUILDING

SUBLEASE OPPORTUNITY: Prime Corner Location in Savannah's Financial Core

A rare opportunity to sublease a fully built-out bank branch in one of downtown Savannah's most visible and high-traffic corridors. Positioned steps from Johnson Square — the city's traditional financial hub — this space offers exceptional branding potential and immediate operational readiness.

1,787 – 7,187 SF RETAIL SPACE AVAILABLE

 **CUSHMAN &
WAKEFIELD**



Availability

1,787 SF – 7,187 SF

Spaces are fully furnished and may be leased together or separately

Street Level:	1,787 SF	Term:	TBD
8 th Floor:	5,400 SF	Lease Type:	Sublease
Sublease Term:	November 30, 2029	Asking Rent:	
Possession:	TBD	Street Level:	Upon Request
		8 th Floor:	\$32.00/SF Full-Service

Property Highlights

- Fully functional bank branch with ATM and Night Drop (may be converted to retail/office)
- Expansive glass storefront ideal for signage and visibility with prominent corner frontage on Drayton & Bryan Streets
- Historic District address with iconic architecture and 8th floor panoramic views of Downtown Savannah
- Multiple parking options nearby



Street Level 1,787 SF

Private Offices 2

Manager Office 1

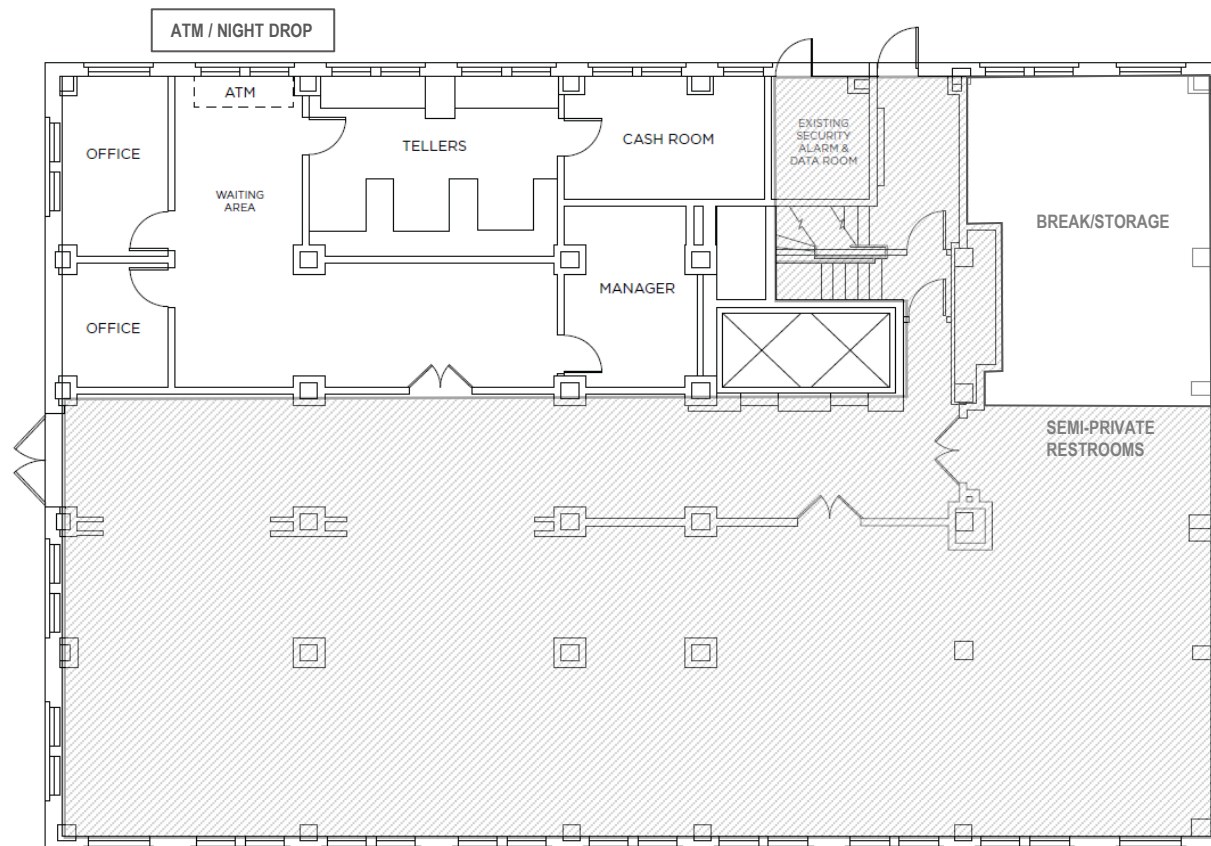
Teller Station 3

Cash Room 1

Waiting Area 1

Break/Storage 1

[CLICK HERE](#)
For all photos



8th Floor 5,400 SF

Private Offices 10

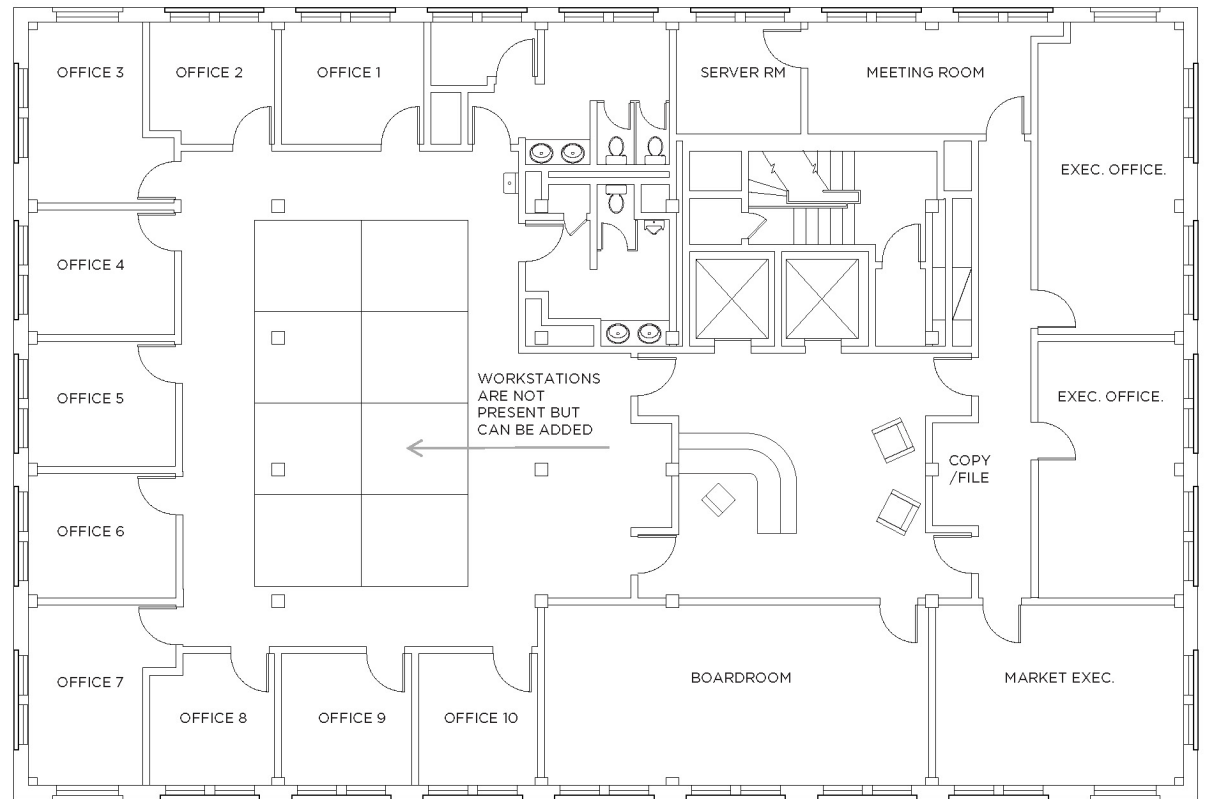
Executive Office 3

Boardroom 1

Reception 1

Meeting Room 1

[CLICK HERE](#)
For all photos



Location Highlights

Prime Downtown Location

- Situated along one of Downtown Savannah's key corridors, the building sits perfectly between Johnson and Reynolds Squares, two of the city's most vibrant business hubs.
- Located in the Landmark Historic District, offering prestige and cultural appeal.
- Dense daytime population from law firms, corporate offices, and government buildings
- High income residential neighborhoods within walking distance
- Strong tourism flow from Broughton Street and the riverfront

Exceptional Visibility & Access

- Heavy pedestrian and vehicular traffic
- Surrounded by public parking garages and street parking
- Surrounded by a high-density mix of restaurants, local businesses, and retail, ideal for tenant convenience and client entertainment
- Excellent access for commuters and visitors



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