MARKETBEAT

SAVANNAH, GA

OFFICE Q4 2025

CUSHMAN & WAKEFIELD | GILBERT & EZELLE

MARKET FUNDAMENTALS

	YOY Chg	Outlook
3.1% Vacancy Rate	▲	▲
-11.7K YTD Net Absorption, SF	▼	▼
$34.62 Asking Rent, PSF	–	–

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	Outlook
207.8K Savannah Employment	▼	▲
3.0% Savannah Unemployment Rate	▲	▲
4.6% U.S. Unemployment Rate	▲	▲

Source: BLS

ECONOMIC OVERVIEW:

Savannah's economy continues to show modest but durable growth entering 2026, supported by logistics, manufacturing, and construction activity, despite short-term volatility. The Port of Savannah remains the region's primary economic driver, handling 534,000 TEUs in August 2025 (+9% year-over-year) and posting positive year-over-year container growth through Q3 2025, even amid trade and tariff uncertainty. In late 2025, the closure of International Paper's Savannah and Riceboro mills resulted in approximately 1,100 job losses, which are expected to weigh modestly on near-term employment data. While regional economists project slower growth into early 2026, the long-term outlook remains favorable, anchored by port expansion, continued industrial investment, and sustained population growth across the Savannah MSA.

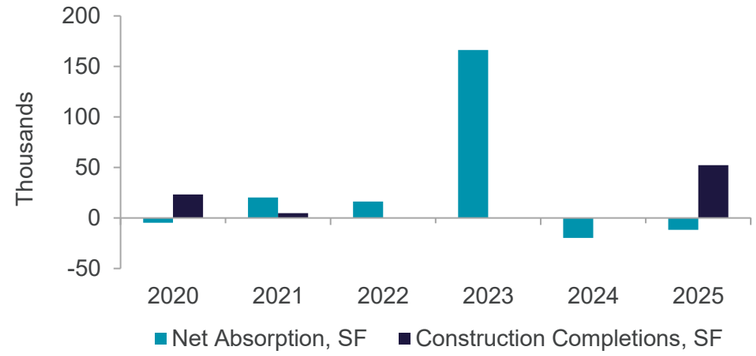
SUPPLY AND DEMAND:

The 25,000 square feet (sf) Class A office project at 25 Lincoln Street continues to be marketed for a Q1 2027 delivery, with market reports indicating anchor tenants have been secured and construction anticipated to begin in early 2026. The Forsyth Park office site has been cleared, though construction has not yet commenced. The 125,000-sf proposed office development near Forsyth Park remains in the planning stage amid neighborhood opposition, with no start date announced. In Eastern Wharf, three office projects totaling approximately 200,000 sf are still being marketed without confirmed construction timelines. The 17,600-sf Savannah Harbor Gateway office building is also being marketed for late 2026 delivery, with industry sources suggesting anchors are in place and construction is expected to start in early 2026.

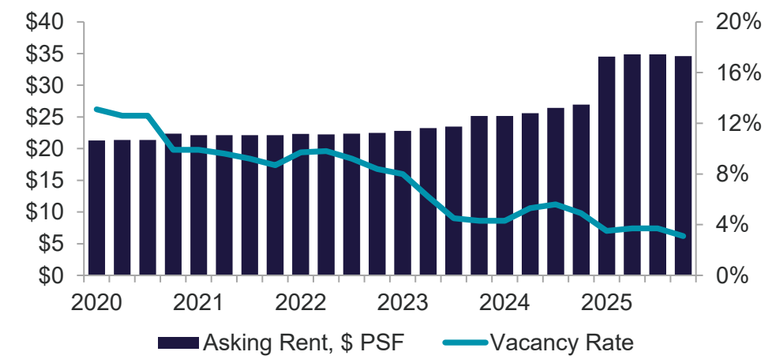
PRICING:

Savannah's overall vacancy decreased from 3.8% in Q3 2025 to 3.1% in Q4 2025. The overall average asking rental rate for all property classes is $34.62 per square foot. Effective office rental rates in Savannah are expected to continue trending upward into 2026, while overall occupancy is projected to remain relatively stable.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



SAVANNAH, GA
OFFICE Q4 2025

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)**	UNDER CNSTR (SF)**	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
CBD - Historic Downtown	1,315,115	28,538	0	2.6%	-9,966	-10,250	7,346	0	$34.09	$36.30
Greater Savannah Non-CBD	2,907,186	98,027	5,400	3.4%	32,768	-25,019	38,713	303,600	$28.31	$33.09
MSA TOTALS	**4,222,301**	**126,565**	**5,400**	**3.1%**	**22,802**	**-11,671**	**145,701**	**303,600**	**$34.62**	**$33.65**

**Rental rates reflect full service asking*

***Not reflective of U.S. Office MarketBeat Tables*

KEY LEASE TRANSACTIONS Q4 2025

PROPERTY	SUBMARKET	TENANT	SF	TYPE
6600 Abercorn St	Non-CBD	Savannah Police Department	20,069	Direct
120 Riverview	Non-CBD	Modern Family Law	5,169	Direct
7 Mall Ct	Non-CBD	Not Disclosed	4,200	Direct
7402 Hodgson Memorial Dr	Non-CBD	CareSource	2,300	Direct

KEY SALES TRANSACTIONS Q4 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / $ PSF
340 Eisenhower Dr	Non-CBD	Nicole Osborn/ Artha Associates	6,880	$1.63M / $236
410 E Broughton St	CBD	Harris Lowery Manton LLP/ Huff Powell Bailey	3,641	$2.0M / $549
1015 Whitaker St	CBD	Sterling Seacrest/Dulany Industries	2,832	$1.6M / $565

JOHN GILBERT
Partner & Broker-in-Charge
Tel: +1 912 236 8992
jgilbert@gilbertezelle.com

WILL ARNOLD
Senior Associate
Tel: +1 912 236 8992
warnold@gilbertezelle.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.