

FOR LEASE

4,210 SF OFFICE + 980 SF WAREHOUSE AVAILABLE

**2135 ROWLAND AVE SUITE C
SAVANNAH, GA 31404**

Jordan Kim

Principal

jordan.kim@blokkcre.com

912.667.5887

Mason Spivey

Advisor

mason.spivey@blokkcre.com

912.675.7002

PROPERTY SUMMARY

4,210 SF OFFICE + 980 SF WAREHOUSE AVAILABLE FOR LEASE

2135 Rowland Ave Suite C Savannah, GA 31404

Blokk Commercial Real Estate is pleased to present 2135 Rowland Ave, Suite C, a 5,190 SF flex space comprised of 4,210 SF of office and 980 SF of warehouse. Zoned B-C, the property is well suited for construction and utility contractors, pest control companies, and other office-centric users that need additional warehouse storage. The suite currently features 9 offices, 2 conference rooms, a break room, and a lounge area, with room to build out additional office space. Parking includes 5 designated spaces plus 3 additional parallel spaces on site. The property is located 0.6 miles from Harry Truman Parkway and 0.25 miles from E Victory Drive (Highway 80), offering convenient highway access to all of Savannah's corridors and easy travel to local submarkets.

INVESTMENT HIGHLIGHTS



5,190 SF Flex Space
(4,210 SF office + 980 SF warehouse)



Zoned B-C



9 offices, 2 conference rooms, 1 break room and lounge area, room to add more office spaces



5 designated parking spaces + 3 additional parallel spaces



0.6 miles from Harry Truman Parkway

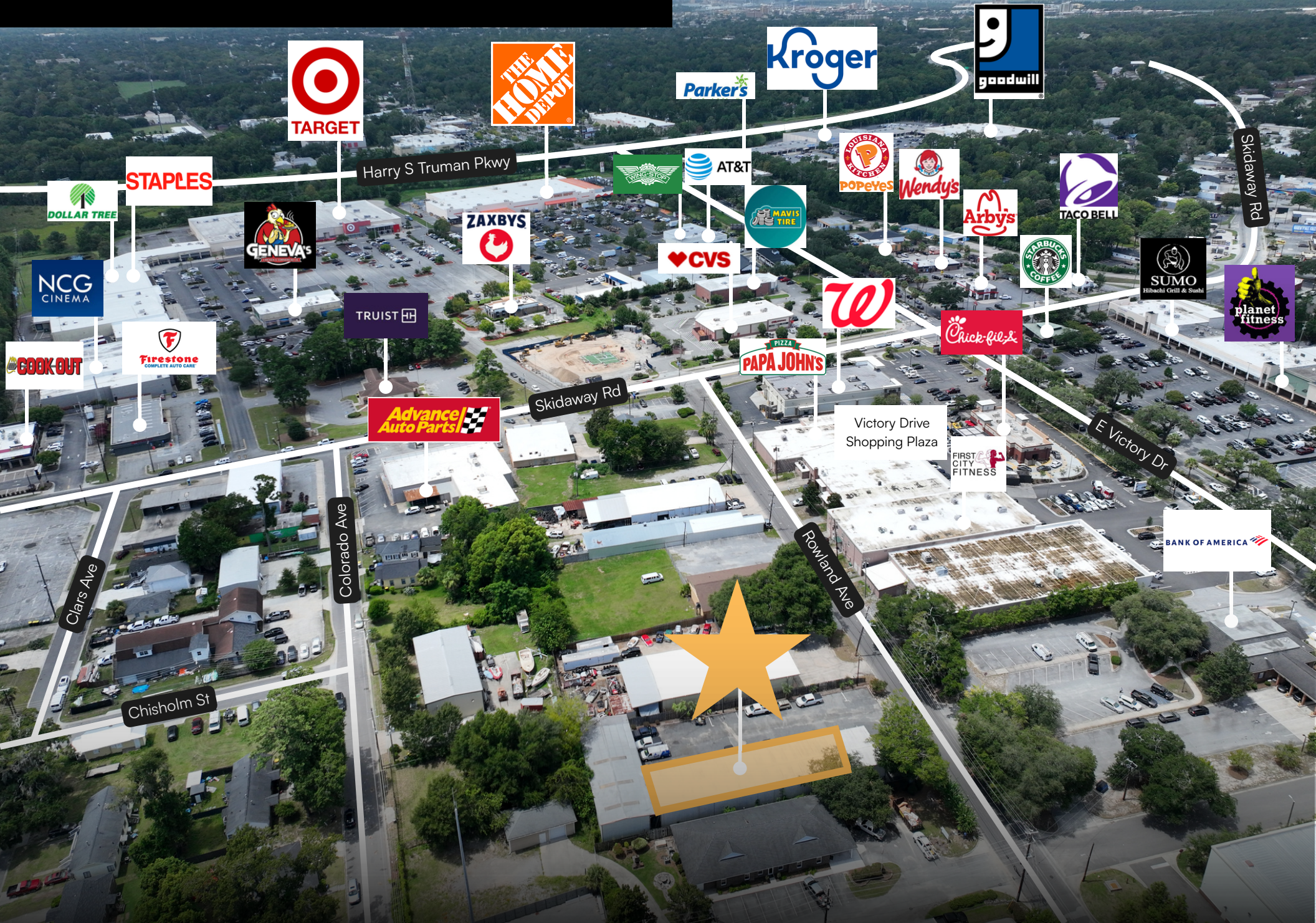


0.25 miles from Victory Drive

SUITE OVERVIEW



SITE RETAILERS





INTERIOR PHOTOS

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INTERIOR PHOTOS





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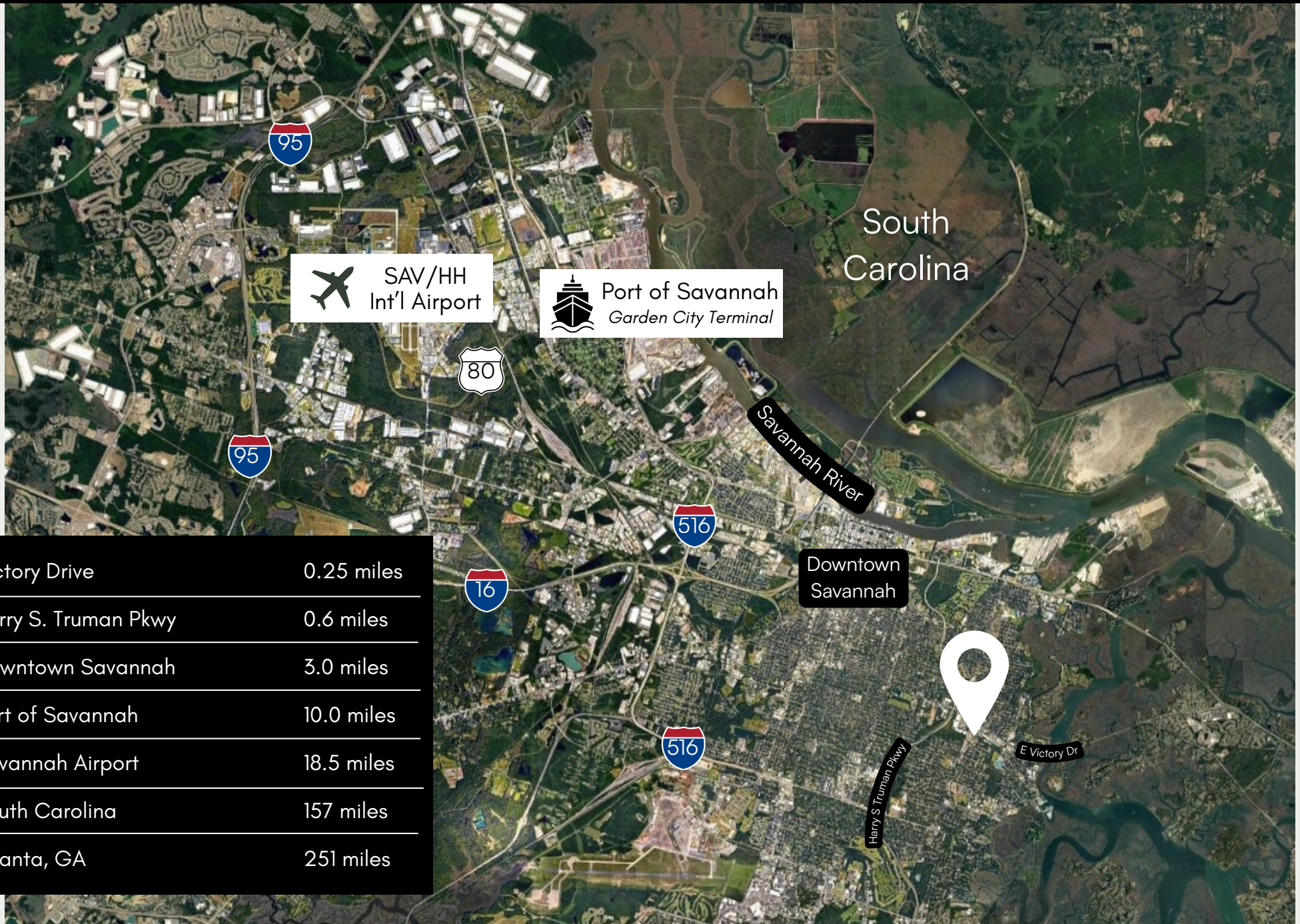


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LOCATION OVERVIEW



Victory Drive	0.25 miles
Harry S. Truman Pkwy	0.6 miles
Downtown Savannah	3.0 miles
Port of Savannah	10.0 miles
Savannah Airport	18.5 miles
South Carolina	157 miles
Atlanta, GA	251 miles

SAVANNAH OVERVIEW

Located along the Georgia coast, Savannah is a celebrated historic destination, attracting visitors to its vibrant downtown, renowned dining, and walkable squares. The Savannah Historic District—one of the largest National Historic Landmark Districts—features preserved architecture, boutique retail, hospitality venues, and cultural attractions, creating a lively, engaging environment year-round. Savannah has earned top recognition from Travel + Leisure and Southern Living, reinforcing its reputation as a premier tourism and lifestyle city.

Historic downtown continues to draw strong demand from retail, hospitality, and entertainment concepts. Anchored by River Street, City Market, and the historic core's thriving corridors, the area enjoys consistent foot traffic from events, attractions, and a growing local population. With its historic character, walkability, and vibrant business scene, downtown Savannah is an exceptional location for companies seeking a presence in one of the Southeast's most distinctive markets.

Visitor Spending
\$4.7 Billion

Over 17M
Visitors Annually

7.3M
Day Visitors

Overnight Visitors Stay
Approximately

2.8 Nights

10M

Overnight
Visitors



BIO/CONTACT



Jordan Kim

Principal

jordan.kim@blokkcre.com

912.667.5887

BACKGROUND

Jordan Kim is the President of Blokk Commercial Real Estate (BCRE) and an active investor with deep roots in the Savannah commercial real estate market. He began his career at NAI Mopper Benton as a commercial real estate advisor, where he developed a strong understanding of the Greater Savannah area, its submarkets, and the forces driving local growth. He later joined Meybohm Commercial Properties, specializing in retail investment and development sales, further refining his expertise in deal structure, site selection, and value creation.

In 2022, Jordan founded Blokk Commercial Real Estate with a vision to build a Savannah-based firm known for execution, market intelligence, and results. Under his leadership, Blokk has completed over 200 transactions with total volume exceeding \$300 million, becoming a trusted advisor to investors, developers, and business owners throughout Coastal Georgia.

Blokk has served as the master broker for Tidal Wave Auto Spa and has represented clients in transactions both locally and nationwide, while maintaining a strong focus on Savannah's evolving landscape. The firm is highly active in industrial, retail, and land sales, playing a role in shaping the growth of one of the Southeast's most dynamic markets.

Jordan is known for his hands-on approach, straightforward communication, and ability to identify opportunity within Savannah's unique mix of historic character, expanding infrastructure, and strong economic momentum. His mission is to help clients capitalize on the city's growth while protecting their downside and positioning them for long-term success.

EDUCATION

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

BIO/CONTACT



MASON SPIVEY

Advisor

Mason.spivey@blokkcre.com

912.675.7002

BACKGROUND

Mason Spivey is a commercial real estate advisor with a hands-on background in residential sales, construction, and hospitality. This diverse foundation gives him a grounded understanding of how properties function—structurally, commercially, and from a real-world, customer-facing standpoint.

A former collegiate baseball player at Georgia College & State University, Mason brings a competitive, disciplined mindset rooted in hard work and persistence. Outside of real estate, he enjoys working out and staying active, carrying that same drive into every client relationship.

EDUCATION

Georgia College & State University
BS Financing and BBA Marketing