

# Life at Lucas Properties

## Summer - 2017



### "In The Spotlight"



#### Law Office of Deborah Lynn Britt, LLC

The Law Office of Deborah L. Britt is one of our virtual tenants, serving the legal needs of individuals and businesses in the Golden Isles. Debbie moved her Atlanta law practice to St. Simons a year ago and has been focusing on small business law, wills and trusts, family law and landlord/tenant matters. She has found the virtual tenancy arrangement helpful in allowing her law practice the flexibility needed to best serve her clients.

Debbie provides a very personal approach to the practice of law, meeting one on one with clients at our 507 Ocean Blvd. and 301 Sea Island Rd. locations. In addition to on site meetings with clients, Debbie also offers monthly educational seminars in our conference rooms. Since January, 2017, she has hosted several events at no charge to interested individuals, business owners and fellow professionals. Topics have included small business law basics, estate planning fundamentals and contracts law.

A Georgia native and Emory Law School graduate, Debbie brings her 27 years of experience to serve the legal needs of our community. She is a St. Simons Island resident, Brunswick-Golden Isles Chamber of Commerce member and St. Simons United Methodist Church member.

For information on seminar events, check out Law Office of Deborah L. Britt's Facebook business page, or contact Debbie 678-519-7859 and/or [debbie@debbiebrittlaw.com](mailto:debbie@debbiebrittlaw.com).

### Welcome New Lucas Properties Tenants

#### 1620 Frederica Road

Refresh & Refine (Expanding)–Suite 203  
Misty's Element (Expanding)-Suite 202

#### 507 Ocean Boulevard

The Loft – Suite 204  
Capes Property Management, Inc. – Suite 301

#### 5500 Frederica Road

ACA Management – Suite 1215

#### 1316 Newcastle Street

Glynn County Community Crisis Center –  
1<sup>st</sup> Floor  
Hatched Media Group – 2<sup>nd</sup> Floor

### Lucas Properties' First Brunswick Location 1316 Newcastle Street



On June 5<sup>th</sup>, 2017, 1316 Newcastle Street became the 1<sup>st</sup> Brunswick location for **Lucas Properties**. The two story building was built in 1900. This historic property houses our two newest tenants, Glynn County Community Crisis Center (a local women's advocacy organization) and Hatched Media Group which specializes in marketing. Join us as we welcome them to the **Lucas Properties Family!**

# Art's Reflections

## "Commercial Real Estate Market Optimism Increasing"

By Art Lucas



**Lucas** Properties was established in late 2009/early 2010, and from our beginnings we have focused on the commercial real estate market. Having never been in the business before, I didn't realize how depressed things were in the beginning. Looking back on 2009/2010, business activity was VERY still. Nevertheless, the old saying that "the strongest steel is produced with the hottest fires" applied to our start up!

Since our launch 7 years ago, we have experienced positive momentum in our business. Today our St. Simons market is now seeing strong growth. People want to live and work on our island paradise, and because of limited supply, occupancies are decreasing and rents are rising. It is becoming more difficult to build commercial properties on St. Simons Island, so I don't see major new inventory coming on stream. As long as we have a decent economic environment, I feel the St. Simons Island's office market will be very active.

The downtown Brunswick market has been a different story. Rents are generally half of the island rate and you see a number of "For Rent" signs in the business corridor. Lucas Properties bought our first building on Newcastle Street recently. We are hopeful that the downtown Brunswick market could be changing. A craft brewery and a rum distillery have announced locations on Newcastle and expect to be open in the near future. There is also an uptick in people buying downtown properties. With the distillery and brewery setting up shop, many more visitors are expected to visit historic Brunswick. More people and renewed interest should spur growth. It could be the start of something big!

## EXPANSION PROGRESS At 301 Sea Island Road!



**Lucas Properties** is proud to say that we are approaching the final days of construction on the much anticipated expansion project at 301 Sea Island Road.

After several delays, we were finally able to begin construction earlier this year and have enjoyed watching the progress from our back door (literally).

The long awaited addition includes thirteen new executive suites. The anticipating move in date is within a few weeks and we are 100% leased!

We urge you to come by for a tour soon!



## BACK TO SCHOOL For Glynn County



August 10th marked the first day of school for the students of Glynn County. Here are a few tips to help with the transition back to school:

**Snacks:** Parents can help children feel their best by having healthy snacks available. Focus on high-quality nutritious items like fresh fruits and vegetables to keep kids full from school lunch until dinner at home.

**Schedules:** Parents need to prepare themselves for how students will be acting during the first few weeks of school. Students will likely be tired and cranky most evenings as they get used to a new routine. Parents can reduce stress and anxiety by realizing when it's okay to skip an event or miss part of it.

**Attitude:** Help children stay excited about the new school year by talking to them about what they are most excited to learn. Help them make connections between things they did over the summer and how those experiences can help them when they go back to school. Your attitude about the new school year will positively influence theirs!

## Lucas Properties - Virtual Offices

As demonstrated by the success of Deborah Britt (who is our current Spotlight tenant) our **Virtual Office** options are a unique way to “bridge the gap” between a home office and leasing a physical office space.

The **Address Package** offers the prestigious Sea Island Road address with daily mail package receiving services. The **Meeting Package** offers access to our 5 conference rooms (in three SSI locations) up to 4 times per month included and then a discounted tenant rate after that.



Contact us for more information and pricing at **912.634.9877**

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## Lucas Properties Conference Rooms

When you are meeting with clients, it is nice to have the option of using our conference areas in addition to your office space.

As tenants of **Lucas Properties**, you are able to reserve a conference room for a small fee. You can use any of the 5 rooms available at our 3 properties.

We also offer our conference rooms to guests who are not tenants. This is a great option for anyone looking for a space to meet

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### Conference Room Rental Rates

507 Ocean Blvd.		\$40 tenant / \$100 guest
301 Sea Island Rd.	Small:	\$30 tenant / \$75 guest
301 Sea Island Rd.	Large:	\$40 tenant / \$100 guest
5500 Frederica Rd.	Both:	\$40 tenant / \$75 guest



**If you have any questions or concerns, please do not hesitate to contact us. We are available to you at 301 Sea Island Road, Suite 6, or you may reach us at 912-634-9877 during regular office hours. For emergencies after hours, please contact us at 912-996-0326 or [admin@lucasprop.com](mailto:admin@lucasprop.com).  
Web site: [www.lucasprop.com](http://www.lucasprop.com)**



## **Lucas Properties**

### ***Our Pledge***

**Lucas Properties strives to be your premier office leasing firm. We take pride in offering the best office leasing services in the Golden Isles.**

