

PROFESSIONAL OFFICE SPACE FOR LEASE



OFFERING SUMMARY

9 ALLEN CAIL DRIVE, STATESBORO, GA 30458



For Lease

Property Description

Recently remodeled professional office suites available off Northside Drive and Coach Lee Hill Blvd. 9 Allen Cail offers ample private parking lot with 30 spaces, signage opportunities on brick monument sign at the road, and impressive facade exterior. This property is ideal for professional services such as law office, insurance agencies, counseling services, and specialty professionals. Negotiable lease terms available.



General Information

| | |
|---------------------|-----------------|
| Lease Rate: | \$16-22/SF/Year |
| Lease Structure: | MG |
| Floor Options: | 1st & 2nd Floor |
| Available SF: | 759 - 2,559 SF |
| # of Office Suites: | 4 Units |
| Building Size: | 4,050 SF |
| Lot size: | 0.48-acres M/L |
| Signage: | Monument |
| Condition: | Updated |
| Available: | Today |

For more information, please contact:



Alex Hansbarger
Commercial Leasing and Sales
cell: 912-509-2108
office: 912-236-1000
alex@judgerealty.com

UNIT MIX

9 ALLEN CAIL DRIVE, STATESBORO, GA 30458



AVAILABLE SPACES

| Suite # | Size | Lease Type | Lease Rate | Description |
|---------|--------|------------|---------------|---|
| Suite A | 872 SF | Leased | Leased | Leased |
| Suite B | 759 SF | MG | \$1,500/month | 2 private offices, 1 large office with space to have 2-3 work stations, private bathroom. |
| Suite C | 900 SF | MG | \$1,200/month | 4 private offices, separate conference room, private bathroom. |
| Suite D | 900 SF | MG | \$1,200/month | 4 private offices, break/kitchen area, private bathroom. |

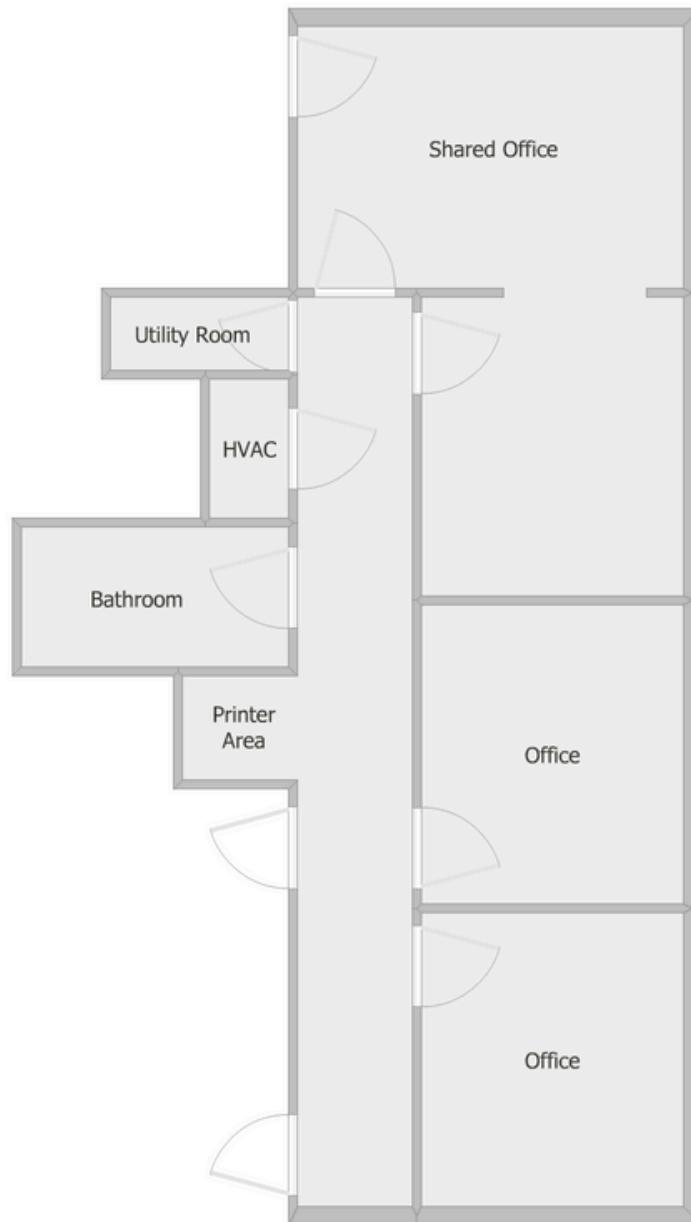
SUITE B- INTERIOR PHOTOS

9 ALLEN CAIL DRIVE, STATESBORO, GA 30458



FLOOR PLAN-SUITE B

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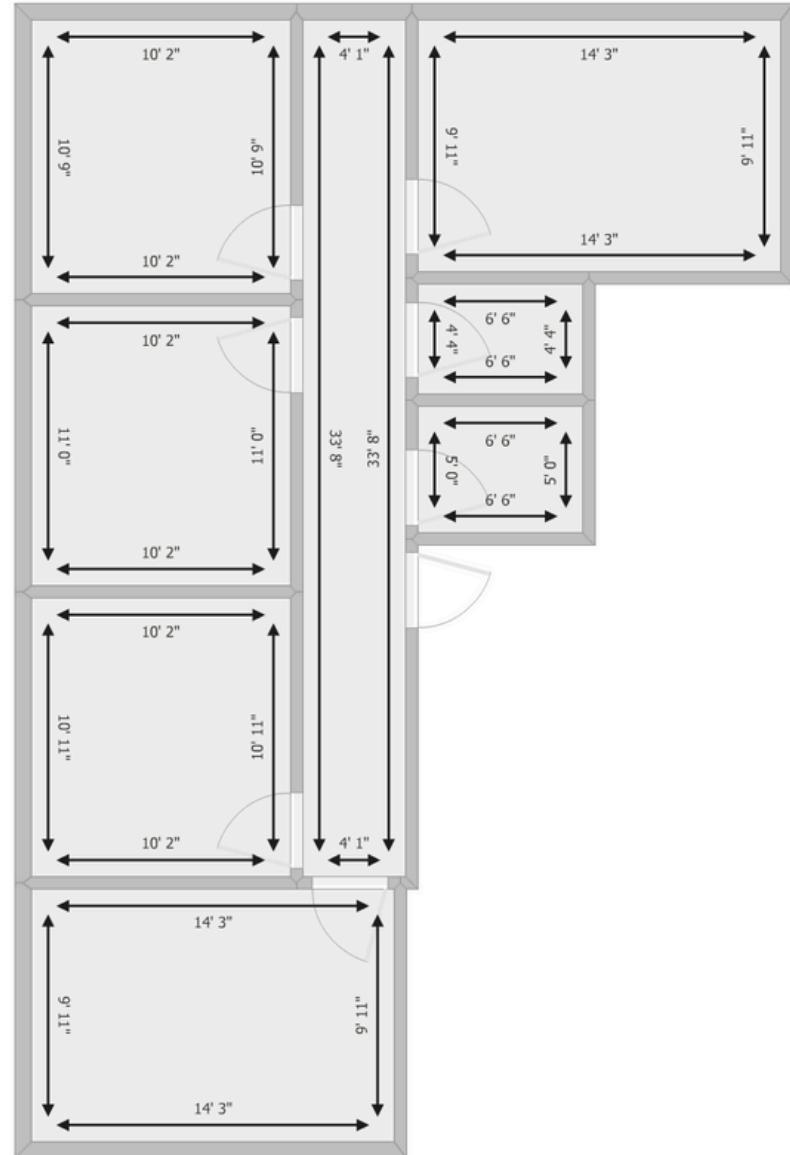
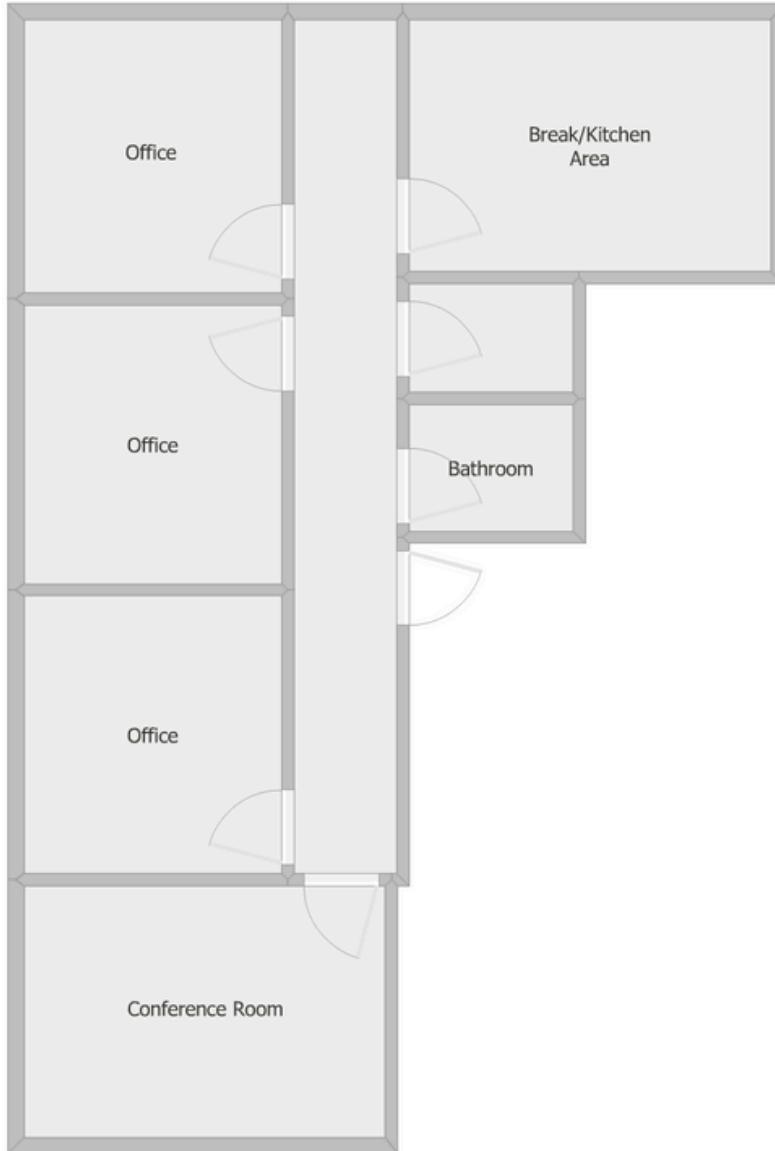
SUITE C- INTERIOR PHOTOS

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FLOOR PLAN-SUITE C

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SUITE D- INTERIOR PHOTOS

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FLOOR PLAN-SUITE D

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RETAILER MAP

9 ALLEN CAIL DRIVE, STATESBORO, GA 30458



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 Savannah, GA 31401

 912-236-1000

 info@judgerealty.com

 judgerealty.com