



Available For Lease

## Leasing Opportunity

- Multi-Unit, 3 Story, Executive Office Building
- 7,058 Total Square Feet
- Zoned B-C: General Commercial
- 25 Space Private Parking Lot
- Brick Facade
- Negotiable Lease Terms
- 24-Hour Access
- New flooring, windows in common areas

For more information, please contact:



**Alex Hansbarger**  
cell: 912-509-2108  
office: 912-236-1000  
alex@judgerealty.com



## Offering Summary

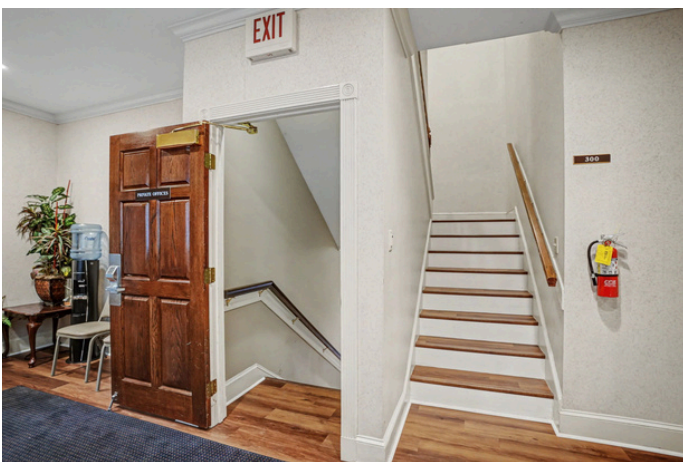
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Lease Rate:	Upon Request
Structure:	Full Service
Total SF:	7,058 SF
Available SF:	200 SF
Zoning:	B-C
Available:	Today

## Property Description

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Dogwood Court Office Suites is ready for your business. Located a jog off Chatham Parkway, this property offers professional executive office suites ranging in size to accommodate many different types of administrative and office-oriented services. Amenities include 25 private parking spaces for occupants, signage opportunities for exposure and direction, and wheelchair accessibility. Tenant friendly full-service lease conditions with all utilities included in base rent. Negotiable lease terms are available pending desired lease term.



Offering Summary

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Lease Rate:	\$1,000/month
Lease Term:	Negotiable
Structure:	Full Service
Available SF:	200 SF
Zoning:	B-C
Flooring:	<u>Newly installed (2026).</u>
Available:	Immediately

Interior of Suite 203



Interior of Suite 203



Common Kitchette



Common Bathroom



# MARKET OVERVIEW

125 PARK OF COMMERCE SAVANNAH, GA 31405



## TOURISM

**ANNUAL VISITORS: 14 MILLION**

**\$4.4 BILLION IN VISITOR SPENDING**

**NATION'S LARGEST HISTORIC LANDMARK DISTRICT**

**OVER-NIGHT VISITORS STAY APPROXIMATELY 2.5 NIGHTS**

**\$265 AVG SPEND PER PERSON ON OVERNIGHT TRIPS**

### ESTIMATED RETAIL SALES

2021 **\$8.9 BILLION**

2020 **\$7.4 BILLION**

**"The World's Greatest  
Places of 2021"**

Time Magazine

**"10 Most Beautiful Cities to  
Visit in the United States"**

Redbook

**"Top 25 Places to Visit in  
the United States"**

insider Monkey

**\$5B**

Economic impact from  
Fort Stuart and  
Hunter Army Air field

**40%**

Projected population  
increase by 2050

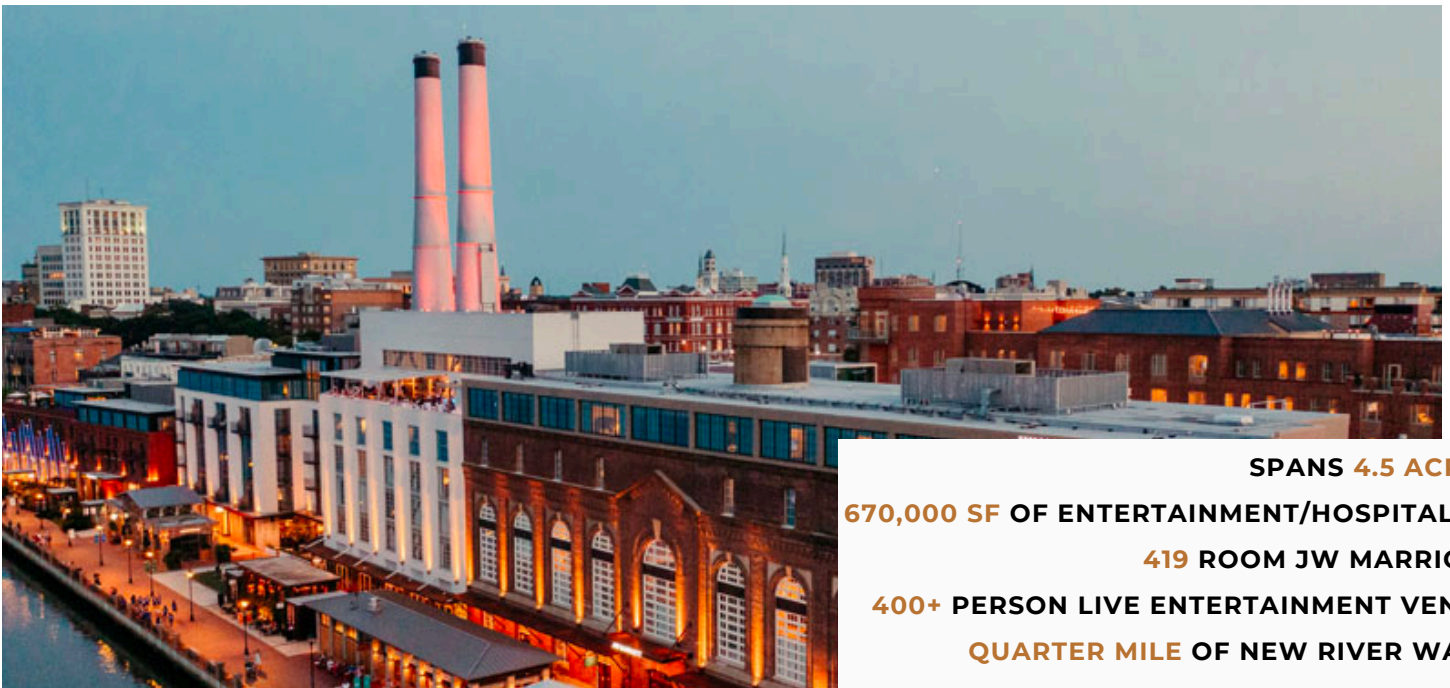
**#2**

Favorite Foodie City  
Trazee Travel

**#95**

Best place to retire in the United States  
Travel + Leisure

## PLANT RIVERSIDE DISTRICT - RIVER STREET



**SPANS 4.5 ACRES**

**670,000 SF OF ENTERTAINMENT/HOSPITALITY**

**419 ROOM JW MARRIOTT**

**400+ PERSON LIVE ENTERTAINMENT VENUE**

**QUARTER MILE OF NEW RIVER WALK**



## About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

DEVELOPMENT



Savannah, GA 31402



912-236-1000



info@judgerealty.com



judgerealty.com