

OFFICE BUILDING FOR LEASE

1012 E GWINNETT STREET SAVANNAH, GA 31401



\$19.00/SF/Year

Leasing Opportunity

- Stand-Alone Office Building
- 5,418 Total Square Feet
- Zoned TN-3: Office/Commercial
- Off-Street Parking Lot
- Kitchen/Break Room
- Large Co-Working/Conference Rooms
- 2nd Story, Unfinished, Storage Area
- Negotiable Lease Terms
- 24-Hour Access

For more information, please contact:



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Offering Summary

Lease Rate:	\$19.00/SF/Year
Structure:	NNN
Total SF:	5,418 SF
Zoning:	TN-3
Condition:	Average
Available:	Today

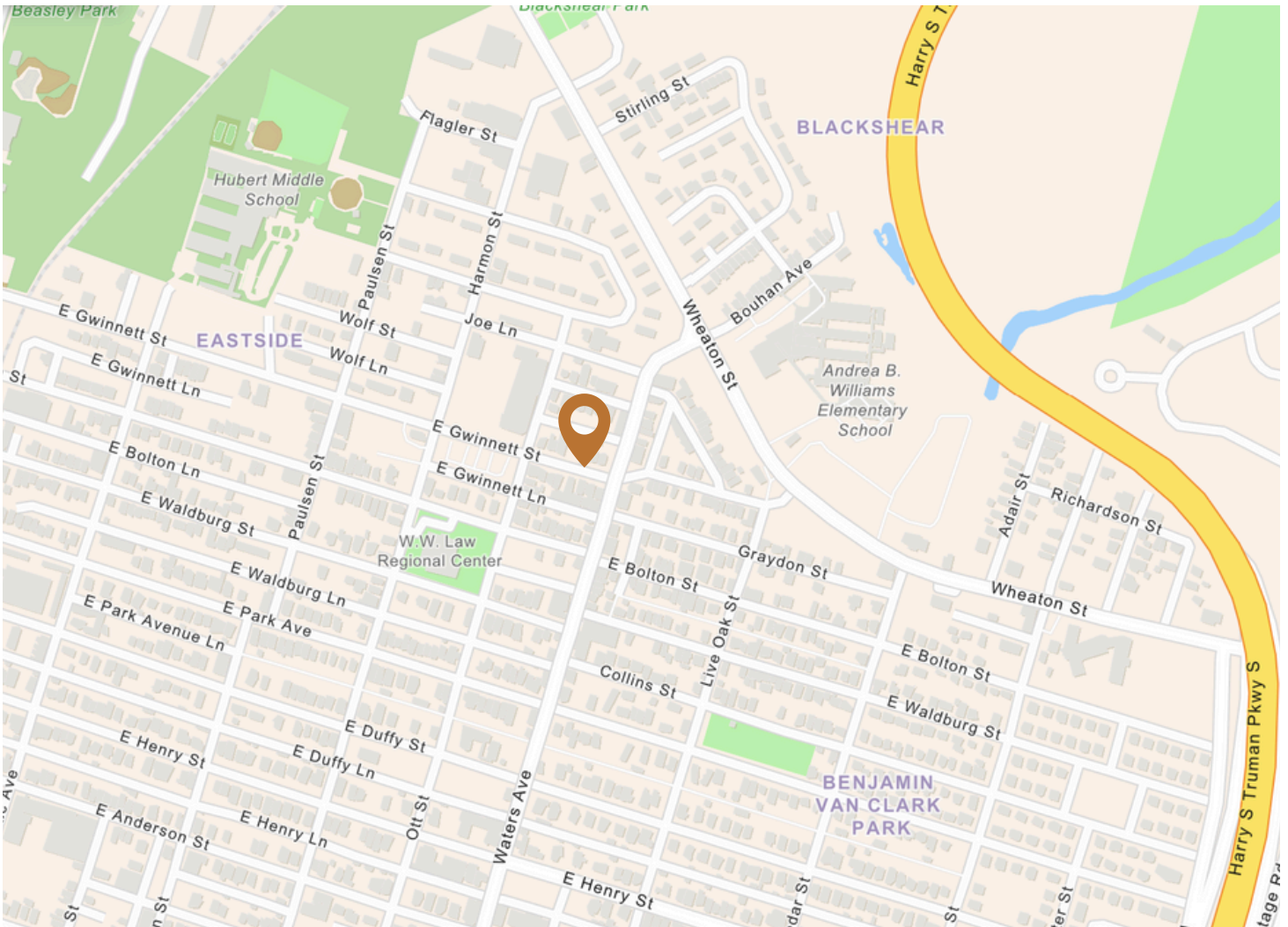
Property Description

Stand-alone 5,418 office building available for lease in Savannah, GA. Only minutes from Broughton and E Bay Street, this property includes a reception/waiting room, several private offices, large co-working or showroom-sized spaces, generously sized kitchen and breakroom, and tons of storage areas in the unfinished storage area on the 2nd floor. Parking lot adjacent to building is available for tenant's use and provides thru access to Gwinnett and Wolf Lane (alley). Zoning permits and would be ideal for office general, medical, business support services, art/photo studio, catering establishments, and places of worship. Office is located on the bus line for easy access. Negotiable lease terms available.

ADDITIONAL PHOTOS

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Location Description

Building is located on E Gwinnett, near the corner of Waters Ave and Wheaton Street. Surrounding businesses include Spencer and Andrew B. Williams Elementary, W.W. Law Community Center, and Chatham Area transit.

Permitted Uses

Upper-story residential, places of worship, office-general, office-medial, retail-general, art/photo studio, food-oriented retail, business support services

MARKET OVERVIEW

1012 E GWINNETT STREET SAVANNAH, GA 31401



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

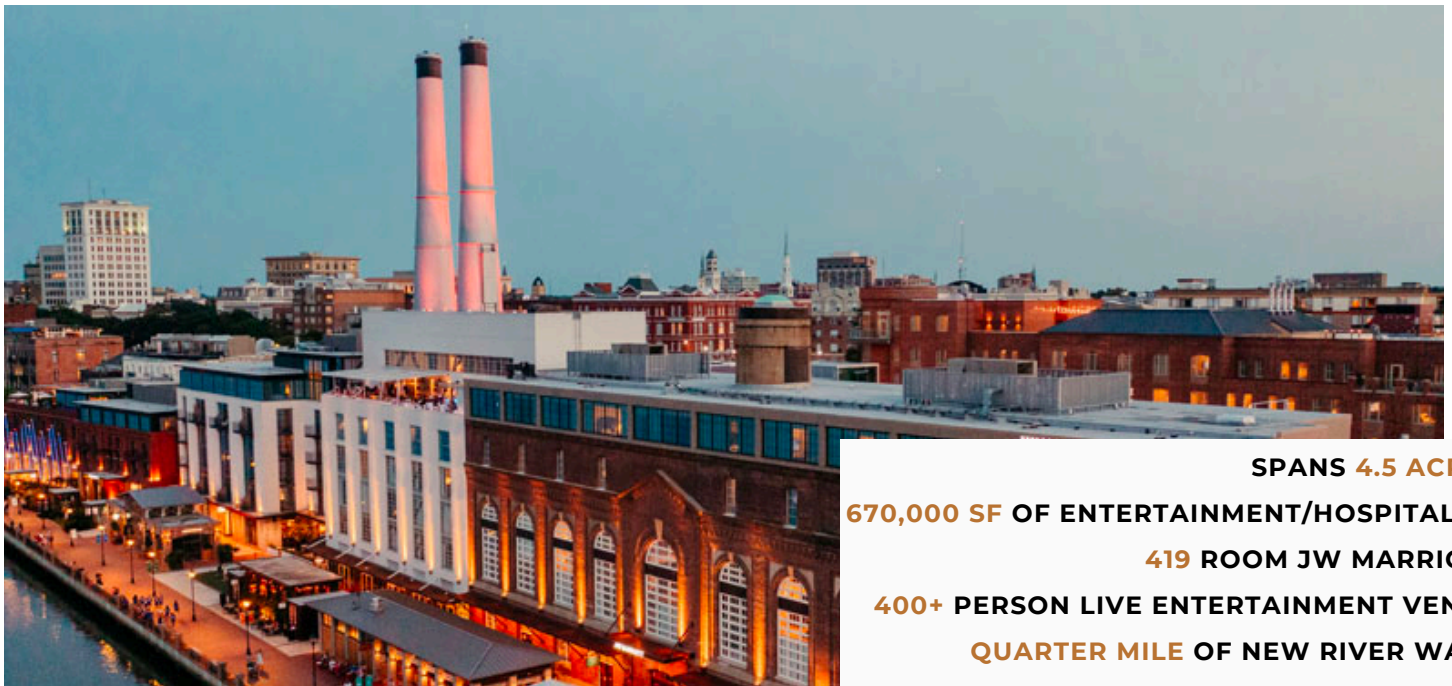
#2

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.


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