

FOR LEASE - PROFESSIONAL OFFICE



15 Bull Street Savannah, GA



OFFERING SUMMARY

15 BULL STREET



Property Description

Judge Realty is pleased to offer 15 Bull Street, a high-class professional office building for lease in Downtown, GA. Property is located North adjacent to Johnson Square on the corner of Bryan and Bull Street, in view of Savannah City Hall, providing strategic advantages for professional and executive services. Neighboring within the same property with Regions Bank, this leasing opportunity includes 3 floors, that can be leased separately or contiguously, providing approx. 4,555 to 26,796 square foot leasing options, with each floor providing their own level of caliber, presence, and functionality. Can be delivered semi-furnished.



General Information

Square Feet Available:	4,555 - 26,796 SF
Demisable:	<u>Yes</u>
Rental Rate:	\$28 - \$38/SF/YR
Lease Structure:	NNN
Zoning:	D-CBD
Year Built:	1915
Elevator Access:	Yes
Available:	TBD

For more information, please contact:



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BIRD'S EYE VIEW

15 BULL STREET



AVAILABLE SPACES

15 BULL STREET



Lease Information

Lease Type	NNN	Lease Term	3-years
Total Space	4,555 - 26,796	Lease Rate	\$33-\$38/SF/Year

Available Spaces

Suite	Tenant	Square Feet	Lease Type	Lease Rate	Description
2nd Floor	Available	13,396 +/-	NNN	\$38/SF/YR	2 presidential office suites, 2 large, fully equipped conference rooms, 15 perimeter offices, reception, break room
1st Floor	Available	4,555 +/-	NNN	\$38/SF/YR	9 private offices with additional cubicle and/or conference room space. Shared entrance to Regions Bank.
Basement	Available	8,841 +/-	NNN	\$28/SF/YR	19 private perimeter offices, break room, large open cubicle area in center

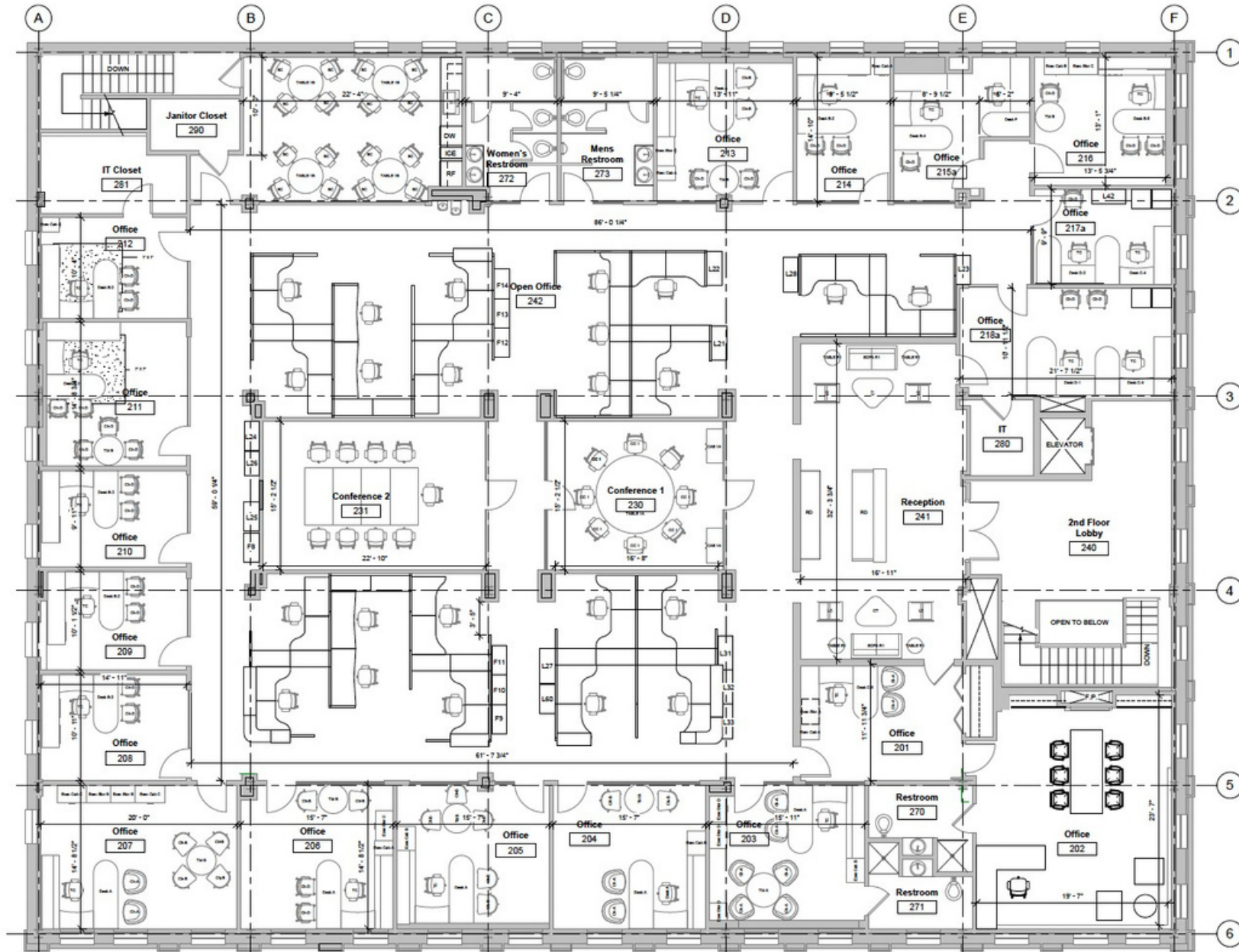
2ND FLOOR - ADDITIONAL PHOTOS

15 BULL STREET



2ND FLOOR - FLOOR PLAN

15 BULL STREET



① 2ND FLOOR FURNITURE PLAN
3/16" = 1'-0"

1ST FLOOR - ADDITIONAL PHOTOS

15 BULL STREET



1ST FLOOR - FLOOR PLAN

15 BULL STREET



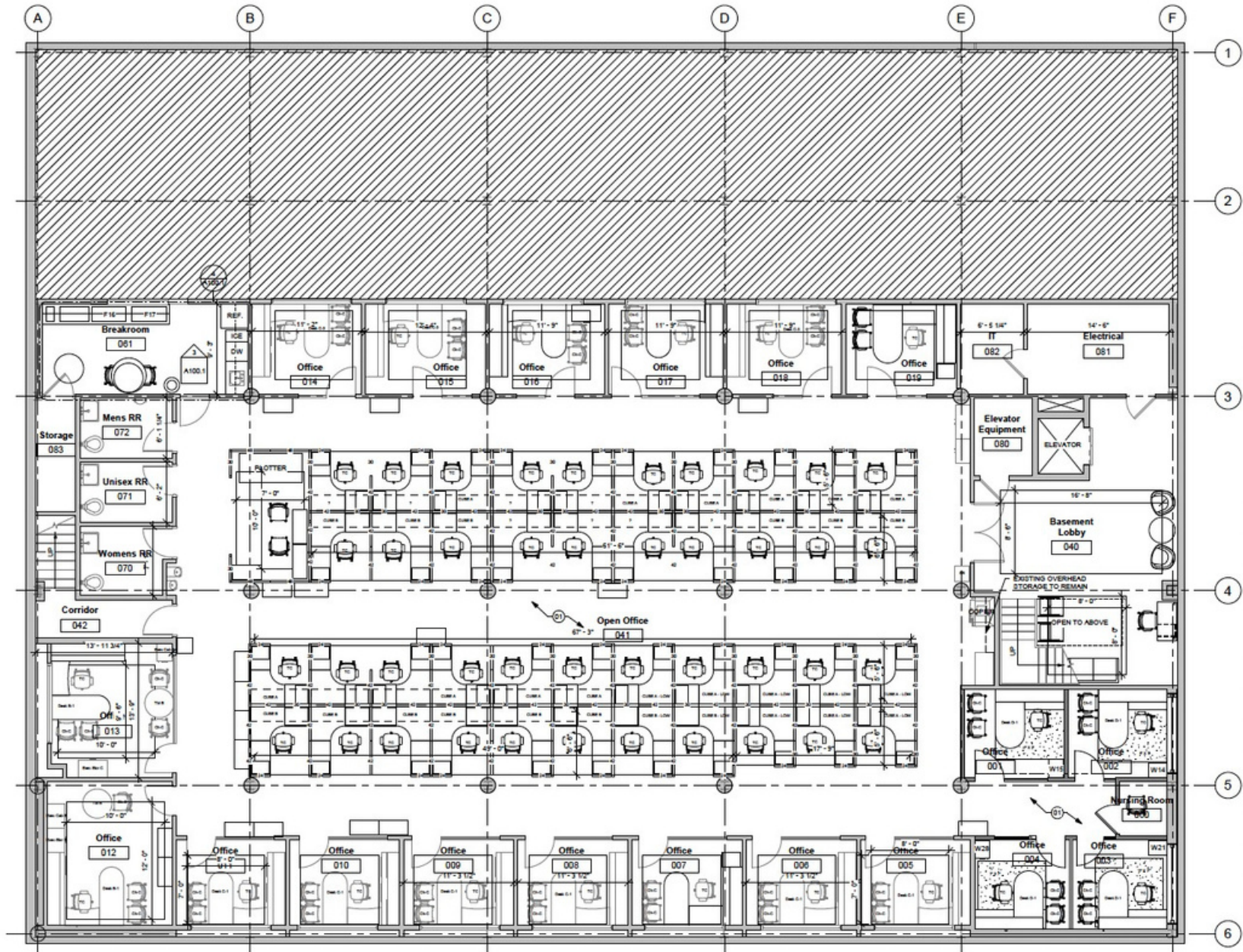
BASEMENT- ADDITIONAL PHOTOS

15 BULL STREET



BASEMENT- FLOOR PLAN

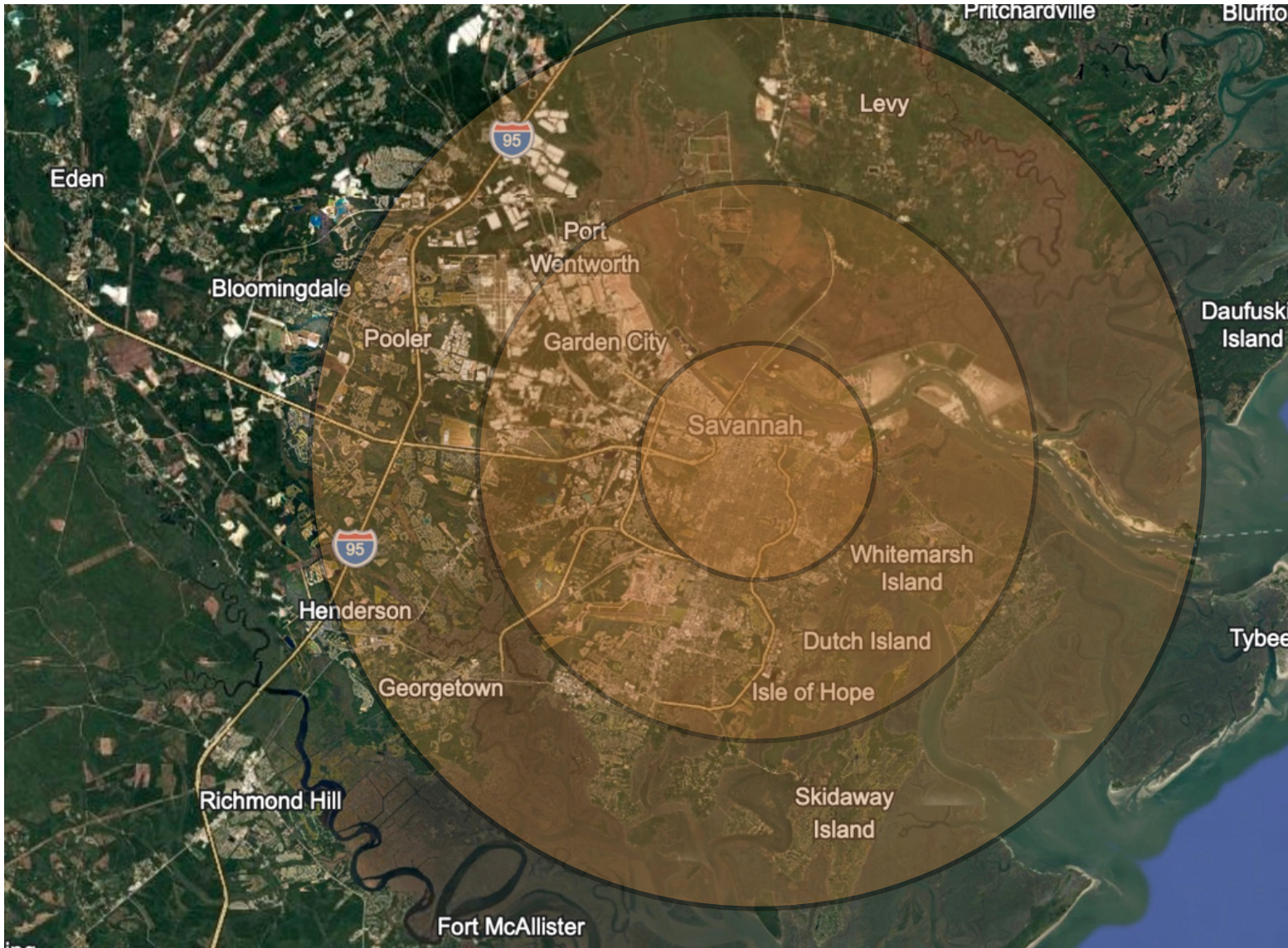
15 BULL STREET



1 BASEMENT FURNITURE PLAN
3/16" = 1'-0"

Location/Demographics

15 BULL STREET



2025 Demos

Population

3 Mile: 71,311

5 Miles: 118,041

10 Miles: 235,347

Average HH Income

3 Mile: \$76,943

5 Miles: \$76,060

10 Miles: \$88,579

Median Age

3 Mile: 35.1

5 Miles: 35.6

10 Miles: 38.1

Tourism (2023)

17.7 Million Reported

Taxable Retail Sales (Chatham County)

2024 - 12.3B

2022 - 11.4B

2020 - 7.9B

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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PROPERTY MANAGEMENT



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