

# The Future of Work in a Historic Setting

33 Bull Street,  
Savannah, GA 31401

Class A Office Space | Ground-Floor Retail | Suites Ranging from 2,516 to 11,223 sq | Available for Lease





## Savannah Office Redefined

A cornerstone of the Savannah office market, 33 Bull Street has always shined on the corner of Congress and Bull. Now, with an ambitious \$10M reinvestment plan that's delivering new amenities, ground-floor retail/restaurant offerings, and inspiring spaces, 33 Bull Street is shining even brighter, creating a prestigious workspace experience of the future and a community destination for Savannah.

**\$10M**  
INVESTMENT TO IMPROVE  
COMMON AREAS AND  
EXTERIOR PROJECTS  
UNDERWAY

**5**  
STORIES OF  
CLASS A OFFICE  
SPACE

**80k SF**  
OF PREMIUM  
WORKPLACE  
INTERIORS

**88**  
SECURED PARKING  
GARAGE SPACES

# Savannah is the Heart of the Southeast

Savannah has ascended the ranks to become one of the most compelling markets in the U.S. with resilient economic growth, an incredibly business-friendly environment, and a highly educated, diverse talent pool.

**#1**  
FASTEST GROWING CONTAINER  
PORT TERMINAL IN THE U.S.

**78,000**  
STUDENTS FROM 17  
COLLEGES & UNIVERSITIES

**17M**  
TOURISTS ANNUALLY  
SPEND \$4B

**\$5.5B**  
HYUNDAI METAPLANT,  
LARGEST EV DEVELOPMENT  
IN THE U.S.

**#1**  
ART & DESIGN UNIVERSITY  
IN THE U.S. - S.C.A.D.





1



2



3



4



5

## Take Your Seat At The Table

33 Bull Street is located within walking distance of Savannah's most notable eateries. From casual quick bites to elevated culinary experiences, there are endless places to dine, unwind, and celebrate at 33 Bull Street and the surrounding areas.

**50+**  
HOTELS WITHIN  
A 2 MILE RADIUS

**170+**  
BARS & RESTAURANTS IN  
DOWNTOWN SAVANNAH

**120+**  
SHOPS IN DOWNTOWN  
SAVANNAH



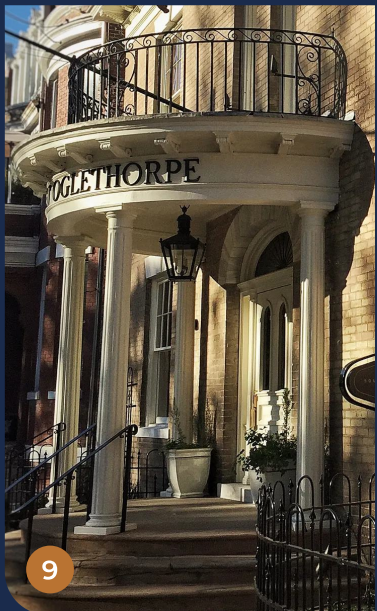
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7



8



9



10



11

## Locations

- 1 ARCO COCKTAIL LOUNGE & COASTAL FARE
- 2 CHIVE SEA BAR & LOUNGE
- 3 THE EMPORIUM
- 4 MADAME BUTTERFLY
- 5 THE OLDE PINK HOUSE

- 6 ELIZABETH'S ON 37TH
- 7 COMMON THREADC
- 8 THE GREY
- 9 HUSK
- 10 PLANT RIVERSIDE
- 11 THE RITZ CARLTON

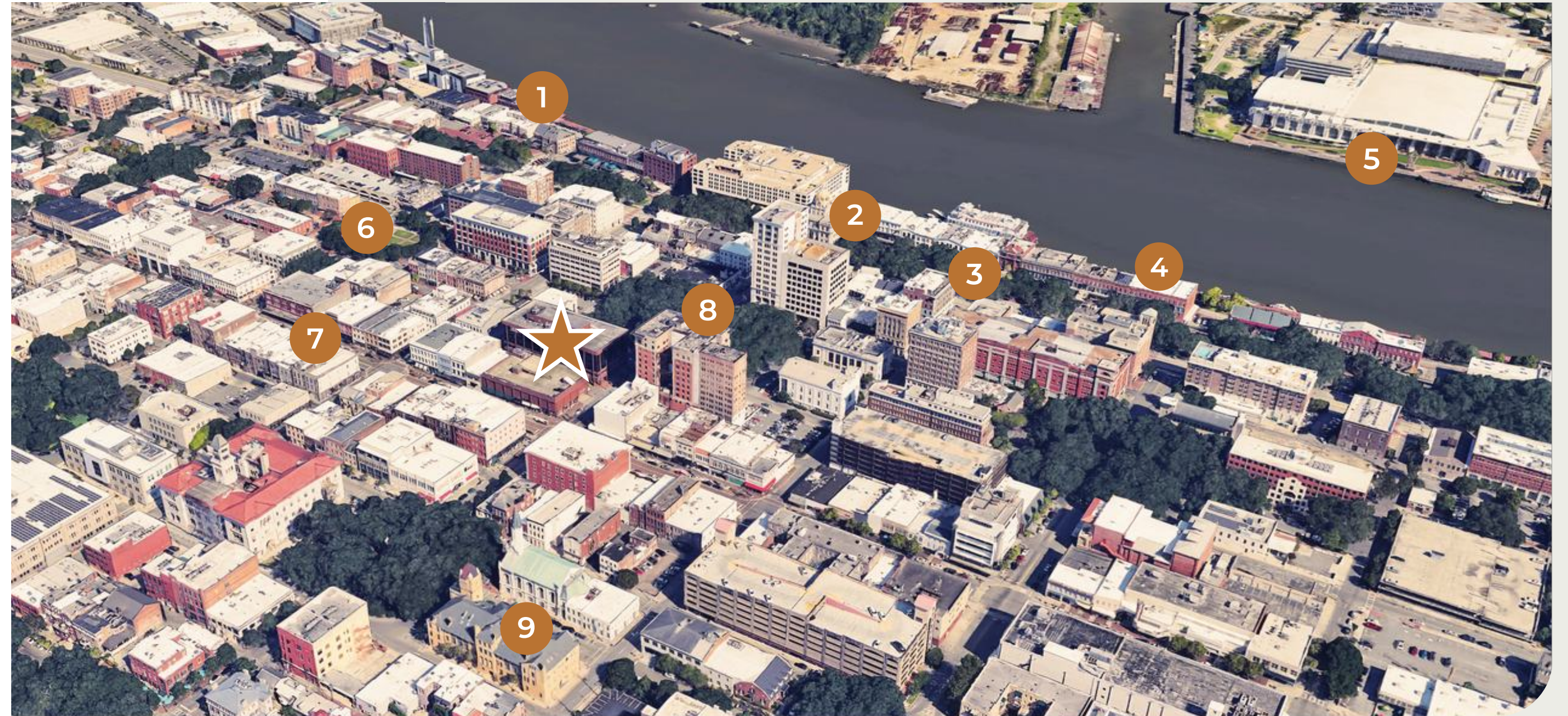
# You're in Great Company

Downtown Savannah is home to a number of national corporate headquarters. 33 Bull Street can be accessed from I-16 and is in close proximity to the Savannah Port, Convention Center, City Hall, the Chatham County Courthouse, and much more.

**30**  
FORTUNE 50 COMPANIES  
IN CHATHAM COUNTY

**2**  
OF THE U.S. LARGEST  
MANUFACTURING  
COMPANIES

**463K**  
AVAILABLE WORKFORCE  
WITHIN 60 MILE RADIUS



1 PLANT RIVERSIDE DISTRICT

2 CITY HALL

3 BAY STREET

4 RIVER STREET

5 SAVANNAH CONVENTION CENTER

6 ELLIS SQUARE

7 BROUGHTON STREET

8 JOHNSON SQUARE

9 CHATHAM COUNTY COURTHOUSE

★ 33 BULL STREET

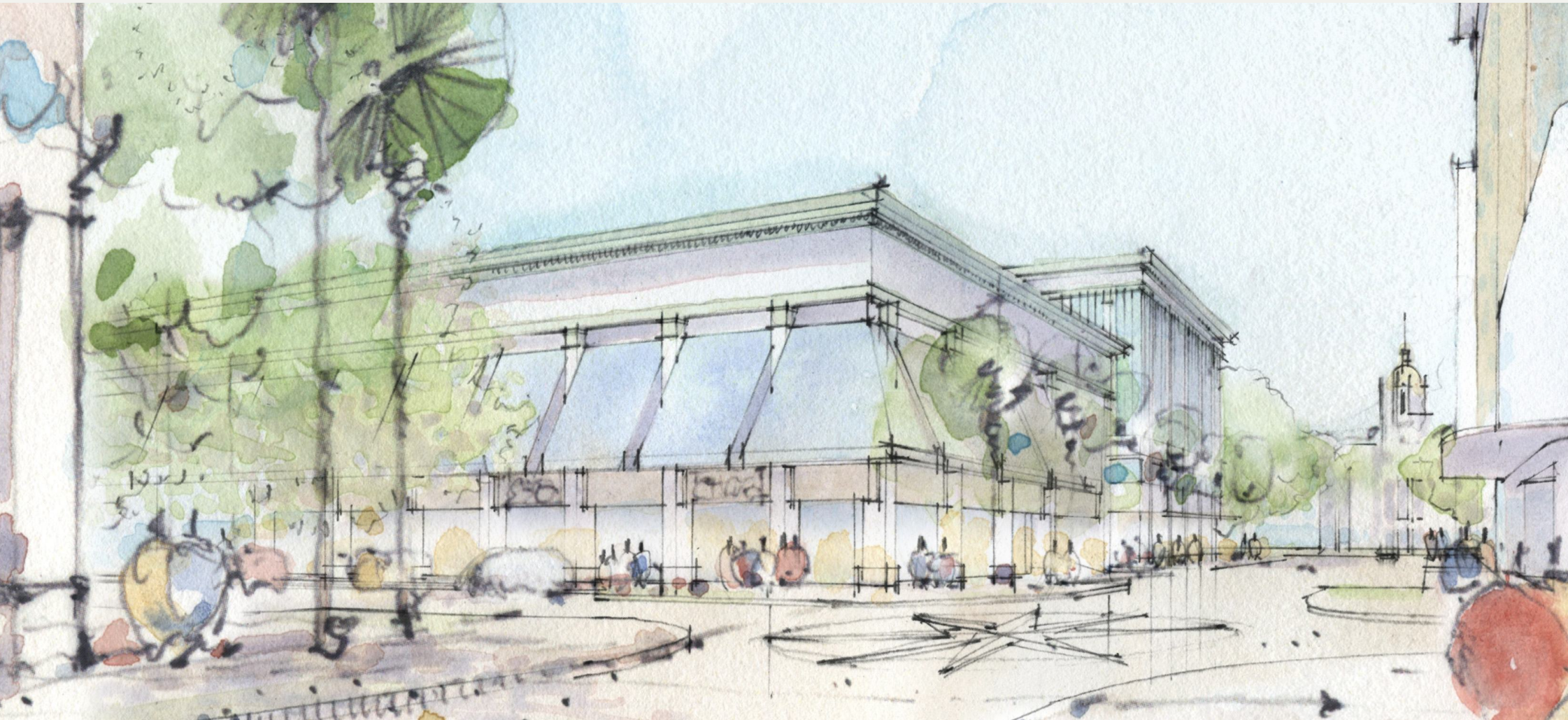


## Turning an Entrance into an Experience

The vision for the interior is focused on creating an open, modern, and inviting workspace. Common areas are being transformed to foster collaboration and comfort, ensuring that every shared space is both functional and welcoming.

## Street-Level Retail

Street-level units are available for retail or food and beverage use. Newly-added awnings provide the opportunity for comfortable al fresco dining. Operators can capitalize on the heavy foot traffic from Broughton Street and the Bull Street corridor all while providing an additional accommodation for office tenants.



## Sky Bridge

Opening a Sky Bridge with decorative supports will create a seamless and aesthetically pleasing connection between the parking deck and office spaces, complementing the exterior improvements.

## Arches

Introducing elegant steel arches, projecting canopies to complement the retail spaces on Broughton Street, and a prominent cornice rendered in natural copper will enhance the building's architectural appeal. Existing brick columns will be painted, and granite piers will be added to the base for a polished look.



# Amenities Made For the Modern Office

The forthcoming lobby, skybridge and new amenity spaces joining 33 Bull Street's amenities are designed to facilitate wellbeing, collaboration, productivity, and programming that always engages.

## Common Areas

Transformed to foster collaboration and comfort. All bathrooms, corridors, elevators and lobbies are undergoing a facelift with thoughtful updates.

## Dedicated Secure Parking

Fully-secured on-site parking garage with multiple reservation tiers.

## Security

The building is set up with top security and secure access. Tenants enjoy 24/7 access via key fobs.



1 5TH FLOOR OFFICE - 11,223 SF

2

3 SUITE 115 RETAIL - 2,516 SF

4

5 SUITE 315 OFFICE - 7,310 SF

6

SUITE 100 RETAIL - 4,684 SF

# Leasing Availability

**80K+ SF**  
TOTAL RSF

**17,500 SF**  
TYPICAL FLOORPLATE

**5 Floors**  
CLASS A OFFICE TOWER

1 5TH FLOOR OFFICE - 11,223 SF

2 PARKING ACCESS

3 SUITE 115 RETAIL - 2,516 SF

4 MAIN BUILDING ENTRANCE

5 SUITE 315 OFFICE - 7,310 SF

6 SUITE 100 RETAIL - 4,684 SF



Floor Plans of Available Leases

Suite 100  
**4,684 SF**

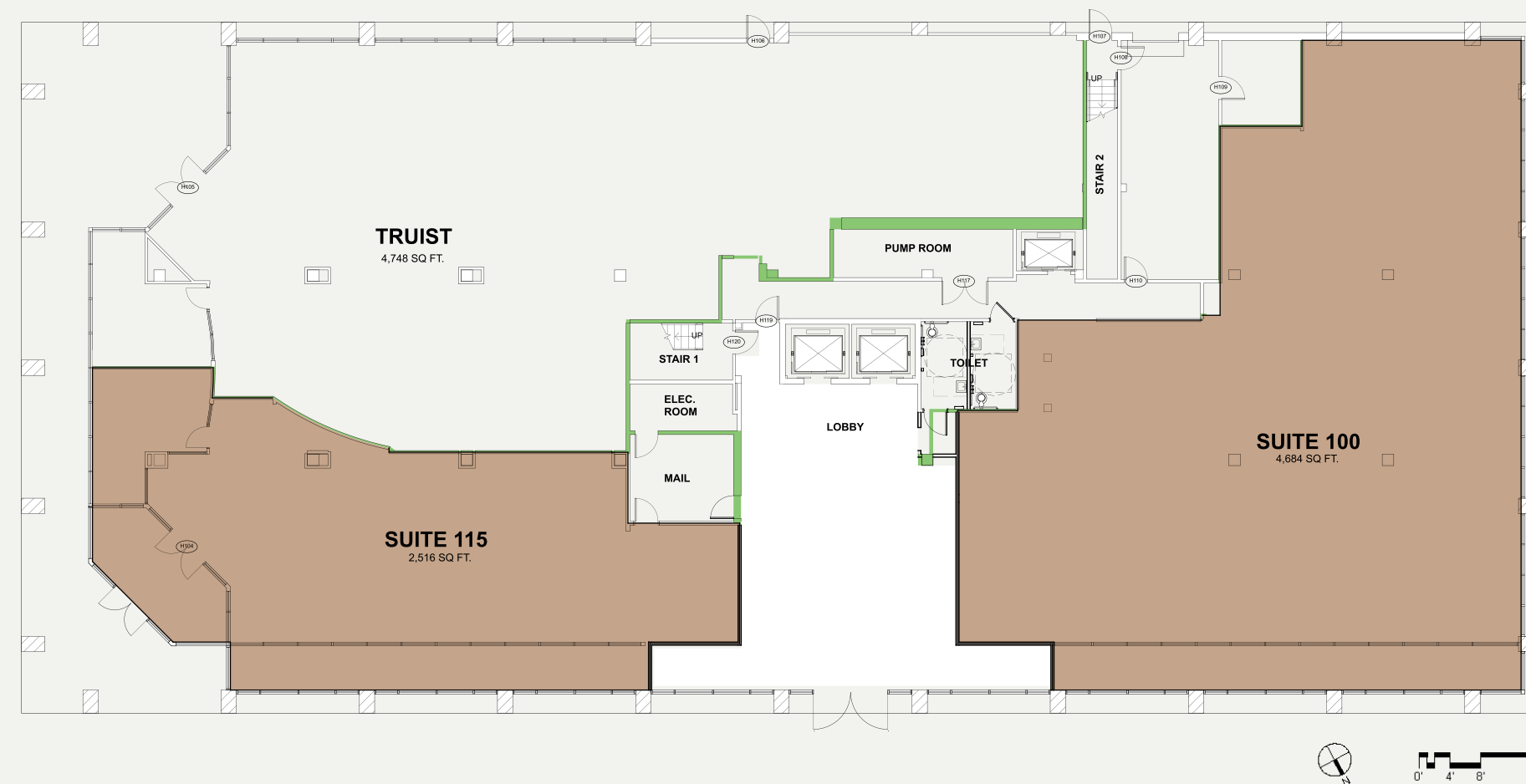
Suite 115  
**2,516 SF**

Suite 315  
**7,310 SF**

5th Floor  
**11,223 SF**



Suite 100 - **4,684 SF** & Suite 115 - **2,516 SF**



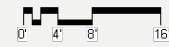
# Suite 315 - 7,310 SF



**LEGEND**

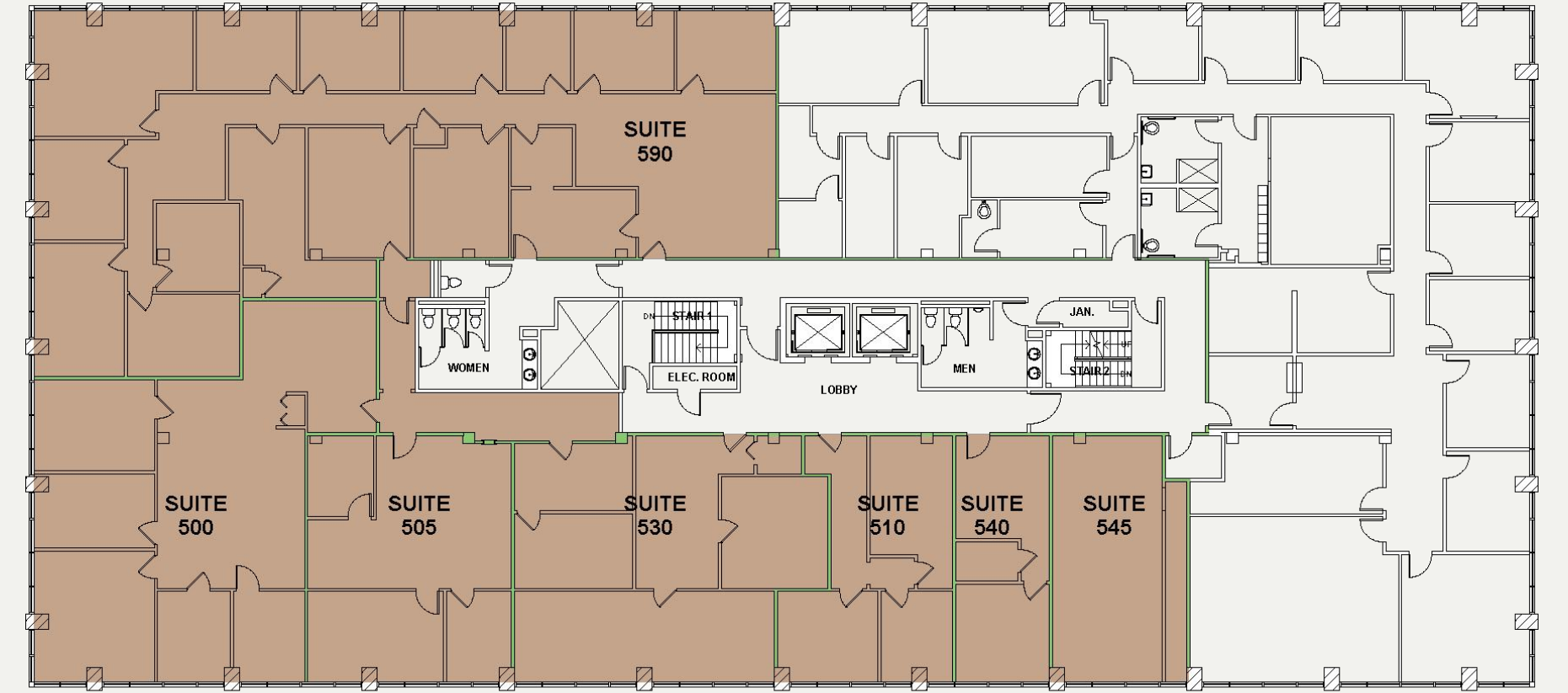
— EXISTING WALL TO REMAIN

— NEW WALL



# 5th Floor - 11,223 SF

RENTABLE AREA  
11,223 SQ FT.





For Leasing Info, Contact **912-236-1000** | **33bull@judgerealty.com** | **judgerealty.com**

