

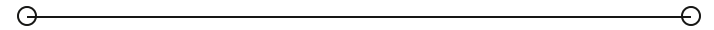


LEASE

The Sullivan Building

37 W. FAIRMONT AVENUE, BUILDING 100

Savannah, GA 31406



PRESENTED BY:

JAMES (JIM) BRYANT

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jbryant@svn.com

The Sullivan Group

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
NUMBER OF UNITS:	1
AVAILABLE SF:	5,000 SF
BUILDING SIZE:	10,000 SF

PROPERTY DESCRIPTION

Boasting (2) Floors of 5,000 square feet each of thoughtfully designed office space, this prime location offers immediacy and convenience. Set in Savannah's coveted Southside, ample on-site parking ensures stress-free arrivals for both clients and employees. Embrace the opportunity for immediate availability, allowing you to seamlessly transition into your new space without delay. Elevate your business operations with this turnkey office solution, tailored for a seamless transition and sustained success.

PROPERTY HIGHLIGHTS

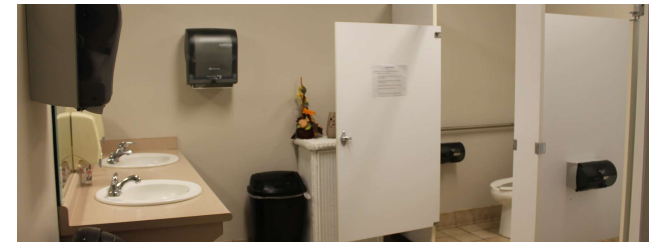
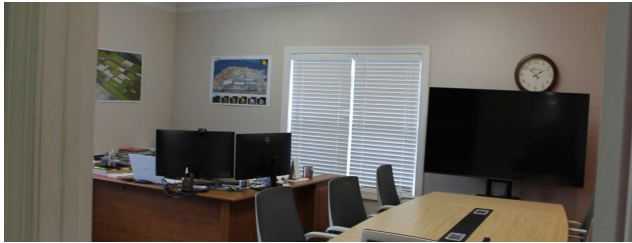
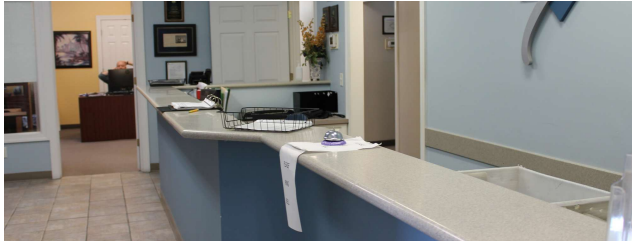
- Two floors with 5,000 S.F. of modern office space each
- Convenient Southside location for accessibility and visibility
- Generous on-site parking for employees and visitors
- Turnkey solution with immediate availability for seamless transition

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ADDITIONAL PHOTOS

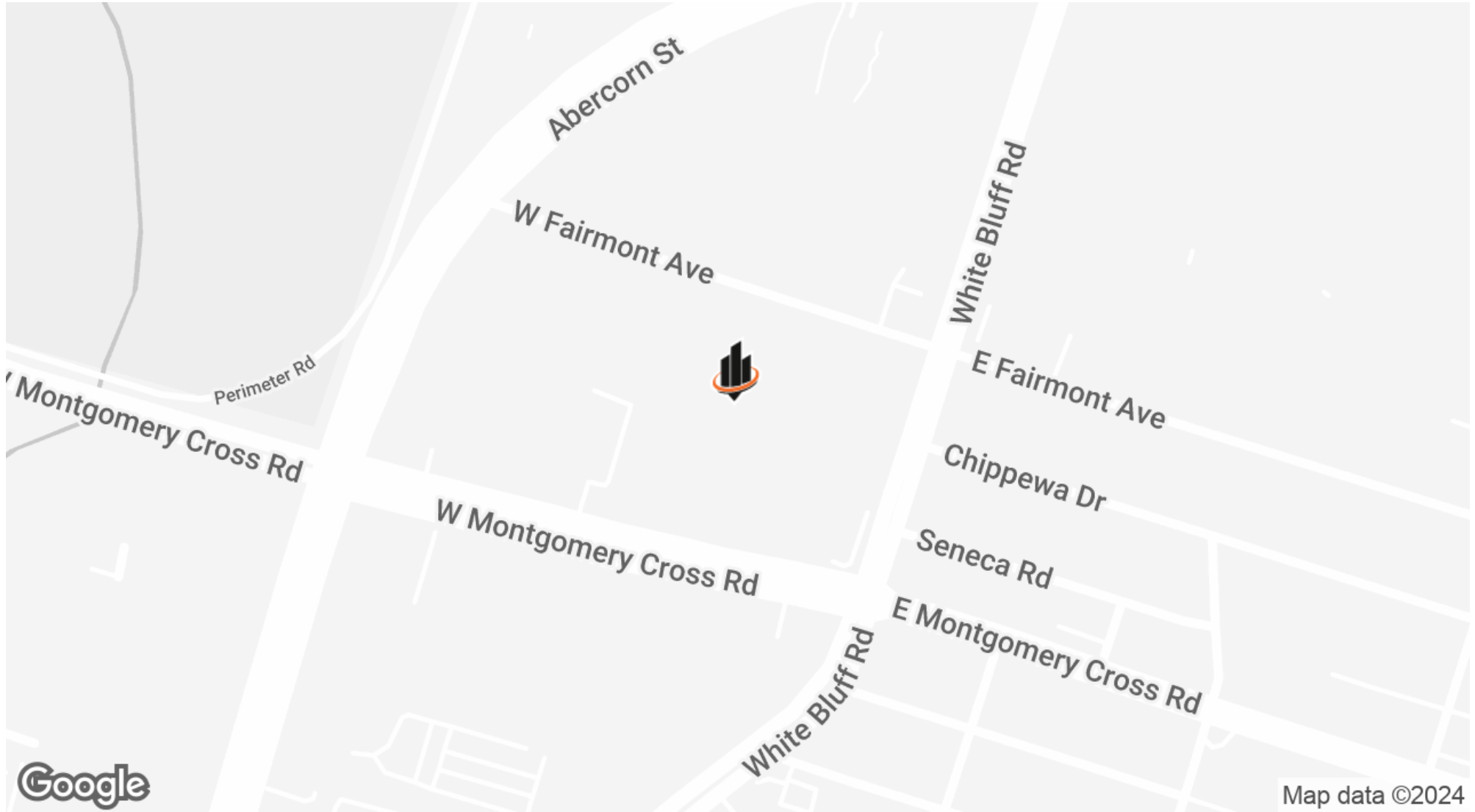


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

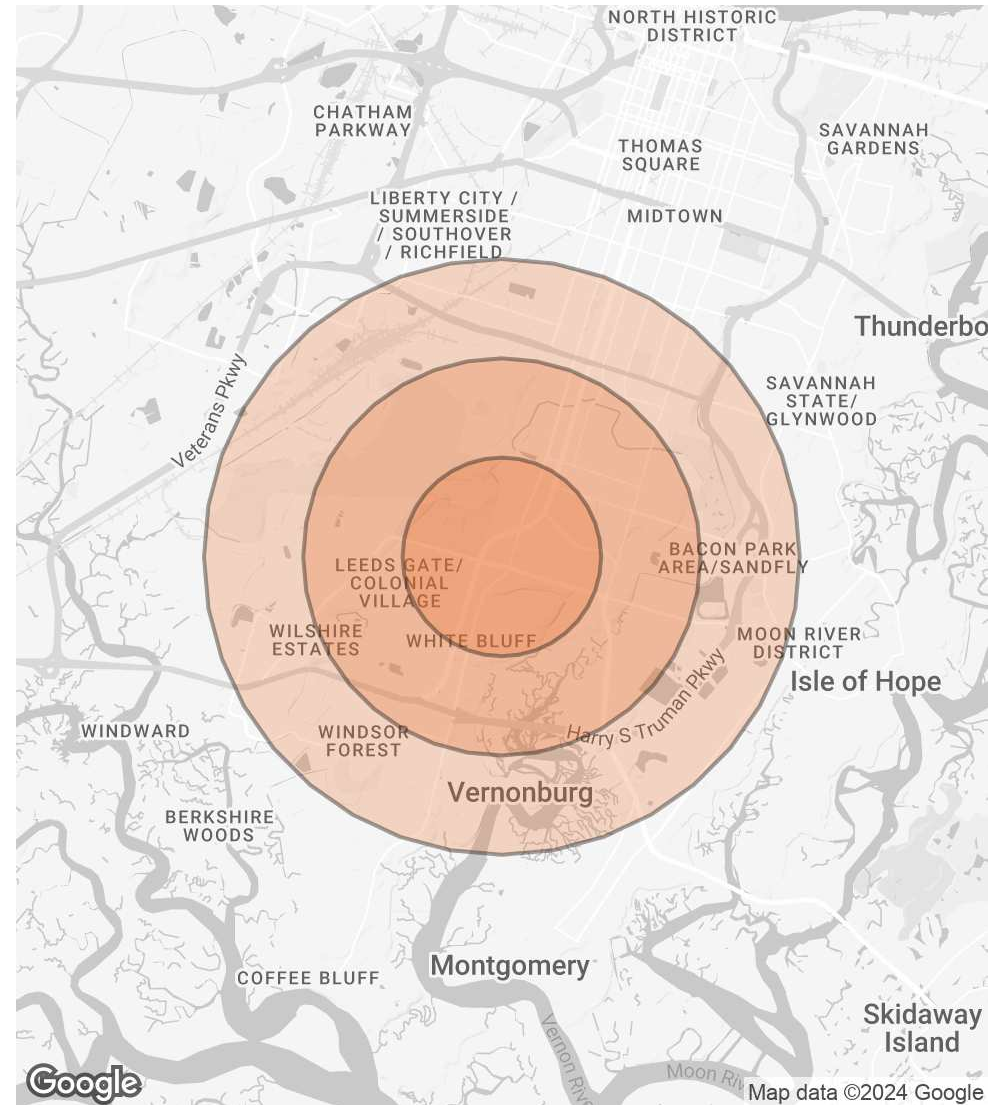
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,091	25,466	53,545
AVERAGE AGE	32.4	35.4	35.8
AVERAGE AGE (MALE)	28.1	33.7	34.3
AVERAGE AGE (FEMALE)	36.4	37.6	37.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,616	11,233	22,658
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$44,672	\$57,230	\$57,630
AVERAGE HOUSE VALUE	\$100,307	\$130,146	\$140,787

2020 American Community Survey (ACS)



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