

LEASE

35 Abercorn Street, Savannah, Georgia 31401
2469 RSF (Shell Condition), 2nd Floor Level (No Elevator)



Space
Available

- Located in the Heart of Historic Downtown Savannah across from The Historic Lucas Theatre overlooking Reynolds Square at Abercorn Street/ E Congress Street; Close to Planters Inn & The Pink House.
- Prime Location with many Amenities including Retail Stores, Hotels, Restaurants, Entertainment, Art Galleries, Financial & Legal Services and Parking Facilities.
- Easy Access to Major Roads such as Bay Street, President Street, Harry S. Truman Parkway, Interstate I-16, Broughton Street, and Abercorn Street.

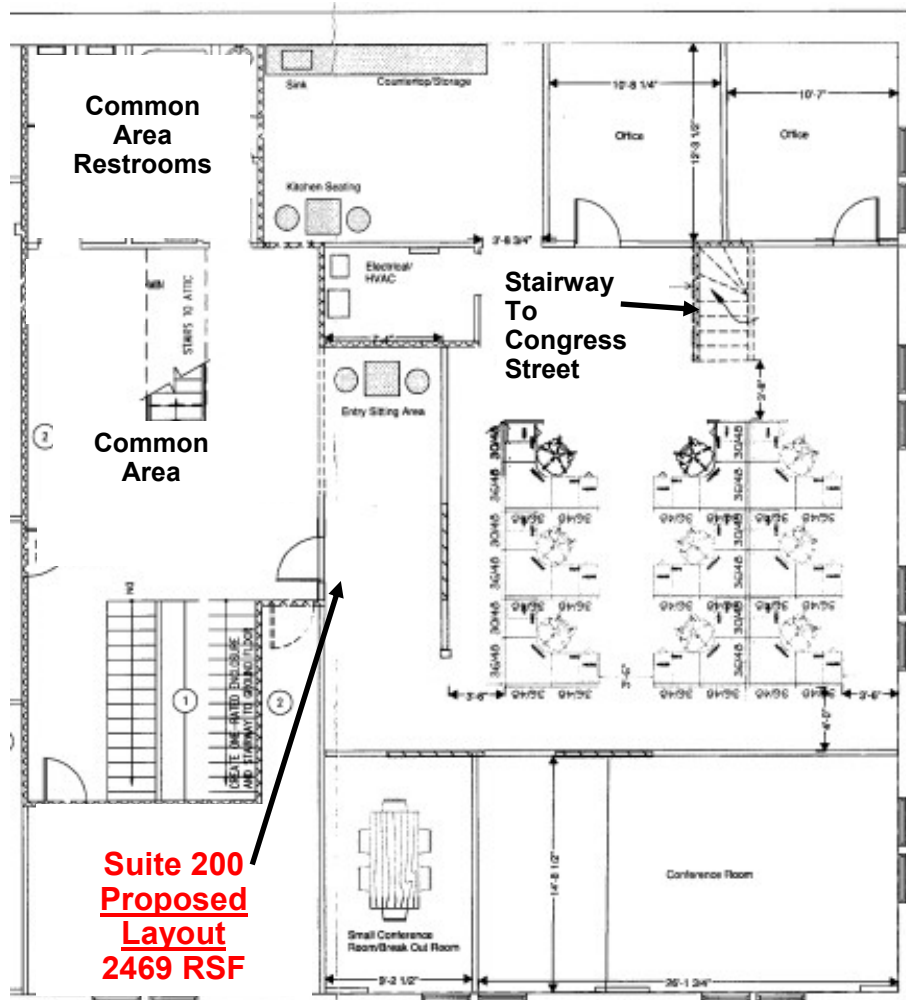
For More Information: Gary W. Mankin, CCIM,
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This offering is subject to errors, omissions, prior sales and withdrawal without notice. Tenant/Buyer has the responsibility to verify all information contained herein.

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35 Abercorn Street, Savannah, Georgia 31401
Suite 200, 2469 RSF (**Shell Condition**), 2nd Floor Level (No Elevator)



- Proposed Rent \$25.00 RSF (MG);
- 2469 RSF - Delivered to Tenant in an “AS IS” Cold Shell Condition; Electrical Panel in Place.
- Tenant shall buildout the Space estimated to cost \$50 RSF to \$100 RSF. Zoned D-CBD;
- Subject to the Owner approving the Tenant’s Business Use, Buildout Plans & Specifications, and Financials, Owner will abate Rent to Cover Some or All of the Cost for the Improvements.



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