

For Sale | Offering Memorandum

Durham Business Park

Fully Leased Office Investment Opportunity

250 Durham Park Boulevard | Pooler, Georgia 31322

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Property Summary

Colliers Savannah is pleased to offer for sale Durham Business Park, a newly constructed, fully leased multi-tenant office investment located at 250 Durham Park Boulevard in the heart of Pooler, Georgia. The ±21,622-square-foot Class A office property consists of 5 units and benefits from a diverse tenant roster, modern construction, and strong in-place cash flow. Strategically positioned just minutes from Interstate 95, Interstate 16, and Savannah/Hilton Head International Airport, the property is surrounded by a dense concentration of retail, dining, and service amenities within one of the Savannah MSA's fastest-growing commercial corridors. Featuring attractive contemporary architecture, ample parking, and excellent accessibility, Durham Business Park offers investors the opportunity to acquire a stabilized, income-producing asset in a high-growth market with strong demographic and economic fundamentals.

Investment Highlights



Fully Occupied



New Construction
(2024)



WALT: 7.30 Years
(as of January 2027)



January 2027 NOI: \$610,670

Property Details

Building Size:

±21,622 SF

Site Area:

±2.95 Acres

Property Address:

250 Durham Park Boulevard
Pooler, Georgia 31322

Parcel #:

5101301080

Year Built:

2024

Parking:

89 Spaces (±4/1,000 SF)
(55 assigned spaces to LabCorp &
34 unassigned spaces)

Zoning:

Planned Unit Development - Light Commercial
(C-1, City of Pooler)

Tenancy:

Professional Office

Occupancy:

100%

Building Class:

A

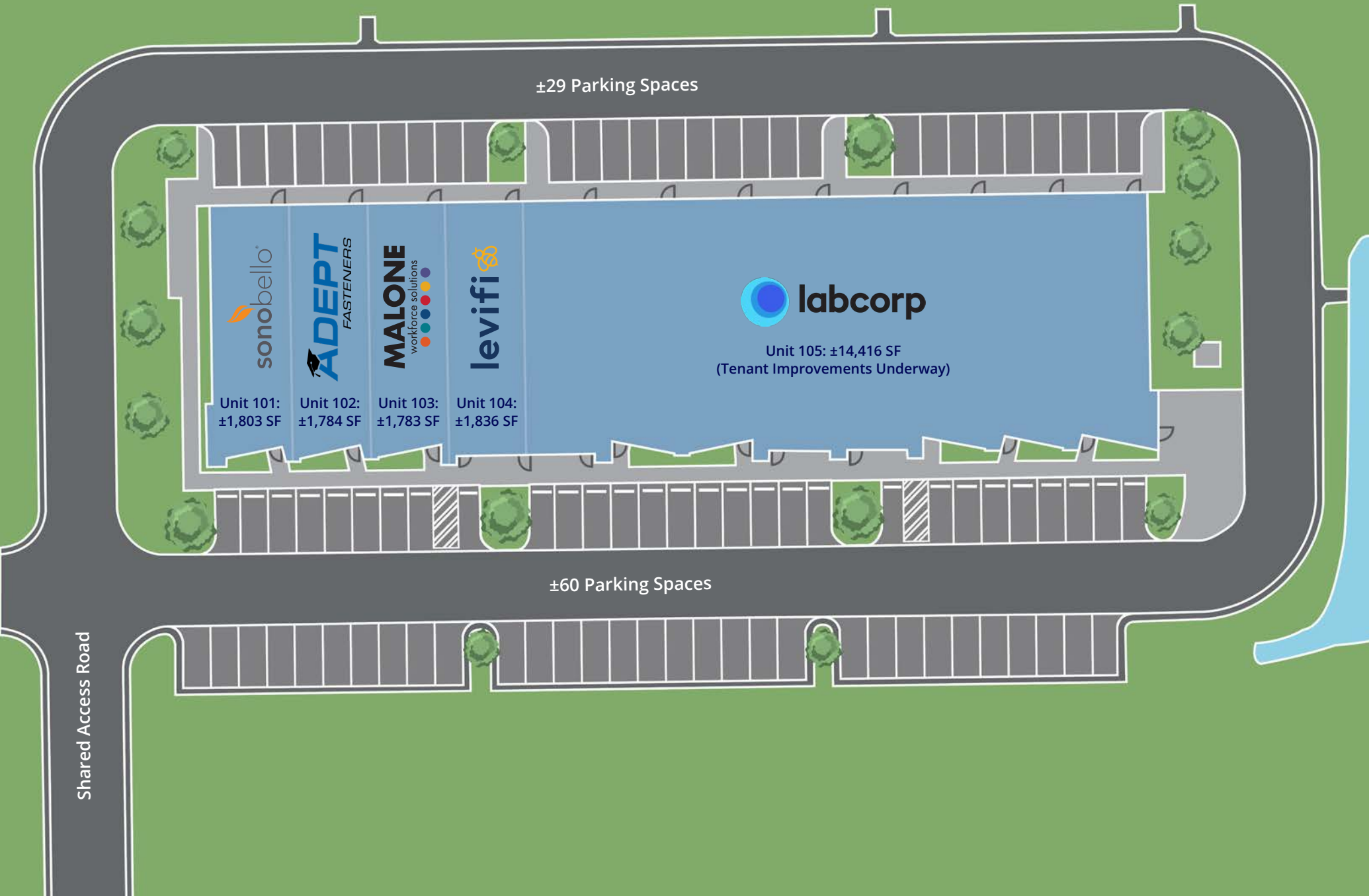
Telecommunications:

Served by Xfinity / Comcast



Site Plan

Site Area: ±2.95 Acres | Total Building Size: ±21,622 SF



Aerial View

Pooler Parkway

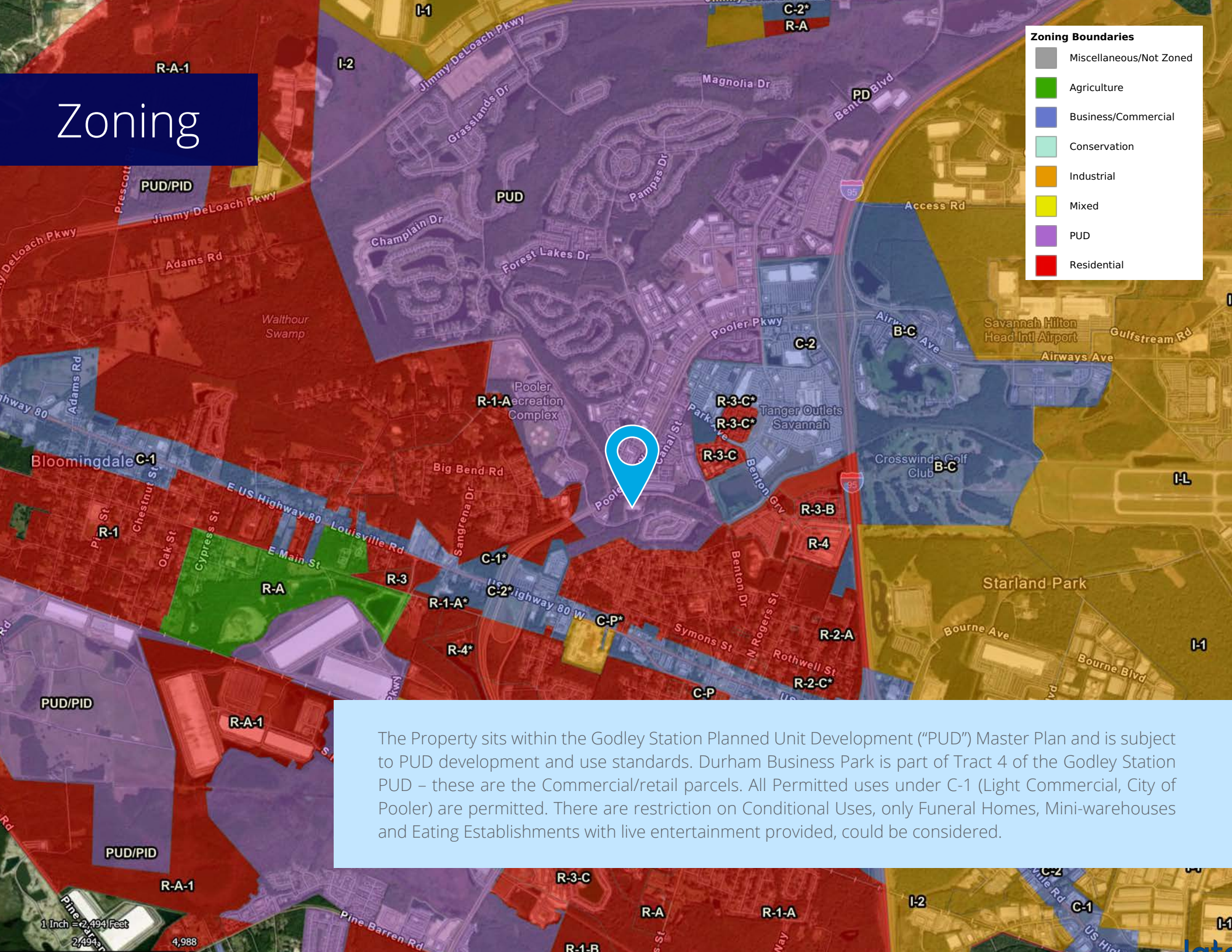
Durham Boulevard



Zoning

Zoning Boundaries

- Miscellaneous/Not Zoned
- Agriculture
- Business/Commercial
- Conservation
- Industrial
- Mixed
- PUD
- Residential



The Property sits within the Godley Station Planned Unit Development ("PUD") Master Plan and is subject to PUD development and use standards. Durham Business Park is part of Tract 4 of the Godley Station PUD – these are the Commercial/retail parcels. All Permitted uses under C-1 (Light Commercial, City of Pooler) are permitted. There are restriction on Conditional Uses, only Funeral Homes, Mini-warehouses and Eating Establishments with live entertainment provided, could be considered.

Surrounding Office Users

Choate Construction Company
Aerotek
Memorial Health
Optim Orthopedics
Savannah Primary Care Associates
Stature Investments

Gaughf Dermatology
Coastal Pediatrics
SouthCoast Health
Low Country Eye Care
Godley Station Dental

US Navy Enlisted Recruiting
Armed Forces Career Center

Jedson Engineering
Garbutt Construction Company

Georgia Bureau of Investigation

Maginnis Orthodontics
SouthState Bank
Better Homes & Gardens RE
Jibe Staffing
Narmore Law Office
Apollo Staffind

Taylorred Staffing Services
Griffin Contracting
Keller Williams
SURGE Staffing

Pooler Parkway



Abundance of Amenities Nearby



Cheddar's
SCRATCH KITCHEN

Marble
SLAB
CREAMERY

SUNOCO

Walmart

Ruby
Tuesday

ALDI

Jersey Mike's
SUBS

Meat
Market

Logan's
Roadhouse

Panera
BREAD

McDonald's

Buffalo Wild Wings

Chick-fil-A

Olive Garden

Chili's

Chick-fil-A

Smoothie King

Longhorn Steakhouse

Shell

Sonic Drive-Ins

Five Guys

Taco Bell

Chipotle Mexican Grill

First Watch
THE DAYTIME CAFE

COOK OUT

CVS

DQ

IHOP

Mellow Mushroom

Wingstop

Church's

Panda Express

Texas Roadhouse

Calver's

Metro Diner

Applebee's

Captain D's

Dave & Buster's

Firehouse Subs

Founded by Firemen

Little Caesars

Dunkin' Donuts

Which Wich?

Auntie Anne's

Papa Murphy's
TAKE 'N BAKE PIZZA

Good Neighbor Pharmacy

Tropical Cafe

Krispy Kreme
DOUGHNUTS

BIGGBY
COFFEE

piggly wiggly

Walgreens

POPEYES

W US Highway 80

Benton Dr

95

INTERSTATE
95

Airways Ave

Waffle House

Wendy's

TO AIRPORT

Shell

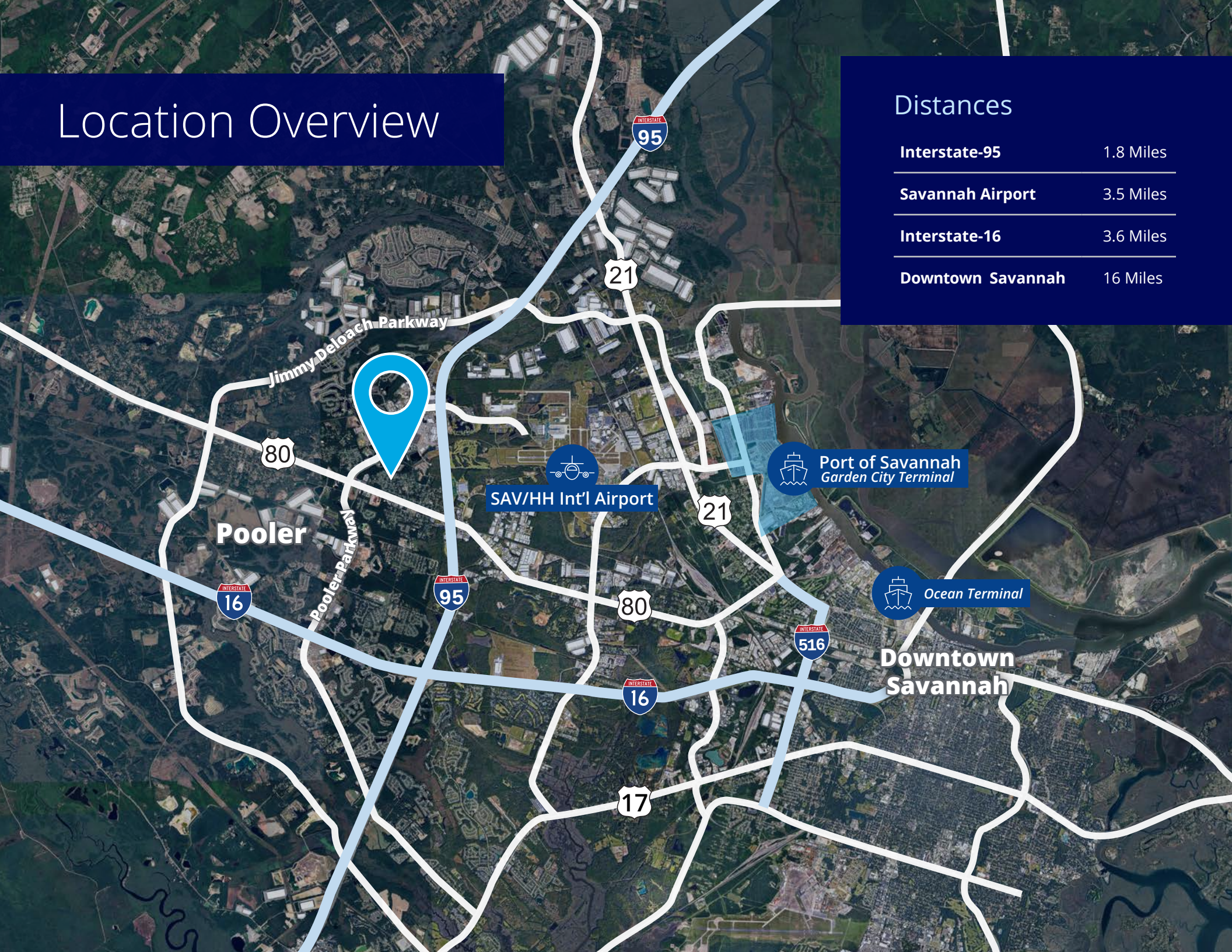
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Location Overview

Distances

Interstate-95	1.8 Miles
Savannah Airport	3.5 Miles
Interstate-16	3.6 Miles
Downtown Savannah	16 Miles



Interior Photos



Financial Overview

Offering Memorandum
Durham Business Park



Financial Overview

2027 Income/Rent Roll

Tenant	Unit	Size (SF)	Lease Commencement Date	Rent Commencement Date	Term (Months)	Expiration Date	Starting Base Rental Rate/ SF (NNN)	2027 Rental Rate/ Annum (NNN)	Annual Escalations	Renewal Option
Sono Bello	101	±1,803	9/1/2024	11/1/2024	60	7/31/2029	\$35.00	\$67,617.60	3.0%	1x 3-Yr
Adept Fasteners	102	±1,784	1/1/2026	2/1/2026	37	11/30/2028	\$32.00	\$59,371.56	4.0%	N/A
Malone Workforce	103	±1,783	12/1/2025	12/1/2025	60	10/31/2030	\$32.00	\$59,536.00	4.0%	N/A
Levifi	104	±1,836	1/1/2026	1/1/2026	60	10/31/2030	\$31.00	\$58,338.96	2.5%	1x 5-Yr @ FMV
Labcorp	105	±14,416	7/1/2026	1/1/2027	120	6/30/2036	\$25.00	\$365,805.96	3.0%	2x 5-Yr @ FMV
Totals		±21,622						\$610,670.08		

2025 Operating Expenses (Actual)

	Montly	Yearly
Waste	\$187.66	\$2,251.92
Management Fee	\$1,432.50	\$17,190.00
Landscaping	\$1,200.00	\$14,400.00
GA Power *	\$844.12	\$10,129.44
Pest Control **	\$51.50	\$618.00
Water ***	\$103.67	\$1,244.04
Insurance	\$2,901.28	\$34,815.36
Maintenance	\$500.00	\$6,000.00
Property Taxes	\$4,200.00	\$50,400.00
Totals	\$11,420.73	\$137,048.76
Per SF		±\$6.34



*Includes power usage of vacant units in 2025.

**Exterior pest control only.

***Water for irrigation and landscaping only. Tenant water is separately metered.

Tenant Overview

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Tenant Description

Sono Bello

±1,803 SF



Founded in 2008, Sono Bello is a cosmetic surgery provider specializing in body contouring and facial rejuvenation procedures. The company operates more than 100 locations across the United States.

125+ Locations | sonobello.com

Adept Fasteners

±1,784 SF



Founded in 2001, Adept Fasteners is a distributor of aerospace fasteners, bearings, tooling, and related hardware. The company serves aerospace, defense, and industrial customers worldwide and is an approved supplier to companies such as Boeing, Airbus, Northrop Grumman, and Gulfstream.

29+ Locations | adeptfasteners.com

Levifi

±1,836 SF



Founded in 2002, Levifi is a technology services company providing managed IT, cybersecurity, cloud, and office technology solutions. The company serves commercial, nonprofit, and government clients throughout the Southeast.

11 Locations | levifi.com

Labcorp

±14,416 SF



Founded in 1969, Labcorp is a leading provider of laboratory testing and diagnostic services. The company operates a nationwide network of laboratories and patient service centers and is publicly traded on the NYSE (LH).

2,200+ Locations | labcorp.com

Malone Workforce Solutions

±1,783 SF



Founded in 1969, Malone Workforce Solutions is a staffing and workforce management company providing temporary, temp-to-hire, and direct hire services across a variety of industries throughout the nation.

75+ Locations | malonesolutions.com

Area Overview

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City of Pooler

The City of Pooler, Georgia, is located in Chatham County at the intersection of Interstate 95 and Interstate 16, just minutes from Savannah/Hilton Head International Airport. As of 2025, Pooler has an estimated population of approximately 32,753 and is part of the Savannah MSA, which has an estimated population of 438,314. Its strategic location, strong infrastructure, and high quality of life have contributed to its rapid growth, making it one of the region's most desirable places to live, work, and do business.

Pooler continues to experience significant residential and commercial development. Numerous projects are underway throughout the city, including new office space, retail centers, restaurants, and mixed-use developments. Continued investment in commercial growth, particularly around the city's retail corridors and outlet shopping district, is expected to further strengthen the local economy while enhancing the community's appeal for residents and visitors alike.

Pooler offers a variety of attractions and recreational opportunities. The city is home to the National Museum of the Mighty Eighth Air Force, one of the area's most notable cultural attractions, featuring exhibits and artifacts that preserve the history of World War II's Eighth Air Force. Residents and visitors also enjoy convenient access to parks, walking trails, community events, shopping destinations, and family-friendly entertainment venues throughout the city. Pooler's combination of modern amenities, ongoing growth, and community-focused development continues to make it a premier destination in coastal Georgia.

±16.8%
Population Growth
Since 2020

±18.0%
Household Growth
Since 2020

±58.9%
Housing Growth
Since 2010

Sources: ESRI



Savannah Overview

Ideally located on the Atlantic Ocean, the Savannah region is home to close to one million people and a skilled workforce that includes more than 4,000 military transitioning to the civil sector each year. Our 18 area colleges and universities with more than 65,000 students are producing a top talented workforce in industries ranging from creative and technical services to advanced manufacturing to healthcare tech and more.

With the largest landmarked historic district in the nation, more art galleries per capita than New York City, 22 grassy moss-draped squares, award-winning restaurants, nights filled with live music and film festivals and weekends relaxing on the beach, the good life is here.

Sources: ESRI, SEDA, Savannah Chamber

Savannah's local economy continues to thrive in 2025, with tourism remaining a dominant driver of growth—particularly through cultural, historic, and culinary attractions that set the city apart from national trends. Leisure travel remains strong, with high demand for immersive “special interest” experiences such as historic site tours, local arts, and exceptional dining. The city's reputation as a top-tier “foodie” destination is further reinforced by rising culinary tourism, while ongoing preservation of Savannah's historic district enhances its appeal to both visitors and residents.

Visitor
Spending
**\$4
Billion**

over **17M** Annual Visitors

10 Million Overnight Visitors
7.3 Million Day Visitors

Overnight
Visitors Stay
Approximately
2.5 Nights

Named
BEST
U.S. CITY
July 2025
Travel & Leisure

Why Pooler?

- Fastest-growing municipality in Coastal Georgia
- Immediate access to I-16 & I-95
- Minutes from Savannah/Hilton Head International Airport
- Convenient access to the Port of Savannah
- Adjacent to Gulfstream Aerospace and major industrial employment centers
- Near Hyundai Metaplant supplier corridor
- Strong retail, dining, and residential amenities supporting employee recruitment and retention

Westside (Pooler) Submarket Q1 2026

Inventory
817K
SQUARE FEET

Under
Construction
0 SF

Class A
5.04%
VACANCY

Class A Average
\$30.23/SF
ASKING RENT

Savannah Office Market

Savannah's office market continues to demonstrate long-term stability, supported by a diversified regional economy, sustained population growth, and limited speculative office development. With approximately 2.29 million square feet of inventory and only 50,028 square feet currently under construction, supply remains constrained compared to many peer Southeast markets. While leasing activity moderated during the first quarter of 2026, overall vacancy remains healthy at 7.8%, with Class A rental rates holding steady near \$32.63 per square foot, reflecting continued confidence among landlords and investors.

Westside | Pooler Office Submarket

The Westside submarket has become one of Savannah's most desirable office locations, driven by exceptional regional accessibility, continued residential expansion, and significant commercial investment throughout Pooler. Positioned along the Interstate 16 and Interstate 95 corridors, the area provides convenient access to the Port of Savannah, Savannah/Hilton Head International Airport, Gulfstream Aerospace, the Hyundai Motor Group Metaplant America, and numerous distribution and manufacturing employers that continue to fuel demand for professional office space.

Encompassing more than 817,000 square feet of office inventory, the Westside represents Savannah's largest office submarket. Class A assets continue to outperform the broader market, maintaining a low 5.0% vacancy rate, while no speculative office construction is currently underway, limiting future competitive supply. As Pooler continues to emerge as the region's primary commercial growth corridor, the Westside office market benefits from expanding rooftops, retail amenities, healthcare investment, and continued employment growth. These fundamentals position welllocated office assets to capitalize on sustained tenant demand while benefiting from limited new inventory entering the market.

Source: Colliers Savannah Q1 2026 Data

Demographics

Savannah is the oldest city in the State of Georgia and is located in the far-east portion of the state along the Atlantic coast. According to 2024 US Census, the population of 424,935 in the Savannah Metro Area accounts for 3.8% of the total Georgia population of 10,799,566 people. Dynamic population growth, a robust business climate, and a thriving artistic and cultural community combine to create the highest quality work and home environments. Savannah's allure has been recognized nationally by Travel + Leisure as "Best U.S. Cities" (#3), "The South's Best Cities" (#2) by Southern Living and was named #1 in "15 Most Beautiful Cities in America" in 2024 by MSN Travel.

- Top Tourist Destination
- Low Cost of Living
- Expanding Airport
- Innovative Education Options
- Large Military Installations
- Port of Savannah

13% 10-year population growth rate, more than double the U.S. growth rate

Savannah Metro Area
will add more than
150,000 people
from 2025 to 2060

44%

of the population has earned an **associate's degree or higher**

%	Age Group
12%	0 - 9
6%	10 - 14
14%	15 - 24
15%	25 - 34
13%	35 - 44
12%	45 - 54
12%	55 - 64
16%	65 +

%	Income
10%	<\$15,000
9%	\$15,000 - \$24,999
10%	\$25,000 - \$34,999
12%	\$35,000 - \$49,999
17%	\$50,000 - \$74,999
15%	\$75,000 - \$99,999
15%	\$100,000 - \$149,000
12%	\$150,000 +

%	Labor Force
8%	Construction
12%	Manufacturing
2%	Wholesale Trade
10%	Retail Trade
8%	Transportation/Utilities
5%	Finance/Insurance/Real Estate
49%	Services
6%	Public Administration



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Click or Scan to
Access Virtual
Deal Room

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