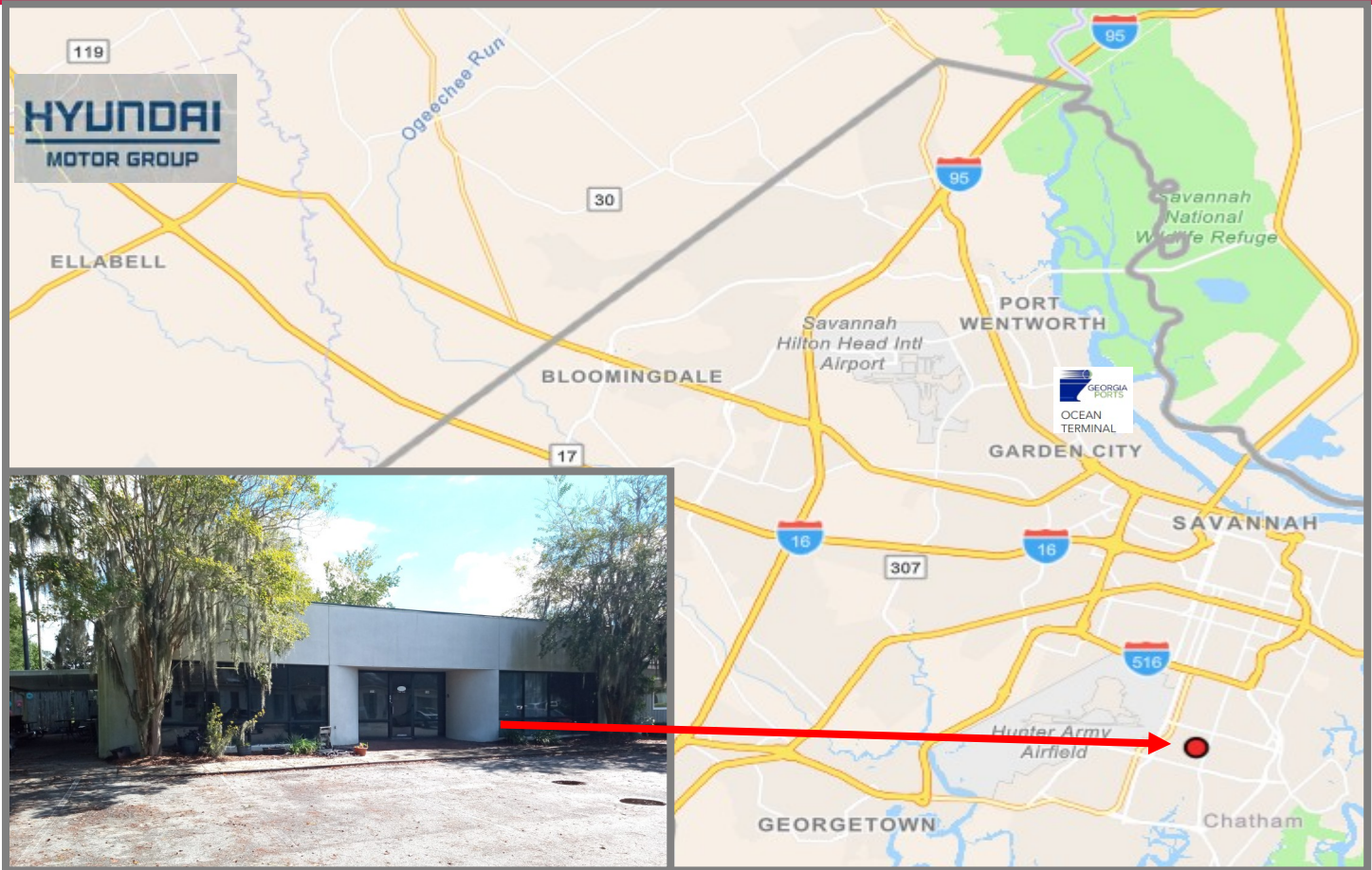


FOR LEASE

120 Oglethorpe Prof Court, Savannah, Georgia 31406



PROPERTY SUMMARY:

- Professional Office Space in a Stand Alone Building of Approximately 3864 RSF with Concrete Patio Area (60'x28' = 1680 SF) which also includes a Covered Area (40'x16' = 640SF).
- Rent: \$5,800.00 Monthly; (\$18.01 RSF NNN) with 4% Annual Increases; 5 Year Term; Expenses are estimated at \$2.23/RSF which include RE Taxes, Insurance, & Association Dues. Tenant separately pays for its Utilities and other services. Tenant Improvements are negotiable.

PROPERTY LOCATION:

Located Near Oglethorpe Mall and only minutes away from Interstate I-16, Interstate I-516, and Truman Parkway & Veteran Parkways. The Site is surrounded by Medical & Government Offices, Retail, Financial & Professional Service Type Businesses and many Restaurants.

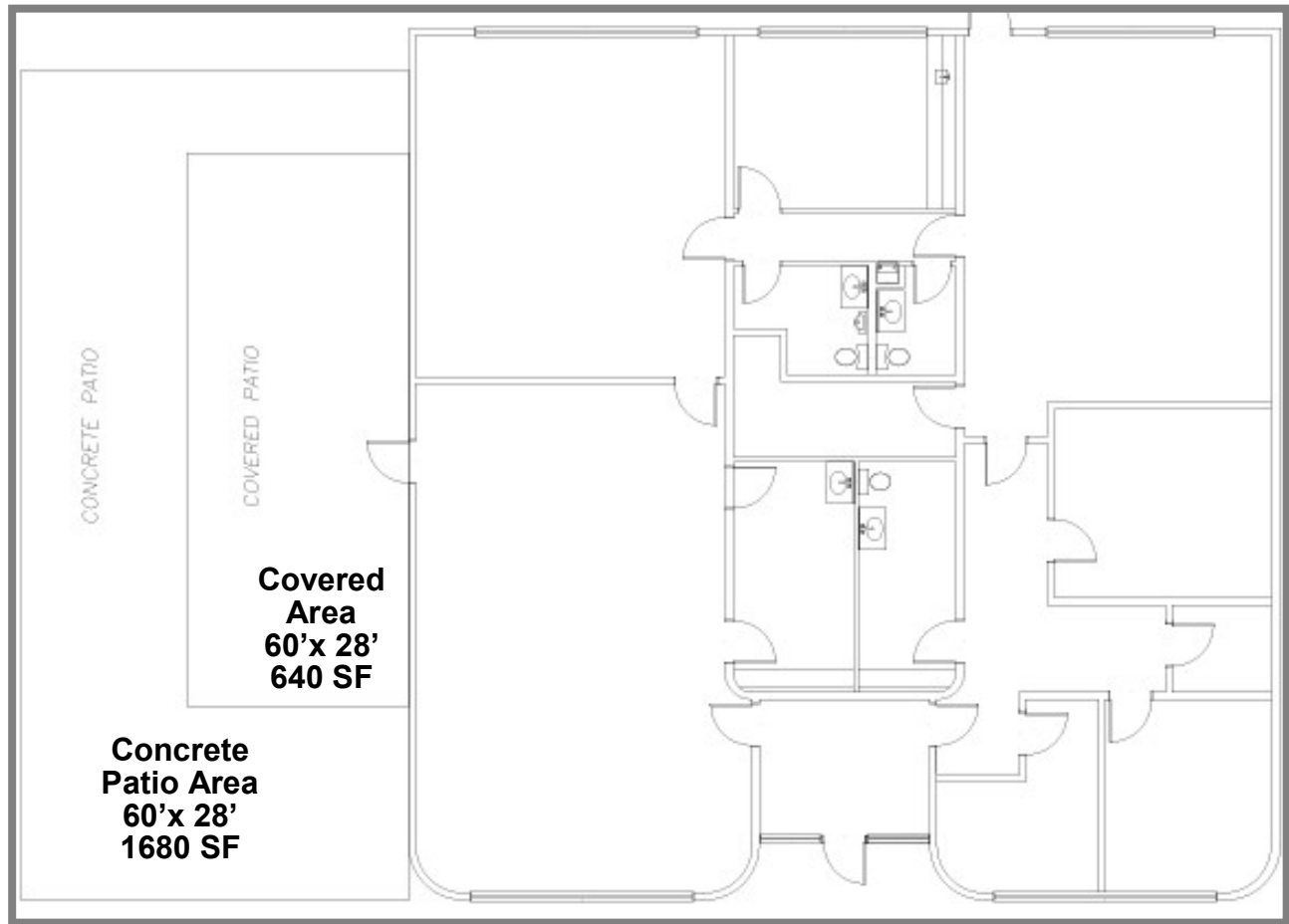
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FOR LEASE
3864 RSF

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