

DOWNTOWN OFFICE

301 W YORK STREET, SAVANNAH GA



\$2,999,000 / \$779 psf

Office or Redevelopment Opportunity

- 3,840± SF recently refurbished office in the heart of Downtown Savannah adjacent to Courthouse
- Surrounded by outstanding local restaurants, flourishing businesses, and specialty retail shopping
- An internal remodel was completed in January 2024, enhancing the property's appeal and functionality for current office use.
- The property is equipped with 7 private offices, 2 conference rooms, an administrative room, kitchenette, 3 restrooms, and multiple storage areas

- From a re-development perspective, the non-historic building could be torn down, and as the zoning permits 100% lot coverage and 4 stories, the buildable footprint of a potential new building could be roughly 21,000 square feet.

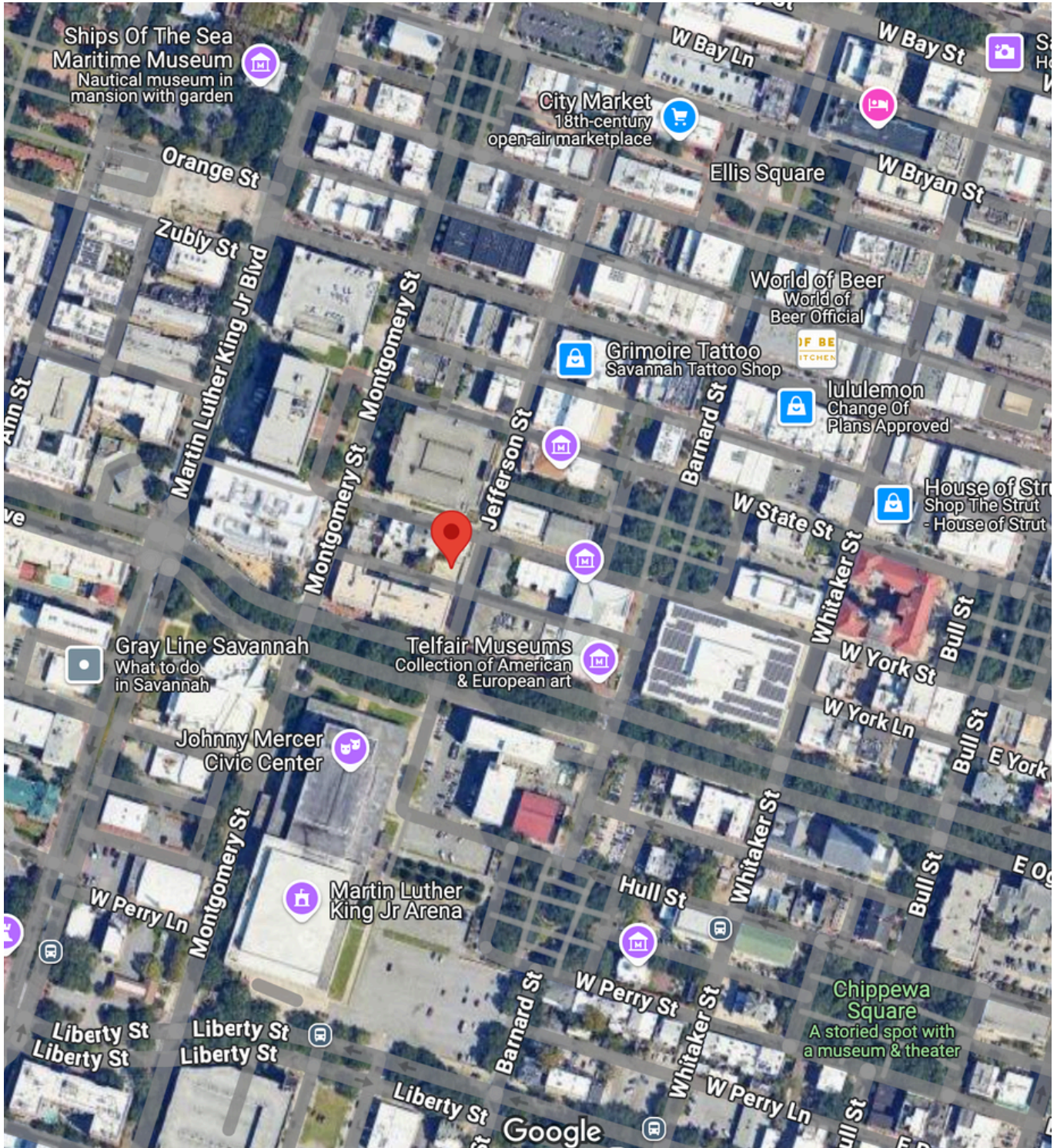
For more information, please contact:



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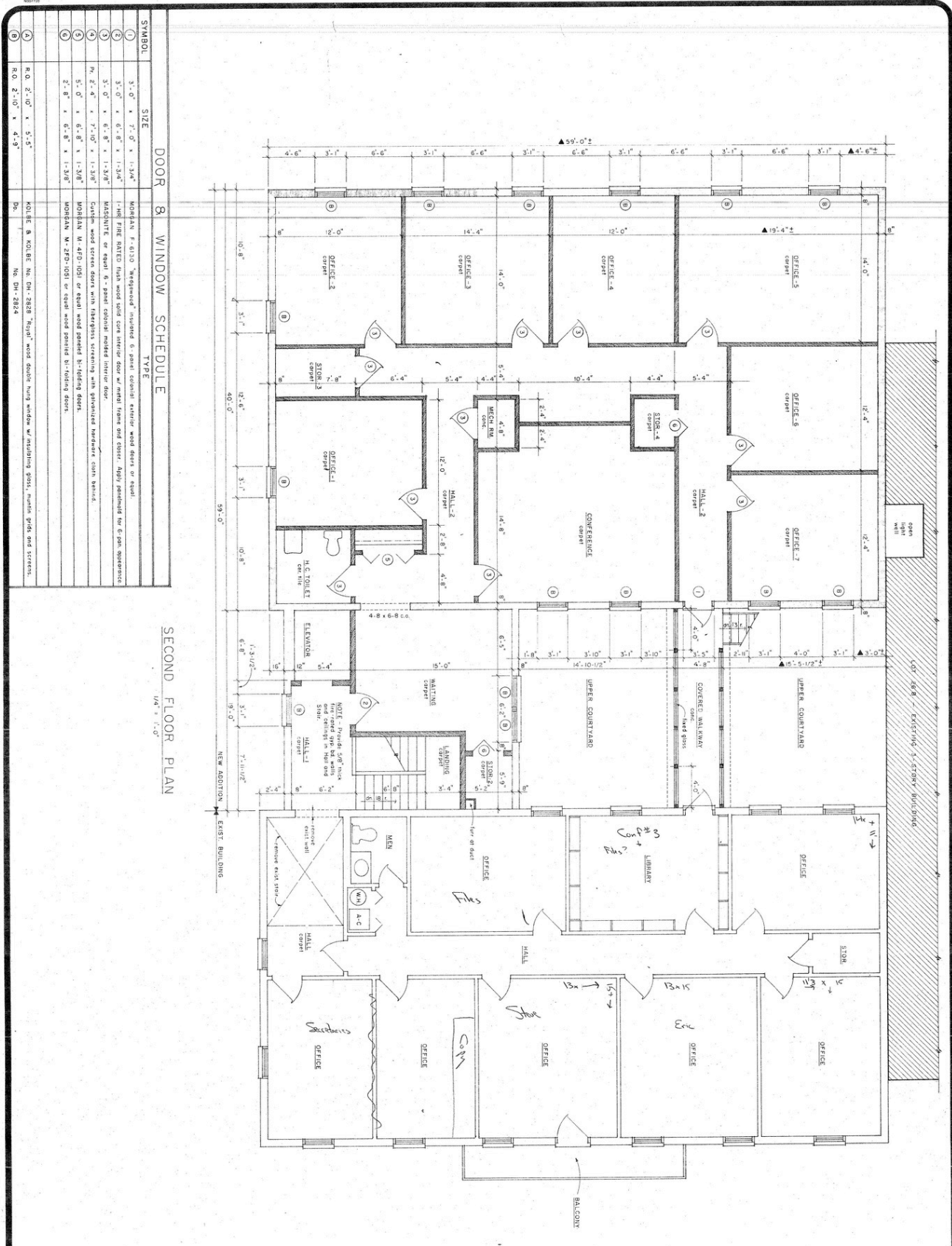
STREETMAP & SITE LOCATION

301 W YORK STREET, SAVANNAH GA



FLOOR PLAN

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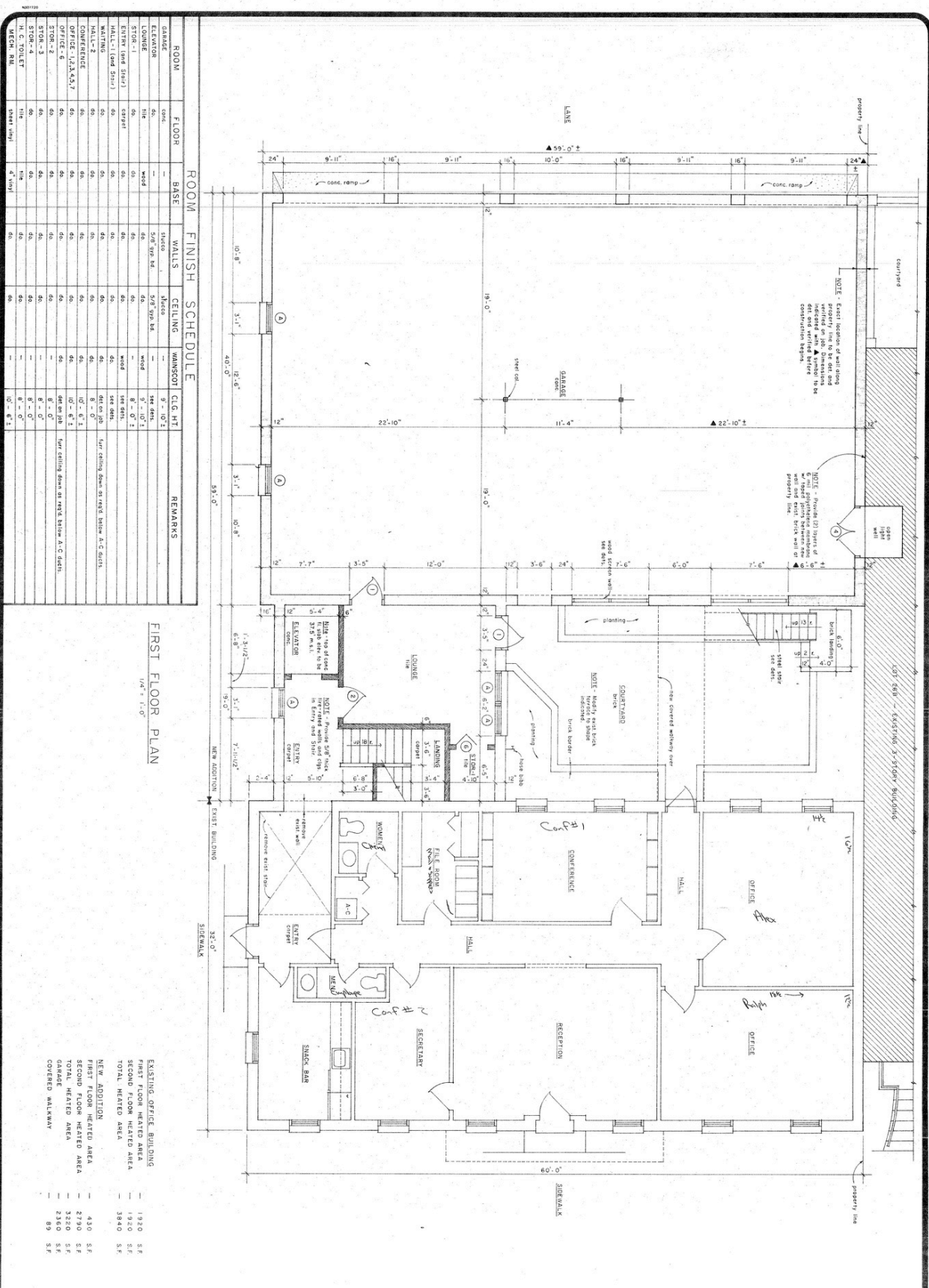
SYMBOL	SIZE	TYPE
1	3'-0" x 7'-0" x 1-3/4"	MORGAN F-610 "Morganeer" insulated 6-pane colonial exterior wood doors or equal
2	3'-0" x 6'-2 1/2" x 1-3/4"	1-1/2" HD FINE BATED flush wood solid core interior door w/ metal frame and door. High finished for e-gate appearance
3	3'-0" x 6'-2 1/2" x 1-3/4"	MASONITE or equal 6-pane colonial interior door
4	M, 2'-4" x 7'-10" x 1-3/8"	Cover wood screen doors with fiberglass screening with precision hardware, cloth, finish.
5	5'-0" x 6'-8" x 1-3/8"	MORGAN W-470-1001 or equal wood powder b-liding doors
6	2'-8" x 6'-8" x 1-3/8"	MORGAN W-270-1001 or equal wood powder b-liding doors
7	R.O. 2'-10" x 5'-5"	KOLBE & KOLBE No. DM-2828 "Finger" wood double hung window w/ retaining glass, main grid and screen.
8	R.O. 2'-10" x 4'-9"	Do. No. DM-2824

DOOR & WINDOW SCHEDULE

SECOND FLOOR PLAN

FLOOR PLAN

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About Judge Realty

Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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