

## FOR LEASE: MEDICAL BUILDING ON HCA MEMORIAL CAMPUS

4790 Waters Avenue, Savannah, GA 31404



FOR MORE INFORMATION, PLEASE CONTACT:



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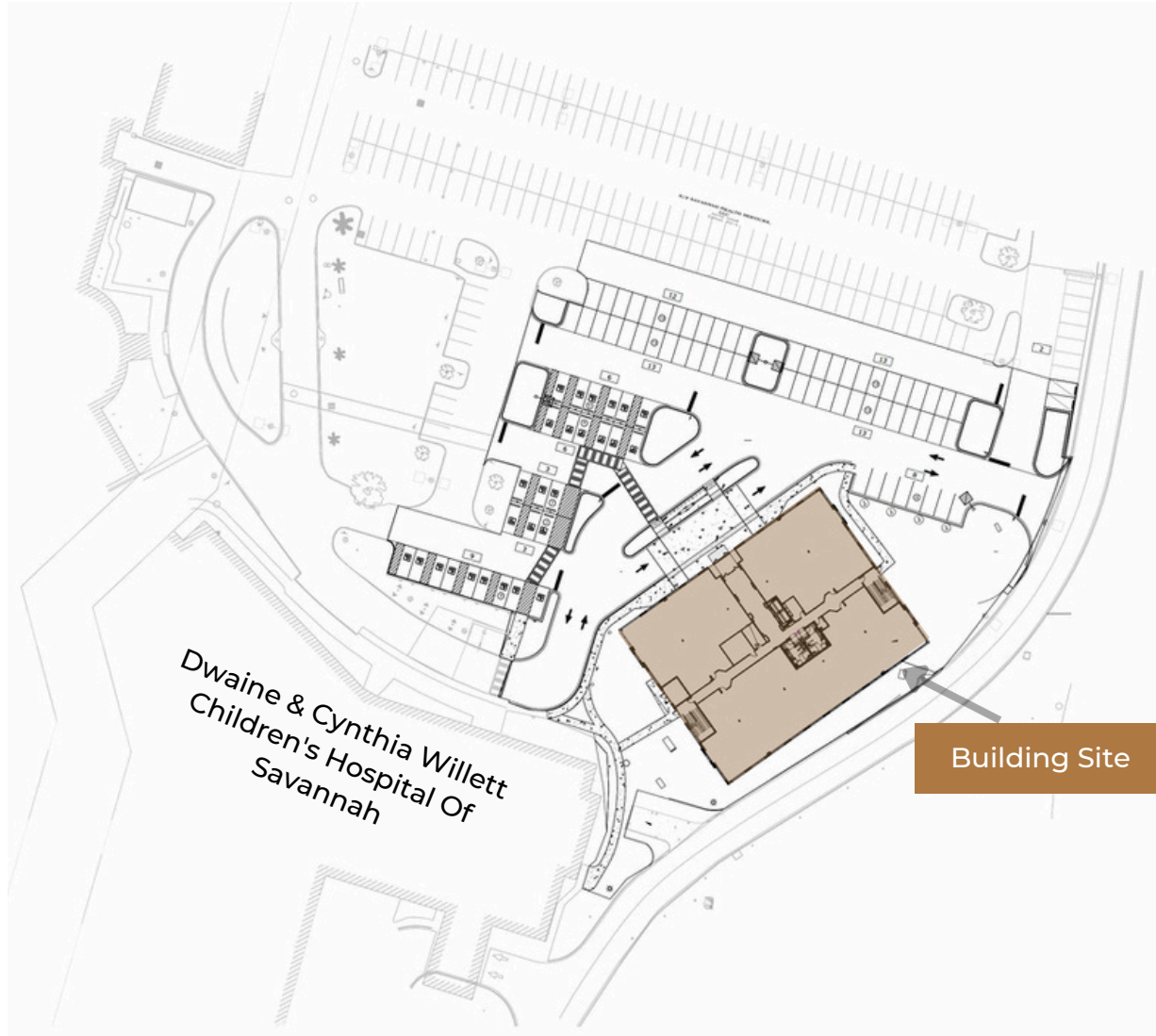
Savannah, GA 31401



(912)-236 1000

# BUILDING OVERVIEW

Memorial Health Medical Campus



- Prime location on the HCA Memorial Campus in the heart of the Savannah Medical District
- Immediate access to Savannah's major hospitals
- Generous Tenant Improvement packages and spec finishes available
- 4 story Class A Medical Building
- Spaces available on all floors, with suite sizes ranging from 1,740 to 7,860 SF
- A wide range of retail and restaurants in the immediate vicinity



# UNIT MIX

Memorial Health Medical Campus



## AVAILABLE SPACES

| Suite # | Size      | Lease Type | Lease Rate   | Floor                 |
|---------|-----------|------------|--------------|-----------------------|
| 120     | 1,740 +/- | NNN        | Upon Request | 1 <sup>st</sup> Floor |
| 210     | 1,857 +/- | NNN        | Upon Request | 2 <sup>nd</sup> Floor |
| 320     | 7,860 +/- | NNN        | Upon Request | 3 <sup>rd</sup> Floor |
| 400     | 7,630 +/- | NNN        | Upon Request | 4 <sup>th</sup> Floor |

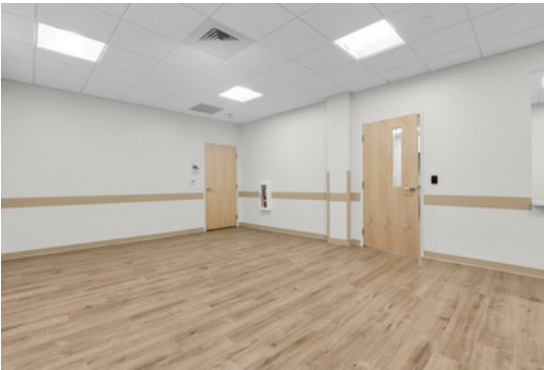
# LOBBY & COMMON AREAS

Memorial Health Medical Campus



# SPEC SPACE

Memorial Health Medical Campus





# AREA MAP

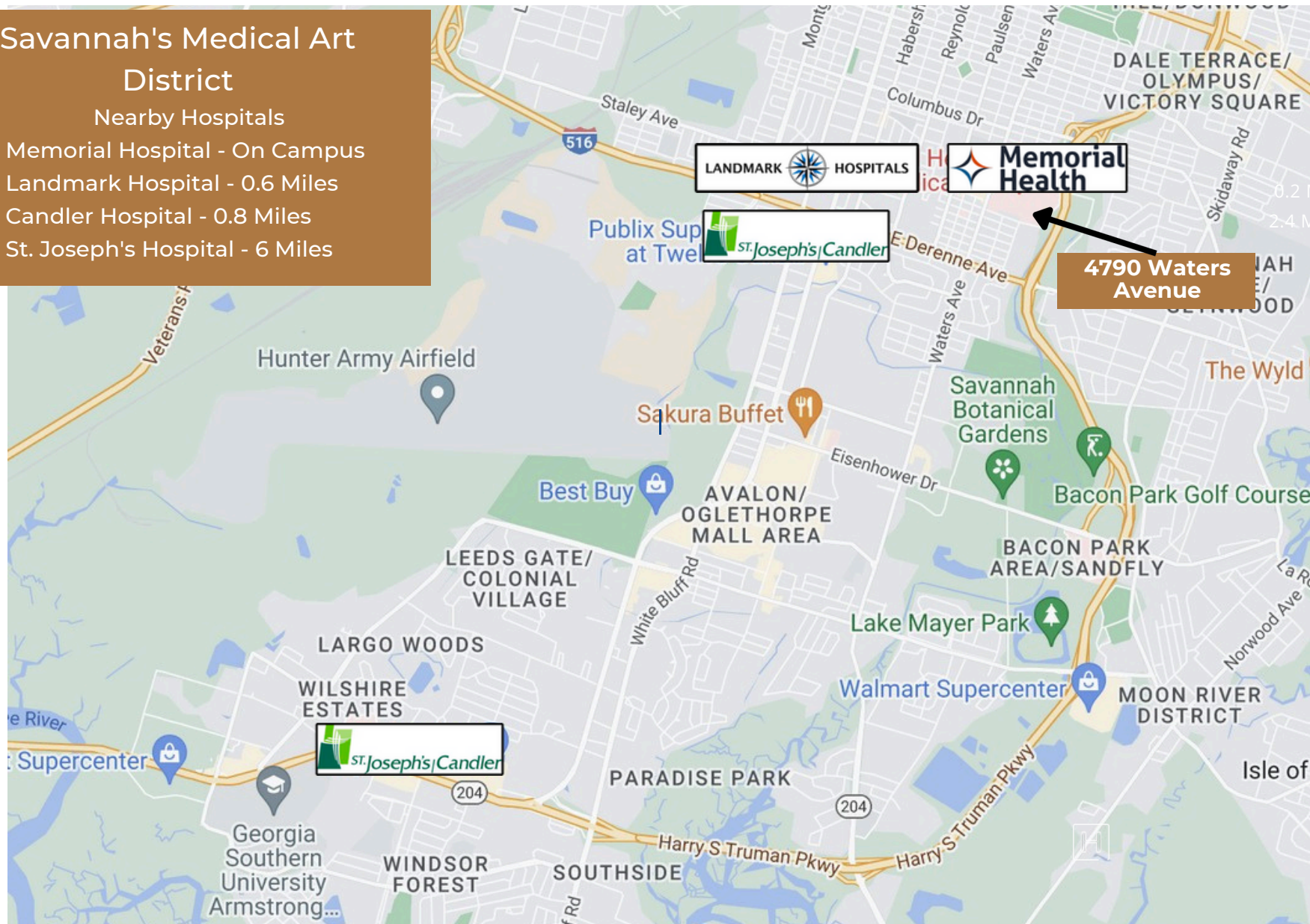
Memorial Health Medical Campus



## Savannah's Medical Art District

Nearby Hospitals

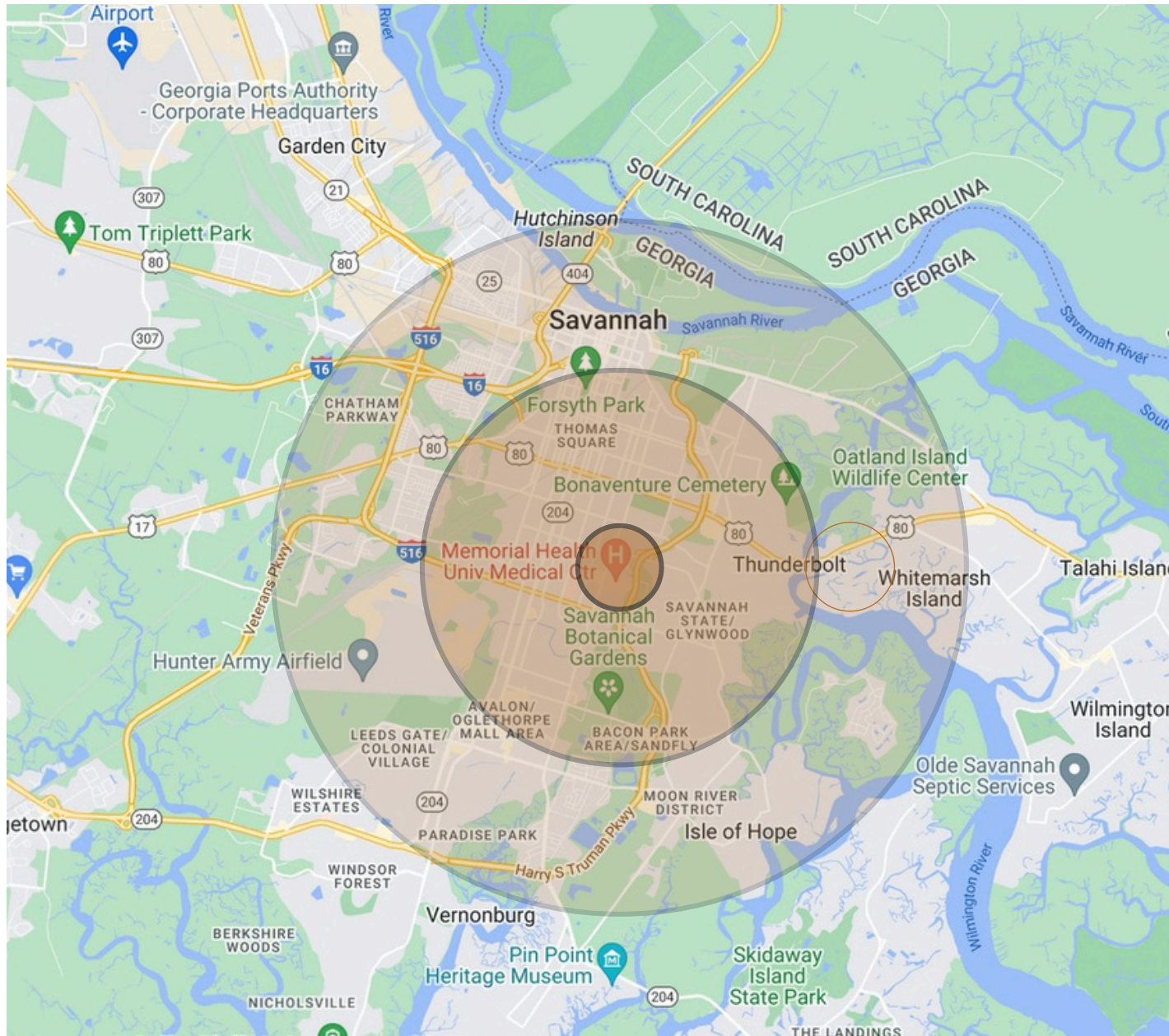
- Memorial Hospital - On Campus
- Landmark Hospital - 0.6 Miles
- Candler Hospital - 0.8 Miles
- St. Joseph's Hospital - 6 Miles





# Demographics

## Memorial Health Medical Campus



### Population

1 Mile: 9,917  
3 Miles: 84,159  
5 Miles: 146,142

### Households

1 Mile: 4,300  
3 Miles: 35,173  
5 Miles: 59,625

### Average HH Income

1 Mile: \$70,217  
3 Miles: \$71,347  
5 Miles: \$74,290

### Median Age

1 Mile: 41.3  
3 Miles: 36.8  
5 Miles: 36.1





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