

FOR LEASE - Professional Office Suites JUDGE REALTY

512 Martin Luther King Jr Blvd., Savannah, GA



OFFERING SUMMARY

512 MLK Jr. Blvd



General Information

Square Feet Available:	<u>Three</u> , 2,200 SF Suites
Max Contiguous Space:	6,600 SF
Rental Rate (Per Suite):	\$27.00/SF/Year
Floors:	2 nd & 3 rd
Lease Structure:	<u>Modified Gross</u>
Zoning:	D-C
Year Built:	1912
Year Renovated:	2000
Available:	July 1st, 2026
Lease Term:	3-5 years

Property Description

Judge Realty is honored to present 512 Martin Luther King Jr. Blvd., offering several, commercial office suites located on the 2nd/3rd floors of this modernized, 20th century styled mixed-use historic property in downtown Savannah, GA. The three, approximate 2,200 SF office suites have a varying floorplan, each having ample space for a conference room, several private offices, large break/kitchen area, and negotiable lease terms. Leasing at this location comes with free parking in the 36+ space adjacent parking lot, use of the brick courtyard, tasty bites at the West Broad Bandshell on the ground floor of the building, and Birria Spot Wicked Cakes just around the corner. Lease terms are negotiable with a modified gross lease structure for predictable operating expenses.

For more information, please contact:



Lori Judge

CEO
Cell: 912-484-1514
Office: 912-236-1000
Lori@judgerealty.com



Alex Hansbarger

Commercial Leasing and Sales
Cell: 912-509-2108
Office: 912-236-1000
Alex@judgerealty.com

AMENITIES

512 MLK Jr. Blvd



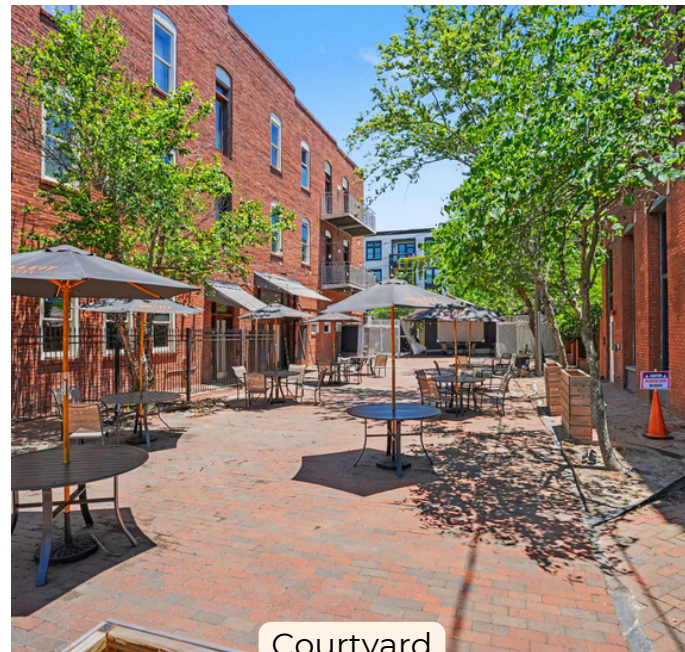
Courtyard



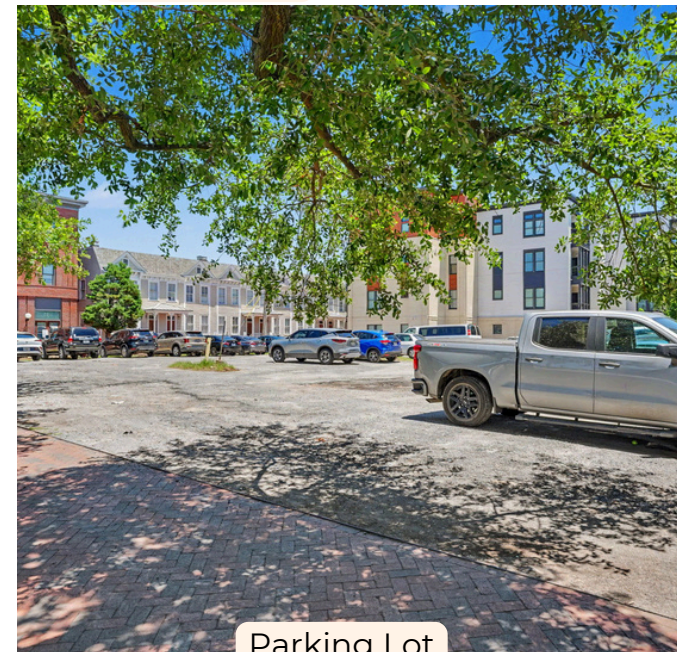
Parking Lot



Courtyard



Courtyard



Parking Lot

First Floor

Suite	Status	Tenant
510 MLK Jr. Blvd	Leased	Aftican Imports
514 MLK Jr. Blvd	Leased	West Broad Bandshell

Second/Third Floor

Suite	Available SF	Structure	Rental Rate	Floor
512 MLK Jr. Blvd, Suite A	2,200 +/-	Modified Gross	\$27.00/SF/Year	2 nd Floor (Coming Soon)
420 Minis Street, Suite A	2,200 +/-	Modified Gross	\$27.00/SF/Year	2 nd / 3 rd Floor
420 Minis Street, Suite B	2,200 +/-	Modified Gross	\$27.00/SF/Year	2 nd / 3 rd Floor (Coming Soon)

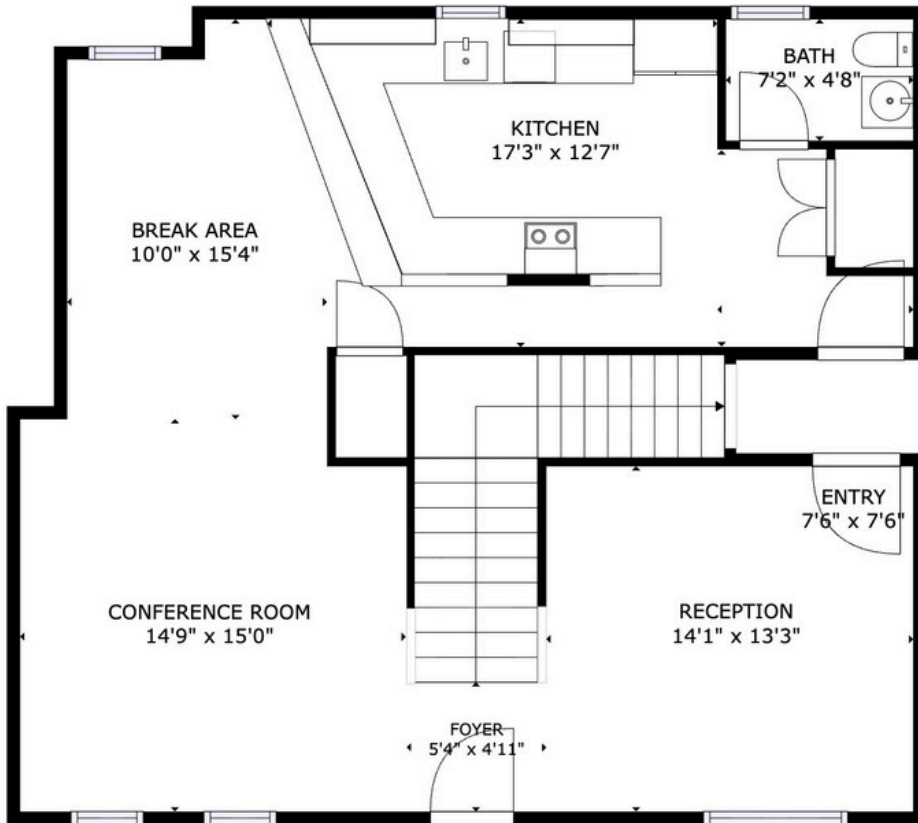
SPACE PHOTOS

420 MINUS STREET, SUITE A

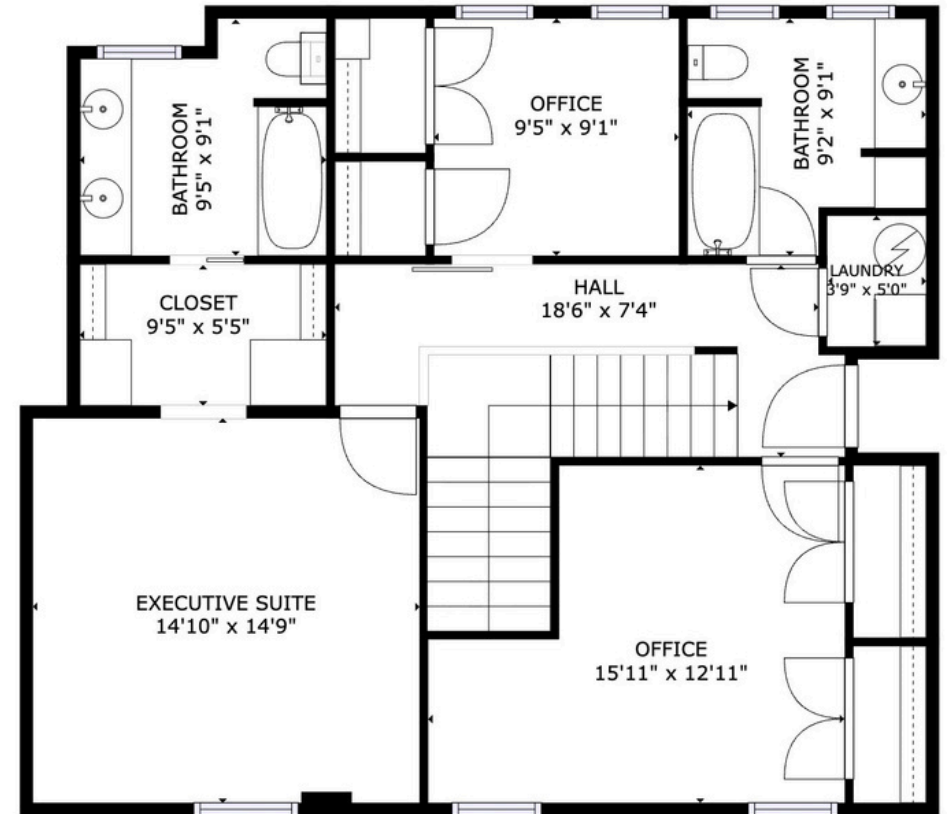


FLOOR PLAN

420 Minus Street, Suite A



2nd Floor



3rd Floor

Location/Demographics

512 MLK Jr. Blvd



2025 Demos

Population

1 Mile: 22,125
3 Miles: 79,622
5 Miles: 120,432

Average HH Income

1 Mile: \$80,602
3 Miles: \$76,197
5 Miles: \$75,475

Median Age

1 Mile: 30.6
3 Miles: 35.7
5 Miles: 35.6

Tourism (2023)

17.7 Million Reported

Population

Travel to Work
<30 Mins: 28,577
30-60 Mins: 4,550
60+ Mins: 1,650


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.

COMMERCIAL

RESIDENTIAL

PROPERTY MANAGEMENT

 Savannah, GA 31404

 912-236-1000

 info@judgerealty.com

 judgerealty.com