

FOR SALE

PREMIER OFFICE BUILDING

301 W. York Street

Savannah, GA 31401

Asking Price: \$2,650,000

 CUSHMAN &
WAKEFIELD

 GILBERT &
EZELLE

PROPERTY OVERVIEW

Premier Office Opportunity in Heart of Savannah's Landmark Historic District. Class A Office Building recently renovated with upgraded finishes. Savannah's Historic District was laid out in 1733 and is characterized by a series of historic squares and historic buildings home and is filled with restaurants, museums and art galleries, hotels and B&B's, specimen live oak trees, charming history, and much more.

- 3,840 SF, 2-story office building
- Class A Building with recently renovated, high-end finishes
- Rare off-street parking in core of Savannah's Historic District/CBD with 8-stripped spaces. Additional parking is available at nearby City of Savannah parking decks
- Flexible layout with mix of private offices and open area, conference, breakroom, multiple restrooms
- Non-contributing structure allows for future redevelopment of site
- Rear courtyard with outdoor seating area
- Downtown-CBD zoning allows wide variety of potential uses
- 1-block from Chatham County courthouse complex

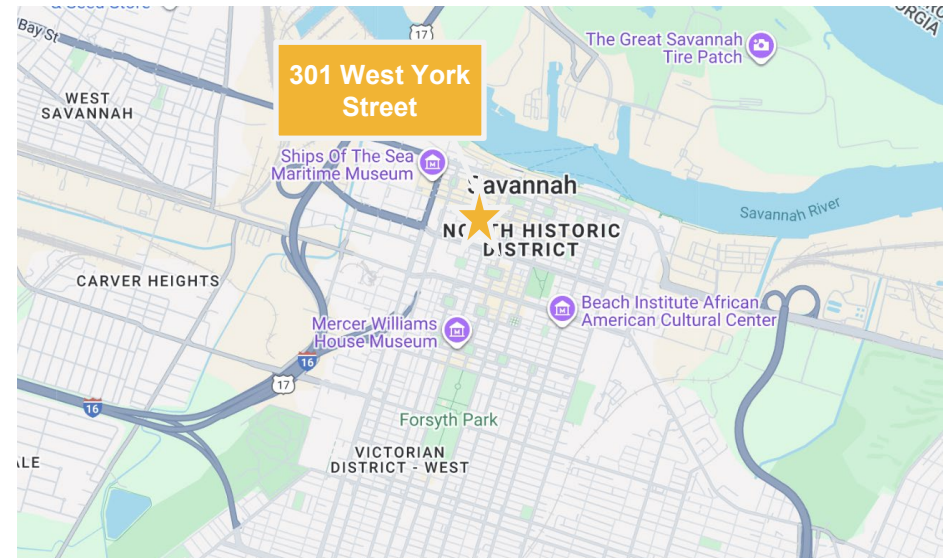


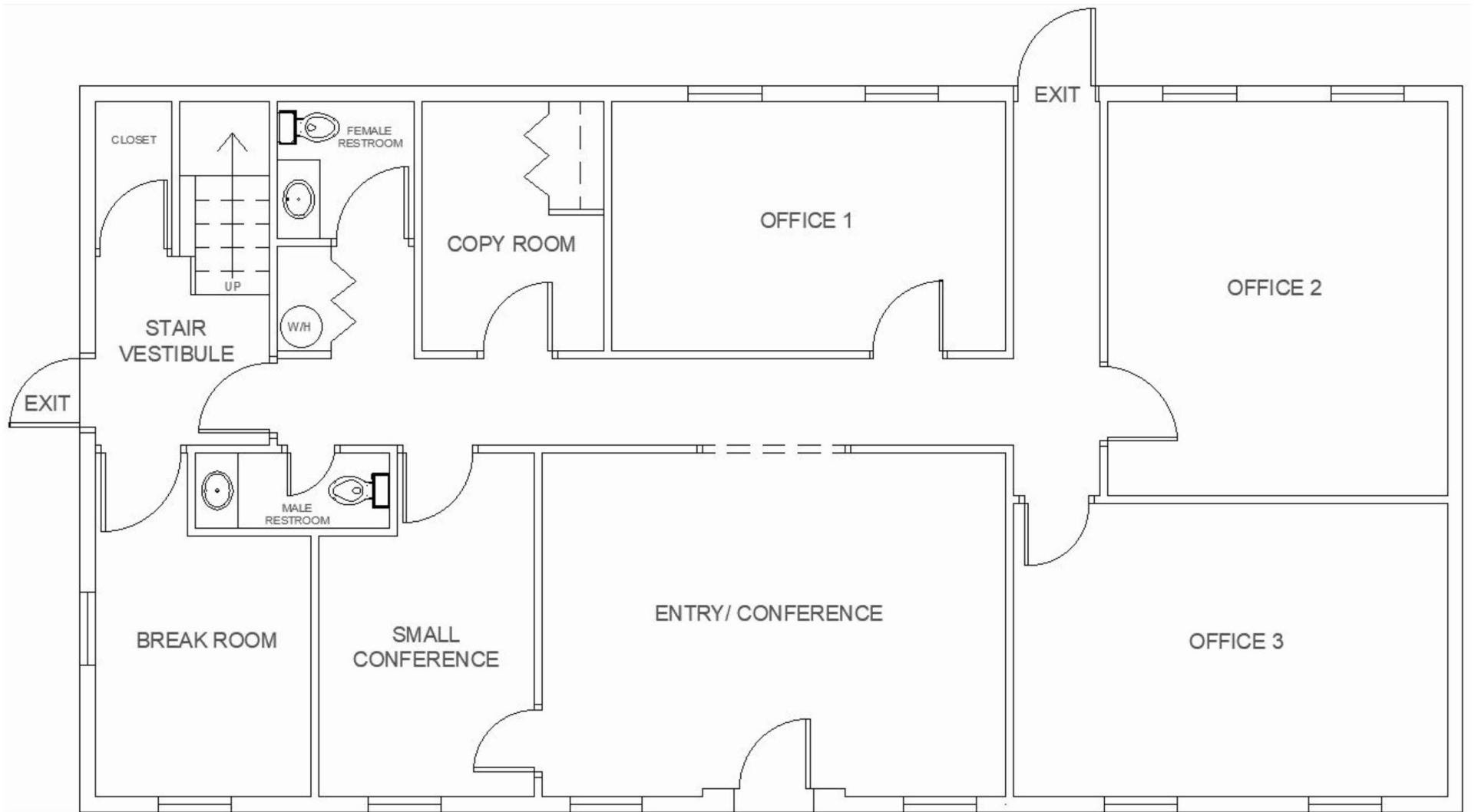
For further details or to arrange a tour, please contact the Exclusive Agents at Cushman & Wakefield | Gilbert & Ezelle:

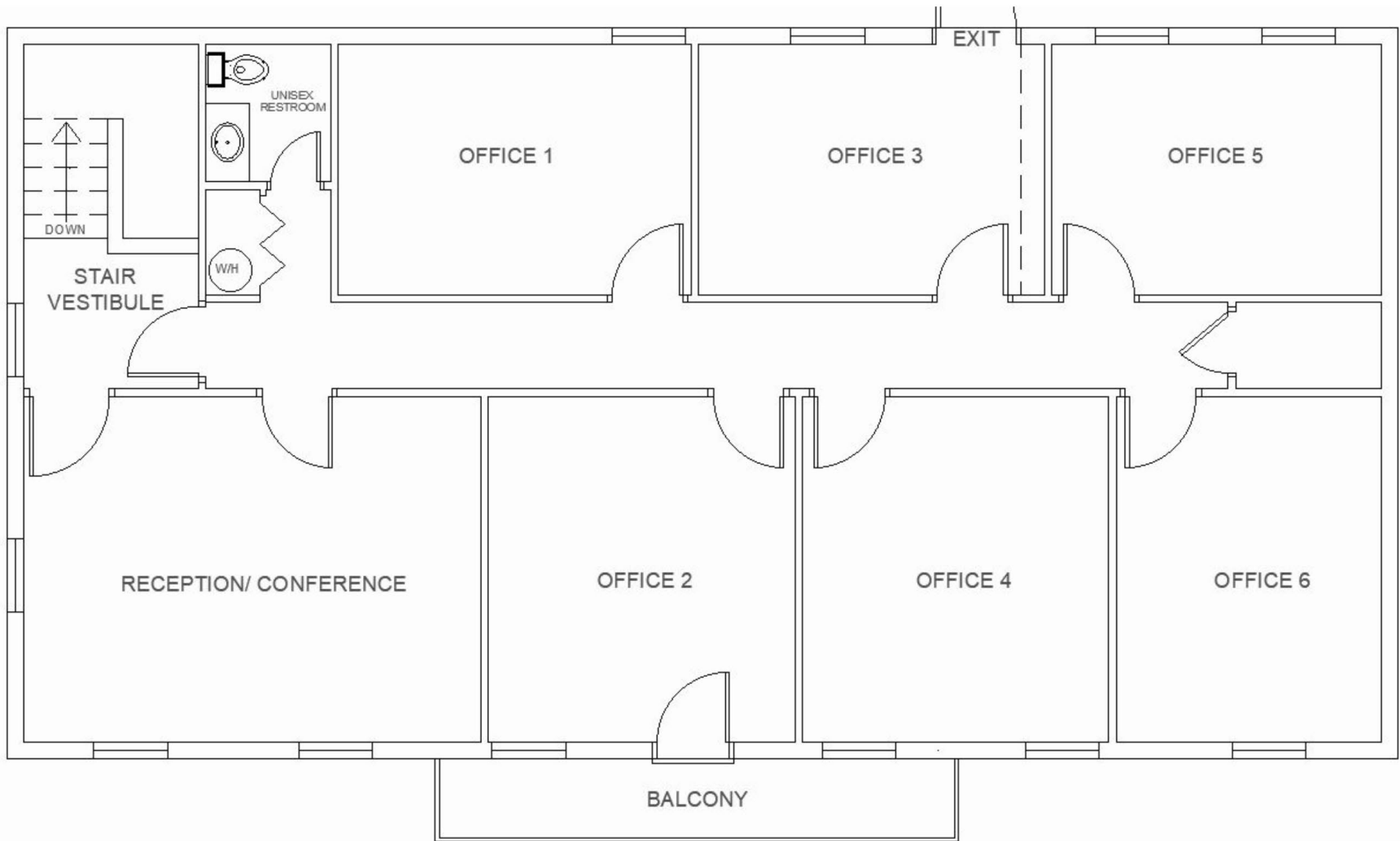


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SAVANNAH OVERVIEW



- Savannah, GA is a Regional hub with an MSA population of over 410,800.
- Savannah's economy is anchored by the Georgia Port's Authority, tourism, the Military, and Higher Education.
- Savannah is home to the nation's busiest and fastest-growing container port. Georgia's ports and inland terminals support more than 561,000 jobs throughout the state annually, contributing \$33 billion in income, \$140 billion in revenue and \$3.8 billion in state and local taxes to Georgia's economy.
- Tourism industry continues as a major economic driver attracting over 10 million overnight visitors in 2023 who spent just over \$4.8 billion.
- Fort Stewart and Hunter Army Airfield are headquarters of the U.S. Army's 3rd Infantry Division and comprise one of Coastal Georgia's largest employers, with more than 22,000 military and 5,773 civilians.
- Higher education is a major economic driver for the Savannah MSA with students from Georgia Southern University (including the former Armstrong Atlantic State University), Savannah State University, Savannah Technical College, and the Savannah College of Art & Design (SCAD) bringing tens of thousands of students into the area to live, eat, and shop. SCAD has had a tremendous impact on the Historic District/CBD with over 15,000 full time students in the immediate area.
- Savannah is home to Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast employing over 11,000 workers locally.
- The opening of a \$5.5 billion Hyundai EVM plant in Ellabell in October of 2024 and a \$929 million Hyundai Mobis plant in Richmond Hill in Q2 2025 are projected to generate 9,600 direct jobs and 5,000 indirect jobs among same-day suppliers.

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FOR MORE INFORMATION, PLEASE CONTACT:

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