



FOR SALE

36,250 SQUARE FEET OFFICE SPACE AVAILABLE **A Rare Opportunity in Savannah's Office Market**

8 Southern Oaks Court presents a rare opportunity to acquire or lease a premier corporate office campus in one of Savannah's most strategic business locations. Situated on 5.2 acres, the property features approximately 36,250 SF of office space and 150 on-site parking spaces—offering an ideal headquarters environment for corporate, medical, governmental, technology, engineering, and professional service users. Located minutes from I-16, I-95, the Port of Savannah, Savannah/Hilton Head International Airport, and Downtown Savannah, the property delivers executive presence with exceptional regional connectivity. As part of the established Southern Oaks Business Centre, the campus is surrounded by prominent government agencies, corporate users, and professional firms.



36,250 SF
SIZE



5.2 ACRES
SITE



150 AUTO
PARKING

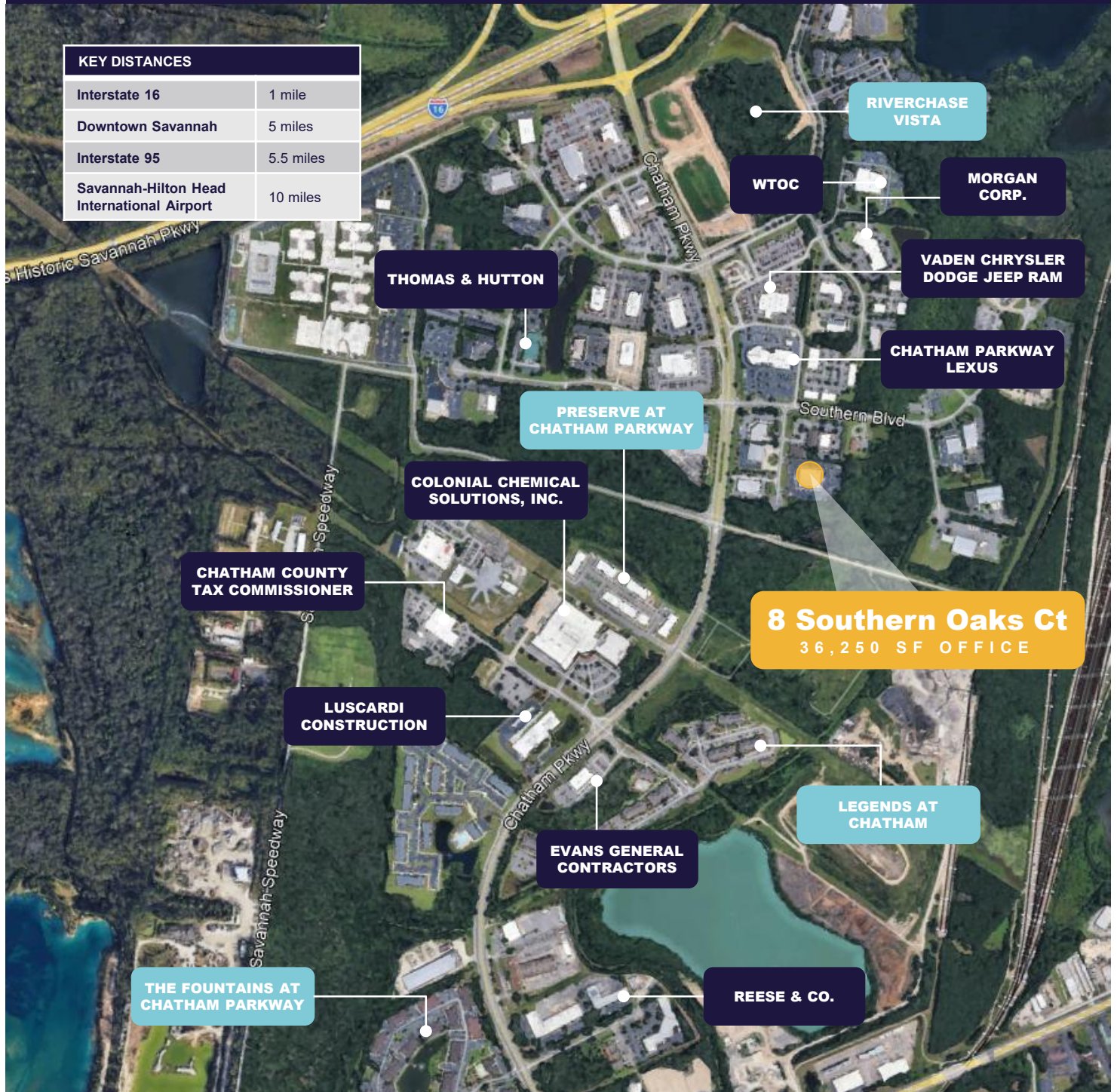
Property Highlights

- 36,250 SF on 5.2 acres with 150 Parking Spaces
- Scale of a Corporate Campus with the Convenience of Central Savannah Location
- Flexible floor plates suitable for single or multi-tenant occupancy
- Excellent employee commute from all areas of Savannah
- No expensive downtown parking leases
- Outstanding logistics for service-based businesses



KEY DISTANCES

Interstate 16	1 mile
Downtown Savannah	5 miles
Interstate 95	5.5 miles
Savannah-Hilton Head International Airport	10 miles



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