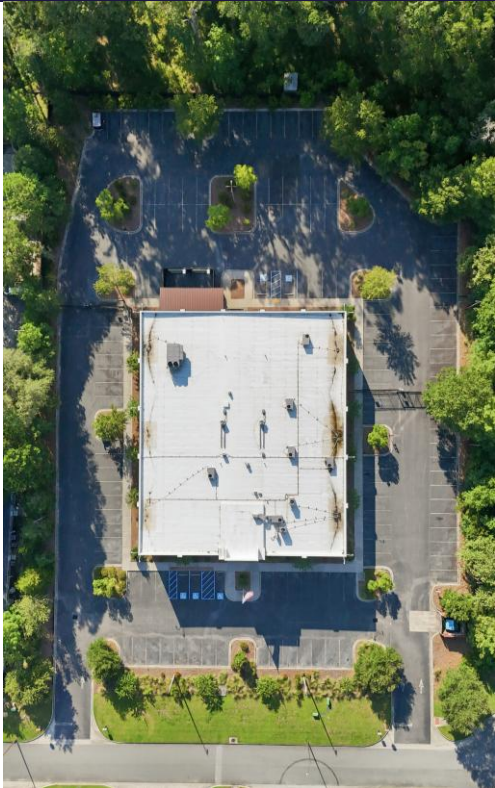




FOR LEASE

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.

Size	Asking Rate	Availability
36,250 sq ft	\$28.00 NNN	Q2 2027

FOR MORE INFORMATION:

William Arnold

Senior Associate

404-663-2525

warnold@gilbertezelle.com

gilbertezelle.com

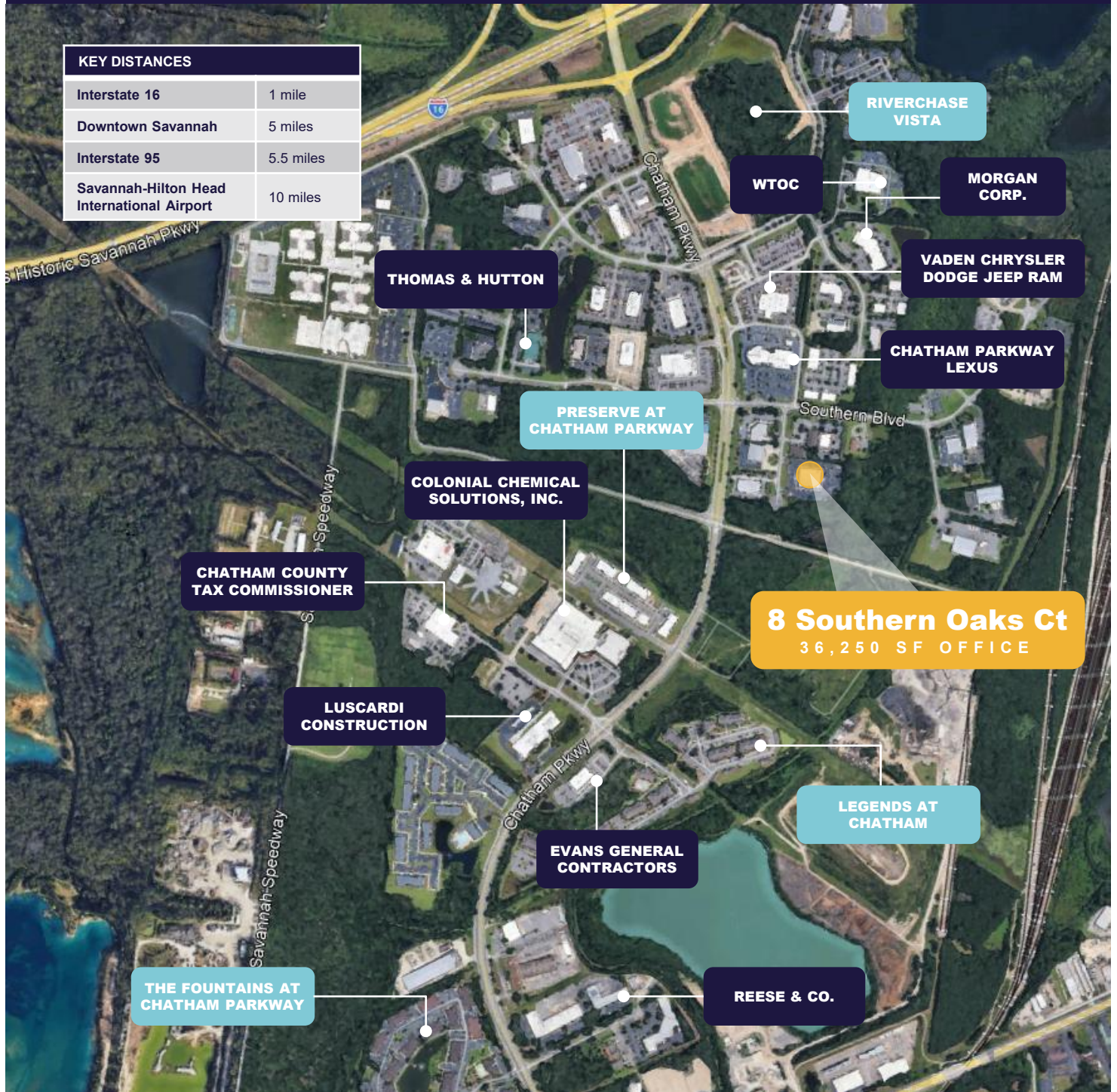
Property Highlights

- 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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