

4849 Paulsen Street

SAVANNAH, GA 31405

OFFICE SUITES FOR LEASE

Medical | Professional Office Space

**NEW TURN-KEY MEDICAL SUITES
AVAILABLE FOR LEASE**



ASHLEY W. SMITH, SIOR, CCIM

Colliers International | Savannah

912 662 8011

ashley.smith@colliers.com

COLLIERS INTERNATIONAL - SAVANNAH

545 E. York Street, Savannah, GA. 31401

912 233 7111

www.colliers.com/savannah



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Building Highlights

- Three (3) story professional office building
- ±162 front and side asphalt parking spaces
- 4 total suites available for lease, minimally divisible to ±1,444 RSF and max contiguous to ±3,282 RSF
- Located in the Medical Arts District within close proximity to area hospitals
- Convenient location in the epicenter of the City of Savannah
- Abundant banking, restaurants, and service businesses in close proximity

Availability

Ground Floor Office Suite >	±3,282 RSF - divisible
Suite 202 >	±1,444 RSF
Suite 209 >	±1,870 RSF - Turn Key
Suites 212 >	±1,446 RSF
Suites 304 - 310 >	±1,586 - ±3,541 RSF LEASED

Pricing

Lease Rates > *Please Inquire*



Pictured: Suite 209



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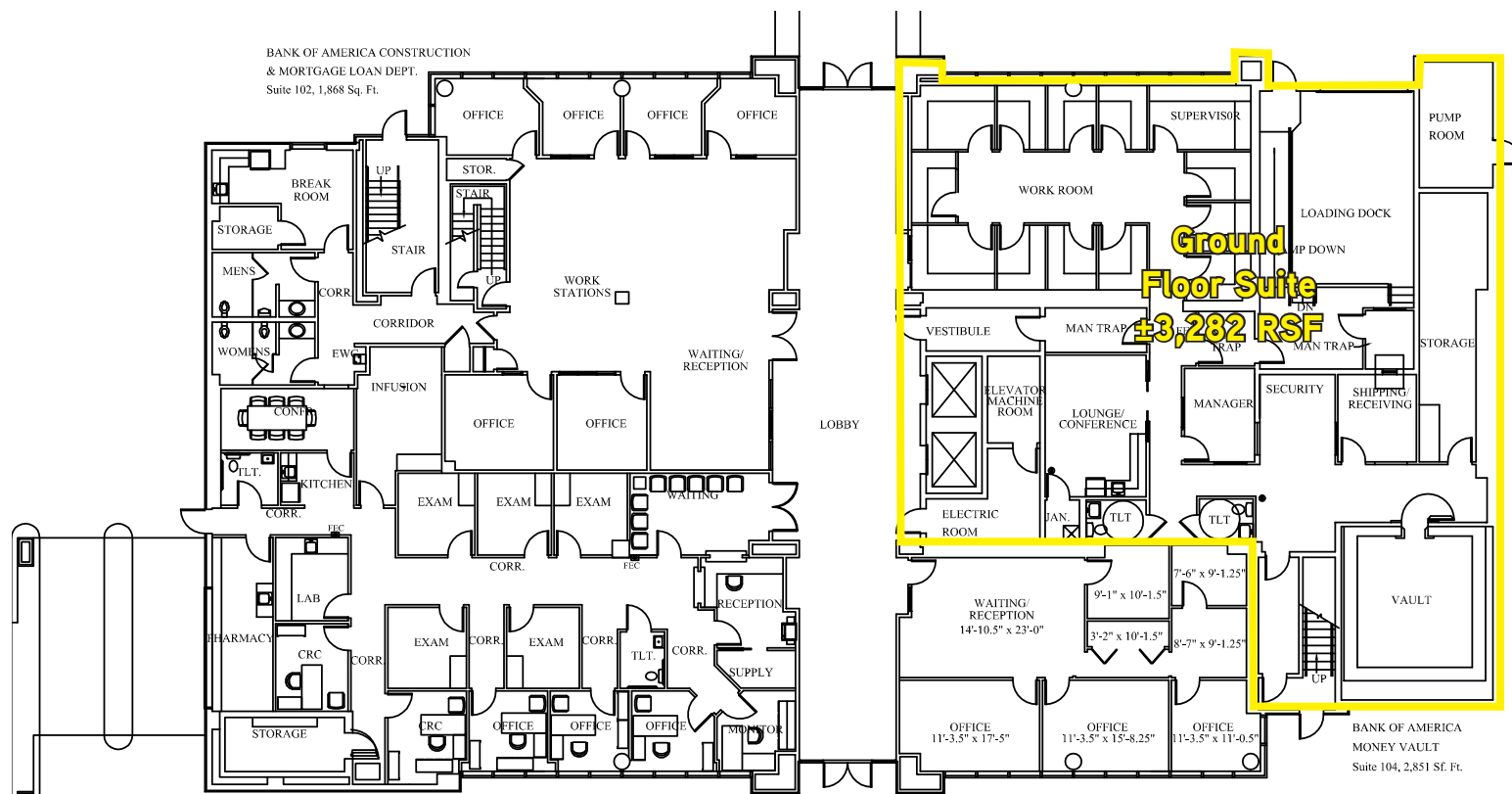
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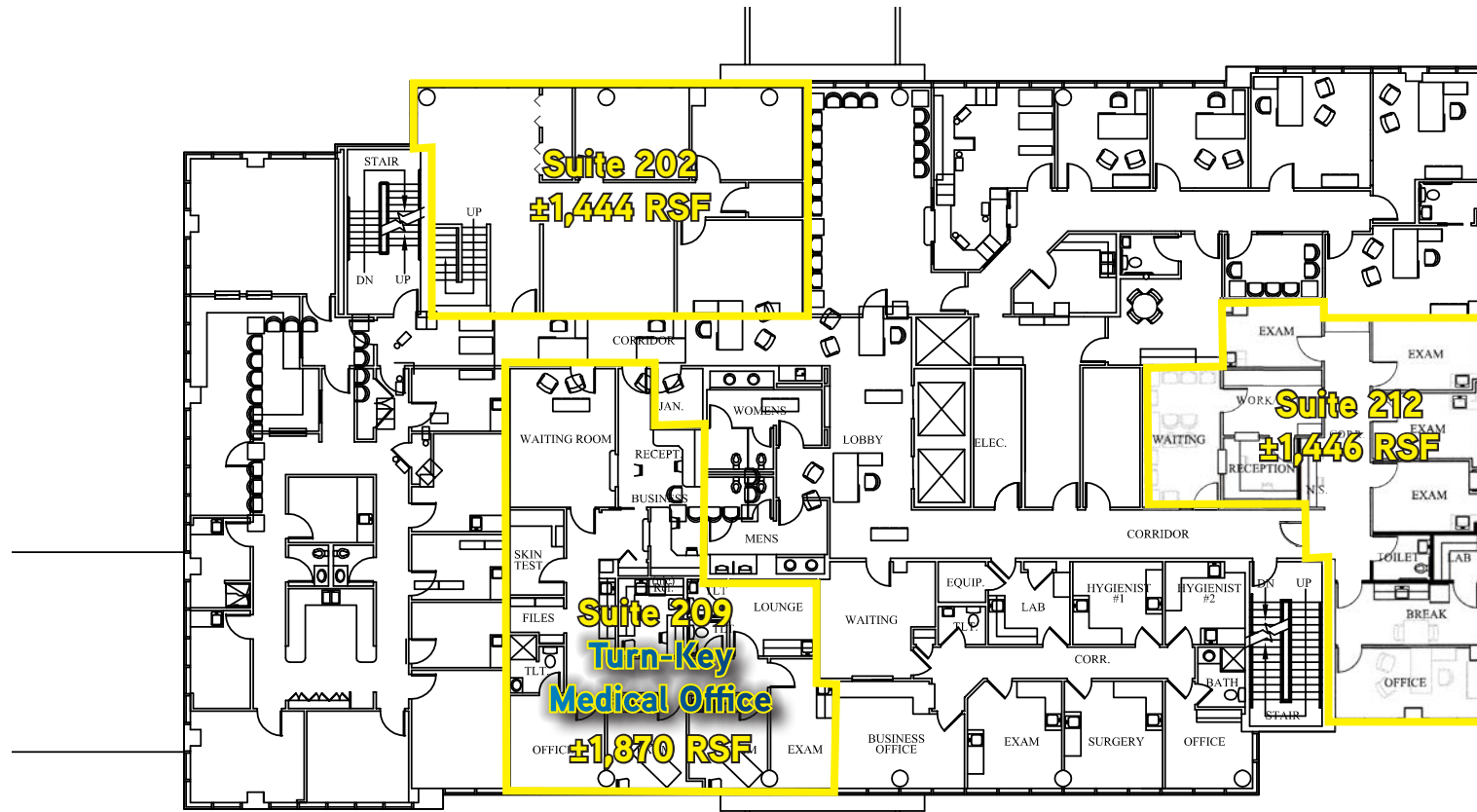
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First Floor | Floor Plan



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Second Floor | Floor Plan



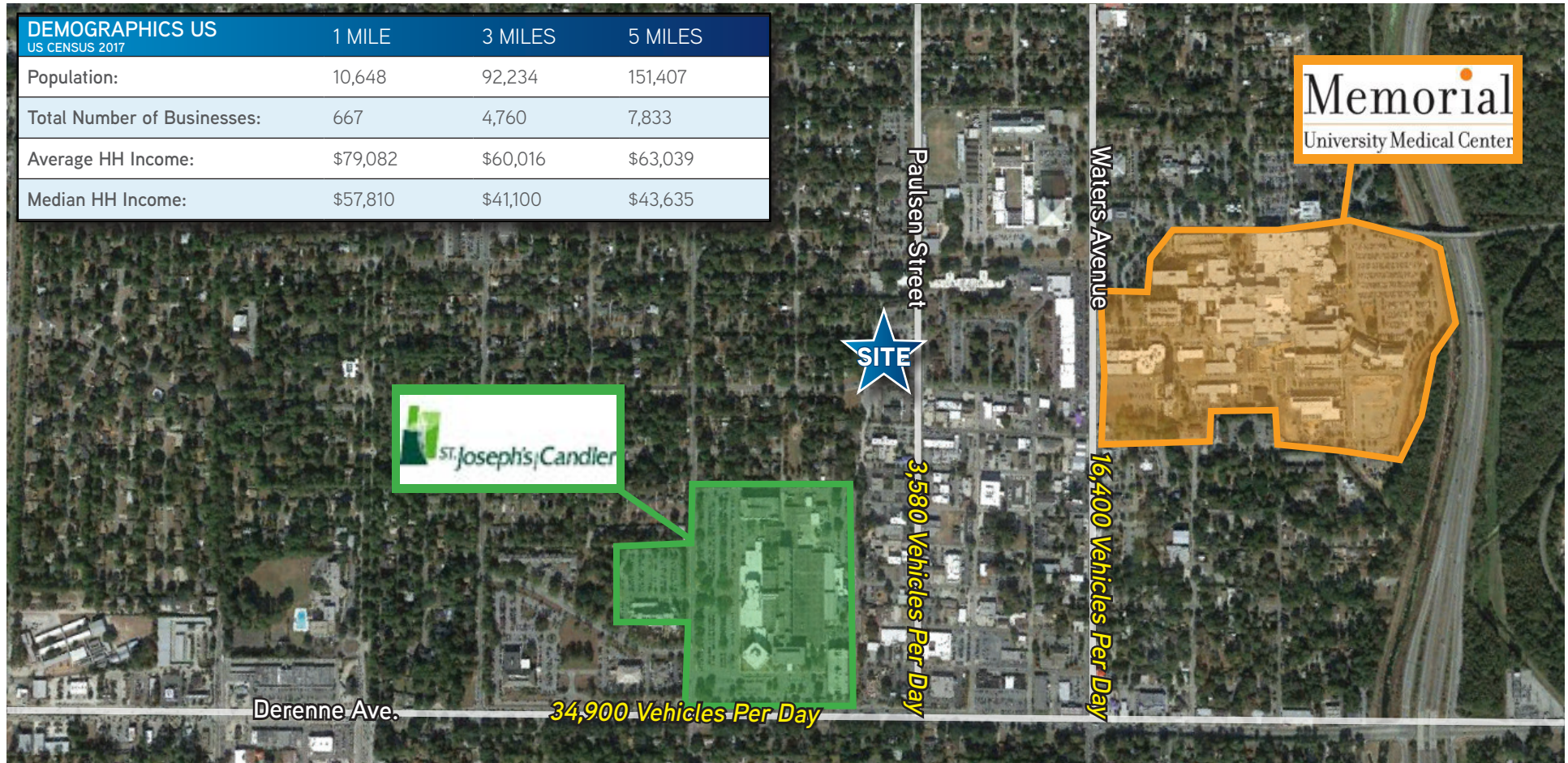
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Area Overview >



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Chatham County Medical Demographics

POPULATION BREAKDOWN	
Population Total	279,147
Age 55-64:	33,218
Age 65-74:	23,448
Age 75-84:	11,165
Age 85+:	5,024
MEDICAL EXPENDITURES TOTAL FOR CHATHAM COUNTY	
Health Care Expenditure:	\$417,212,451
Physician Services Expenditure:	\$23,859,778
Hospital Services Expenditure:	\$18,302,730
Nursing Home Expenditure:	\$2,629,108
Other Medical Services Expenditure:	\$9,889,400

AGE 50+ PROFILE	
Population 50+:	89,698
Households 50+:	109,176
Percent of Population 50+:	32.1%
Avg. Household Income 55+:	\$60,371
Median Household Income 55+:	\$46,425
MEDICAL EXPENDITURES PER HH FOR CHATHAM COUNTY	
Amt Spent on Health Care:	\$3,821.47
Amt Spent on Physician Services:	\$218.54
Amt Spent on Hospital Services:	\$167.64
Amt Spent on Nursing Home Care:	\$24.06
Amt Spent on Other Medical Services:	\$90.58

Source: ESRI

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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

