

4849 Paulsen Street

SAVANNAH, GA 31405

OFFICE SUITES FOR LEASE

Medical | Professional Office Space

NEW TURN-KEY MEDICAL SUITES
AVAILABLE FOR LEASE



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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.



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Building Highlights

- Three (3) story professional office building
- ±152 front and side asphalt parking spaces
- 4 - 6 total suites available for lease, minimally divisible to ±588 RSF and max contiguous to ±3,079 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 >	±1,200 RSF
Suite 209 >	±1,870 RSF - Turn Key
Suites 212/216 >	±588 - ±1,797 RSF
Suites 304 - 310 >	±1,379 - ±3,079 RSF - Partially Turn Key

Pricing

Lease Rates >	\$25.00/SF, Full Service
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Pictured: Suite 209



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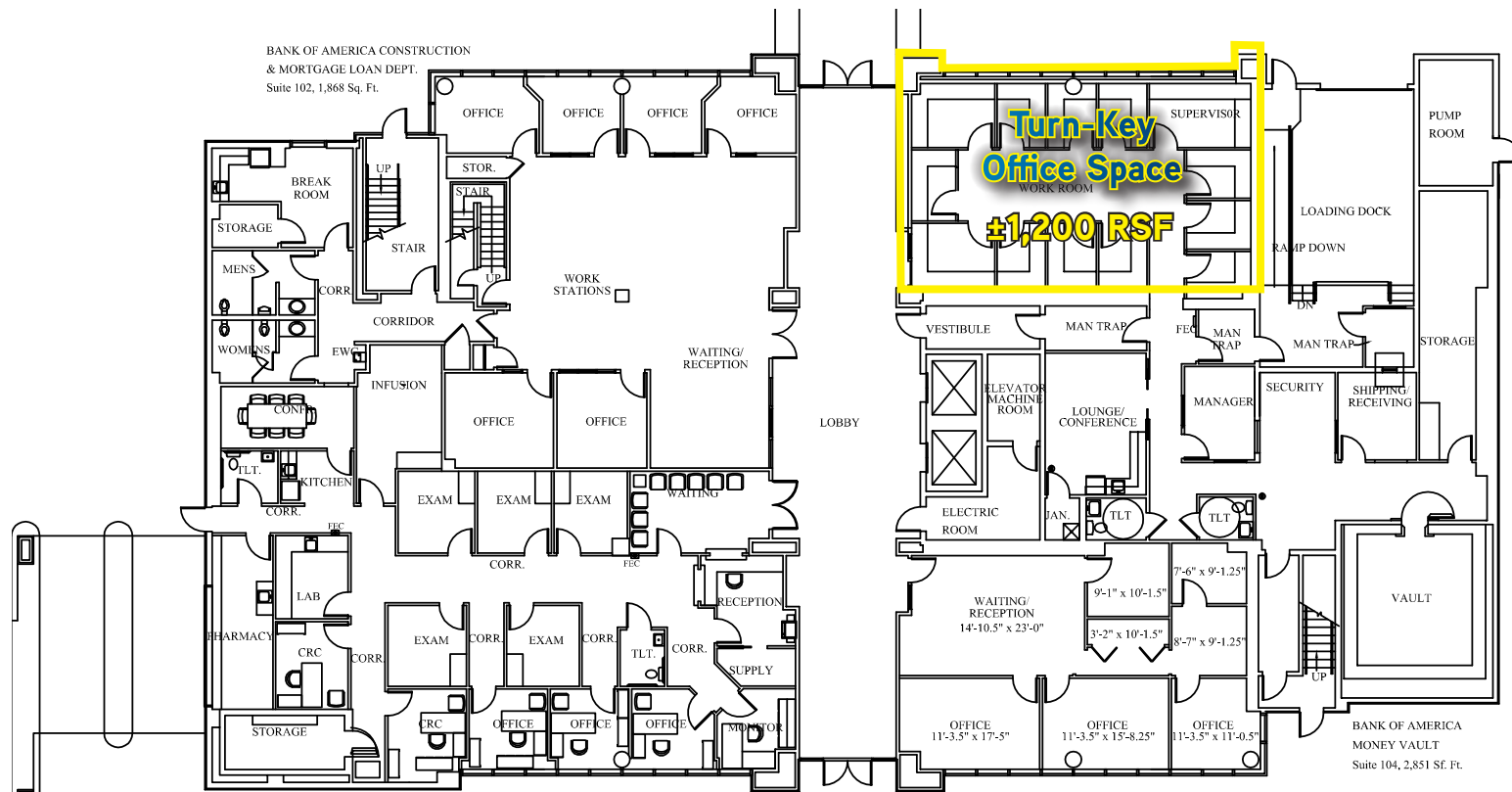
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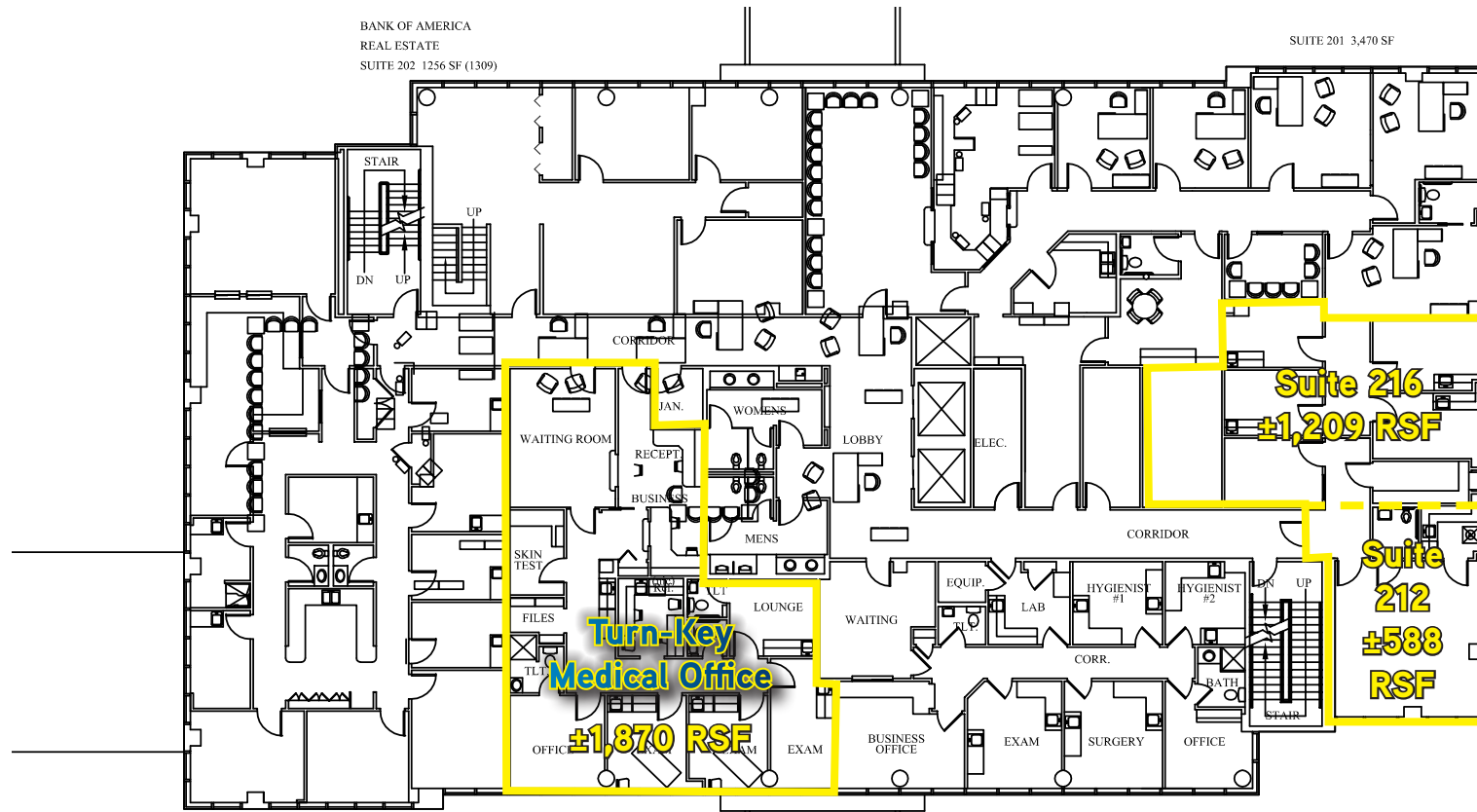
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First Floor | Floor Plan



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Second Floor | Floor Plan



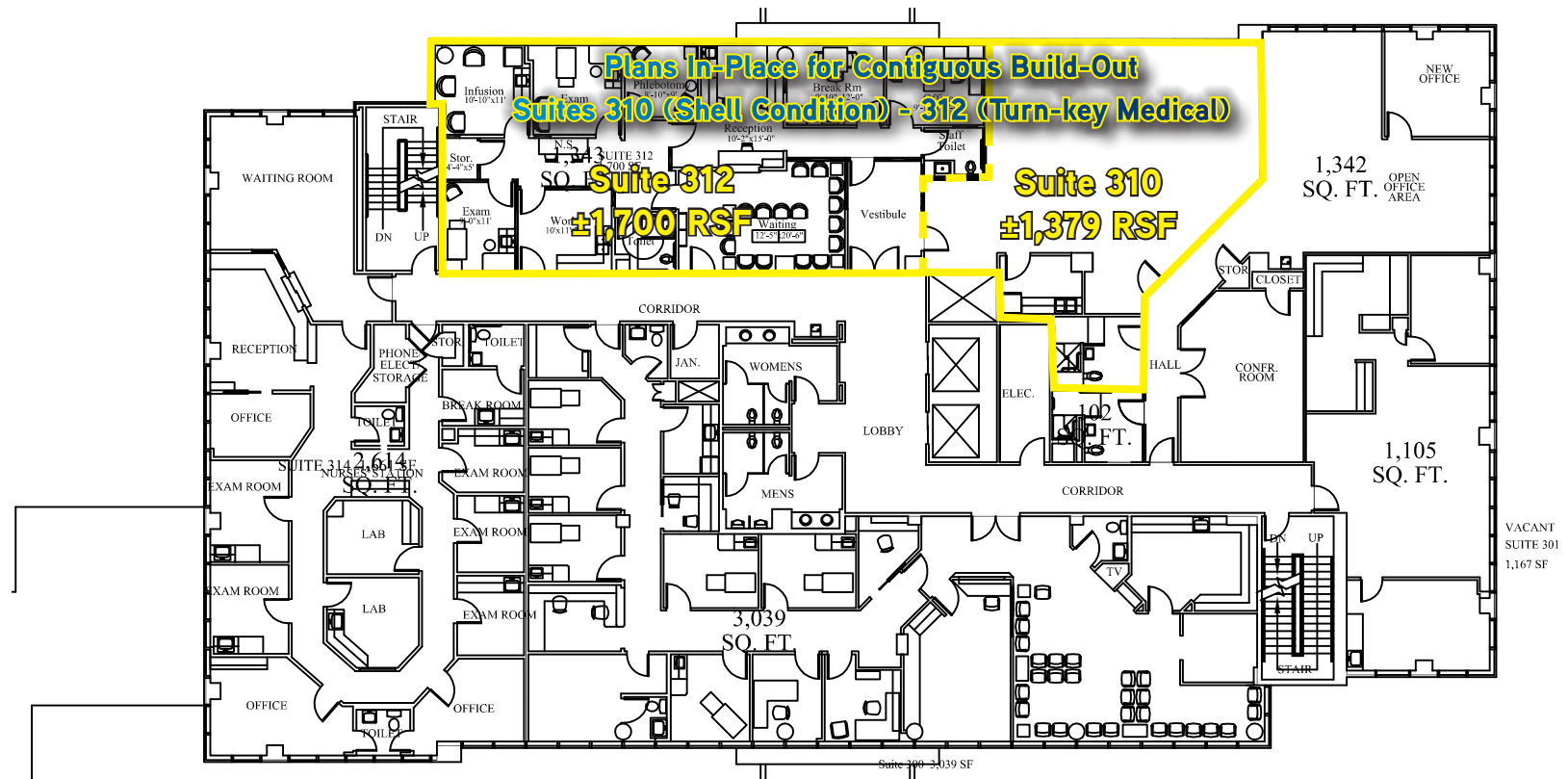
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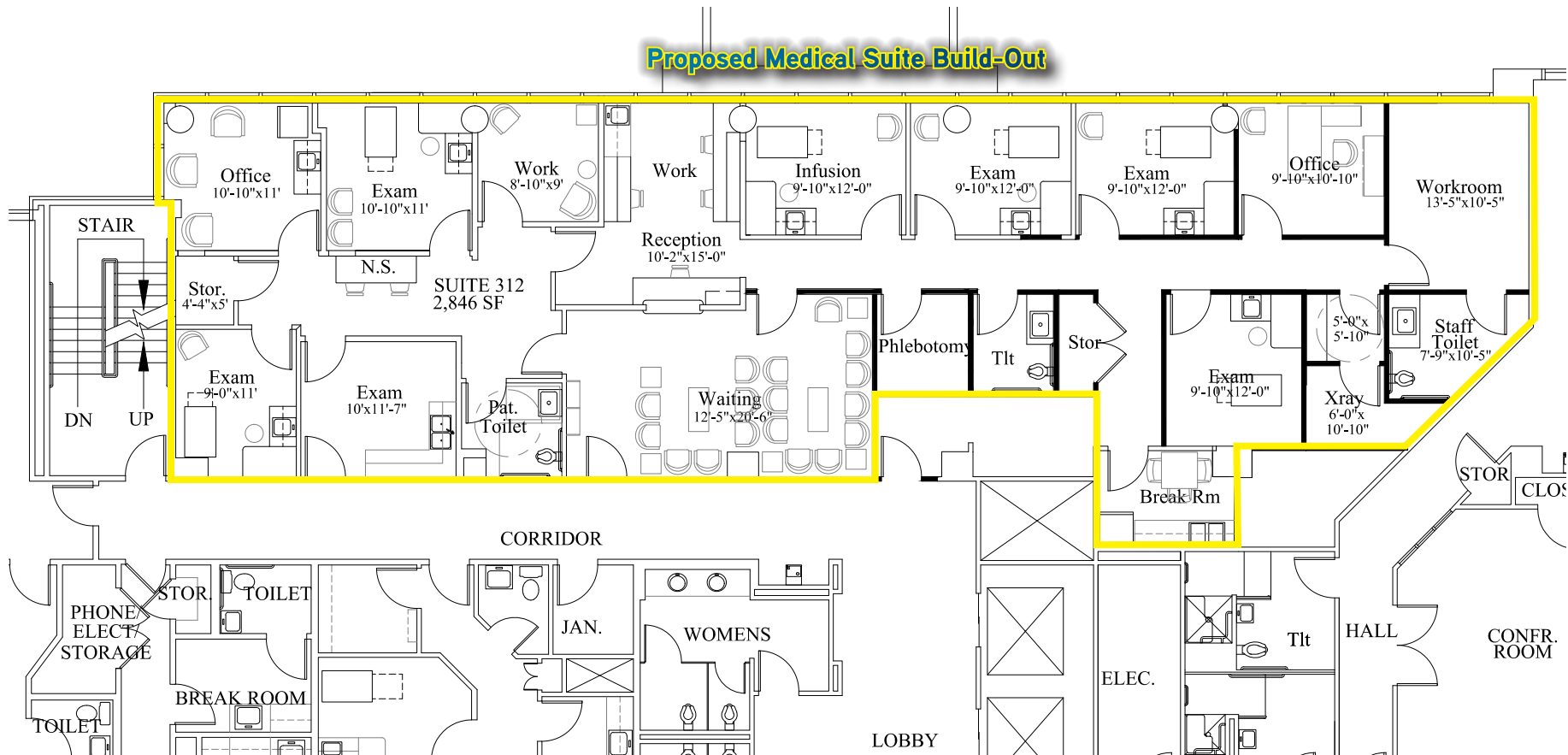
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Third Floor | Floor Plan



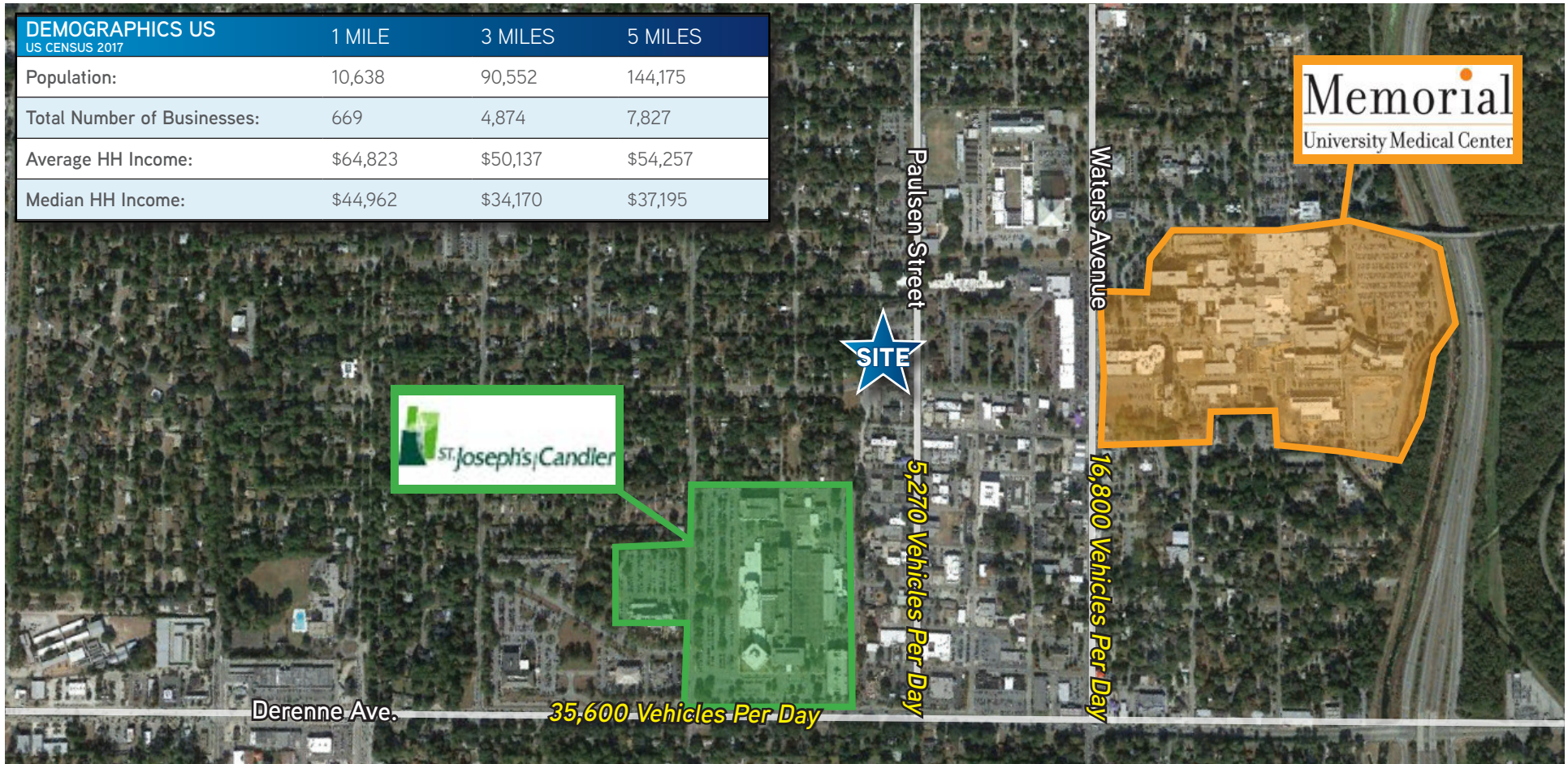
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Suites 310 - 312 Proposed Build-Out - ±2,846 SF



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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

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