

For Sale

**6602 Abercorn Street  
Class A Office Building  
Prime Investment Opportunity  
Preferred Southside Location**



Centrally located multi-tenant office building located on Abercorn Street corridor just north of Stephenson Avenue and one-mile north of Oglethorpe Mall. Two story brick building is comprised of 46,358 SF on 4.35 acre site.

The investment opportunity is comprised of 33,572 rentable square feet and excludes two independently owned office condominium units.

**List Price: \$2,950,000**  
**(\$87.87 per RSF)**



For more information and inspection please contact:

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INDEPENDENTLY OWNED AND OPERATED

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to specific listing conditions, imposed by our principals.

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Landlord recently extended three leases on 13,772 RSF or 41% of the building for sale. The remaining 19,800 RSF is for lease for \$18.50 per RSF on a full service basis.

Well constructed office building is located within an attractively landscaped office campus that is highly visible and accessible within Savannah's Southside suburban office submarket at signalized intersection of Abercorn Street.

Excellent opportunity for owner occupant/investor looking to occupy 3,084 to 10,712 RSF.



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**GILBERT & LATTIMORE**  
Commercial Real Estate, LLC


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
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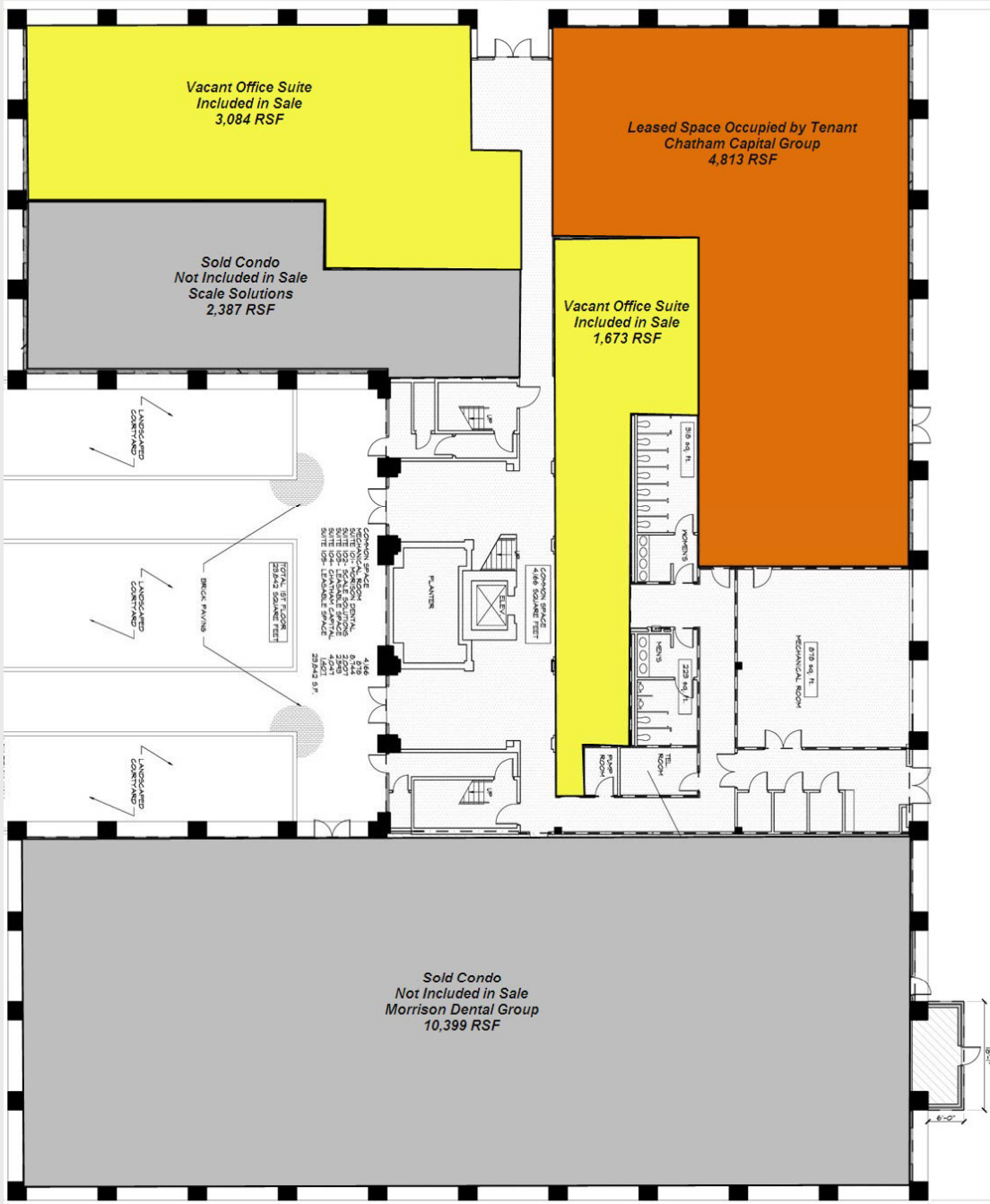
# 6602 Abercorn Street

## 1st Floor

 = AVAILABLE FOR LEASE AND INCLUDED IN SALE

 = SOLD CONDO: NOT AVAILABLE FOR LEASE OR SALE

 = LEASED SPACE OCCUPIED BY TENANT AND INCLUDED WITH SALE OF BUILDING



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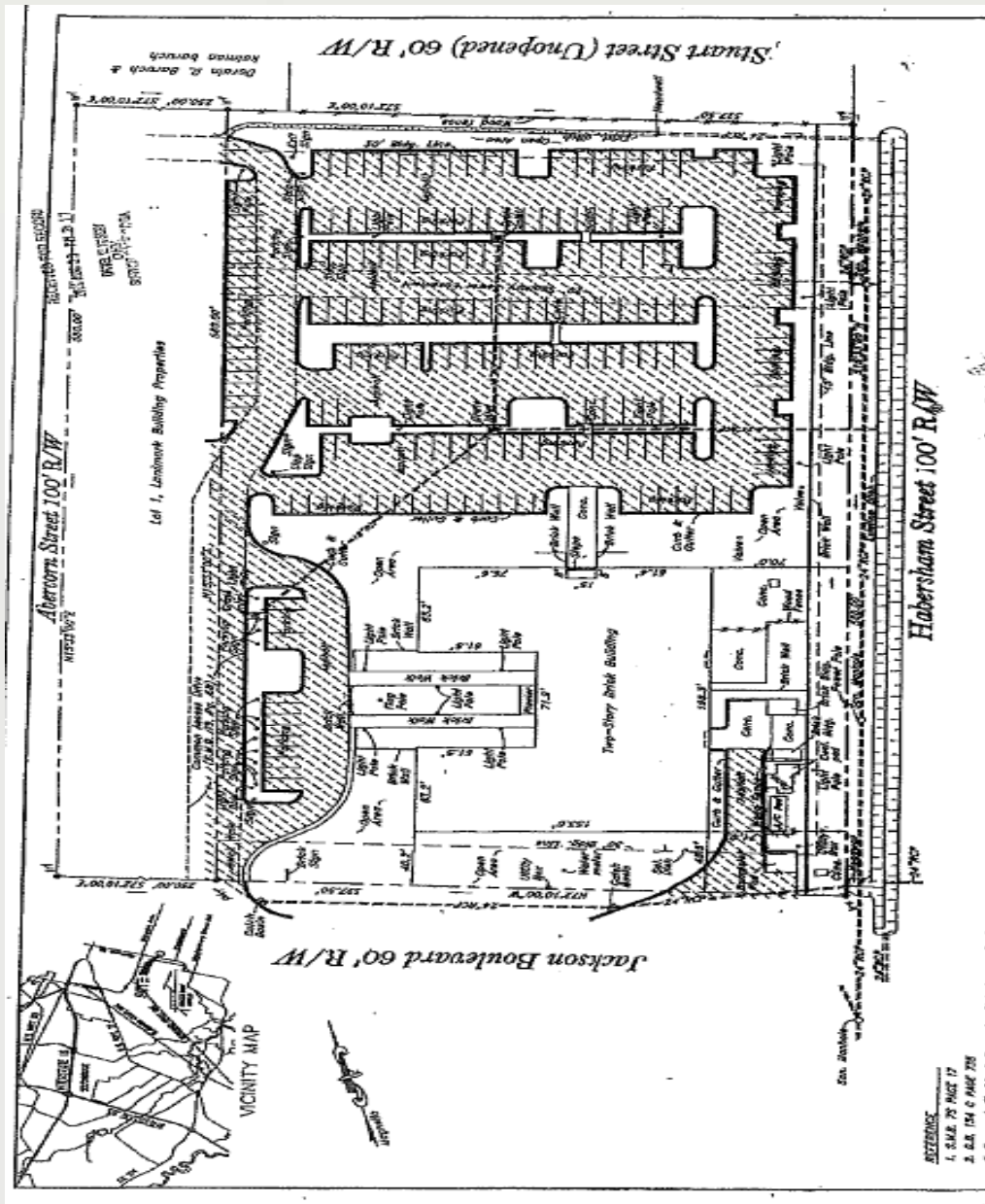
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