BLUFFTON OFFICE SPACE

TWO BUILDINGS | 54,850 SF | 6.44 ACRES

400 BUCKWALTER PLACE BLVD & 1 CARECORE DRIVE

PROPERTY INFORMATION

- Two first-class office buildings with 54,850 SF available
- LEED Certified by the U.S. Green Building Council
- 400+ shared parking spaces
- 3-acre greenspace with pedestrian paths, amphitheater, event/active sports lawn, outdoor seating, gathering nodes for social interaction, exercise stations, and more.
- Situated between two major ports – 20 miles northeast of Savannah, Georgia and 93 miles southwest of Charleston, South Carolina.
- Walkable amenities including Starbucks, Publix, Kroger, Ace Hardware Store, and Southern Barrel Brewing Company.

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2022	8,960	43,193	68,341
Projected Population 2027	9,248	44,984	71,463
Average Household Income	$92,493	$89,854	$93,777

CONTACT

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SPECIFICATIONS

	400 BUCKWALTER DRIVE	1 CARECORE DRIVE
Building Size	47,400 SF	31,150 SF
Space Available	2nd Floor - 23,700 SF	1st Floor - 15,575 SF 2nd Floor - 15,575 SF
Parcel Size	4.78 acres	1.66 acres
Parking	400+ for both buildings	400+ for both buildings
Year Built	2007	2010
Restrooms	Include private showers	Include private showers
Elevator	Yes	Yes
Skylights	None	On seconsd floor, can be dimmed
Security	Complete fire/security alarm systems	Complete security/Fire alarm system
LEEDS	There is a computerized on-screen energy management system for both buildings. The LEEDS energy-saving system features automatic light switches in most rooms; each floor is separately controlled. The UPS (uninterruptible power supply) system has a generator transfer switch feature such that the building does not lose power and the computers and controls in the voice and data room are protected. Well water is used for irrigation and for the cooling towers, which greatly reduces water cost.	

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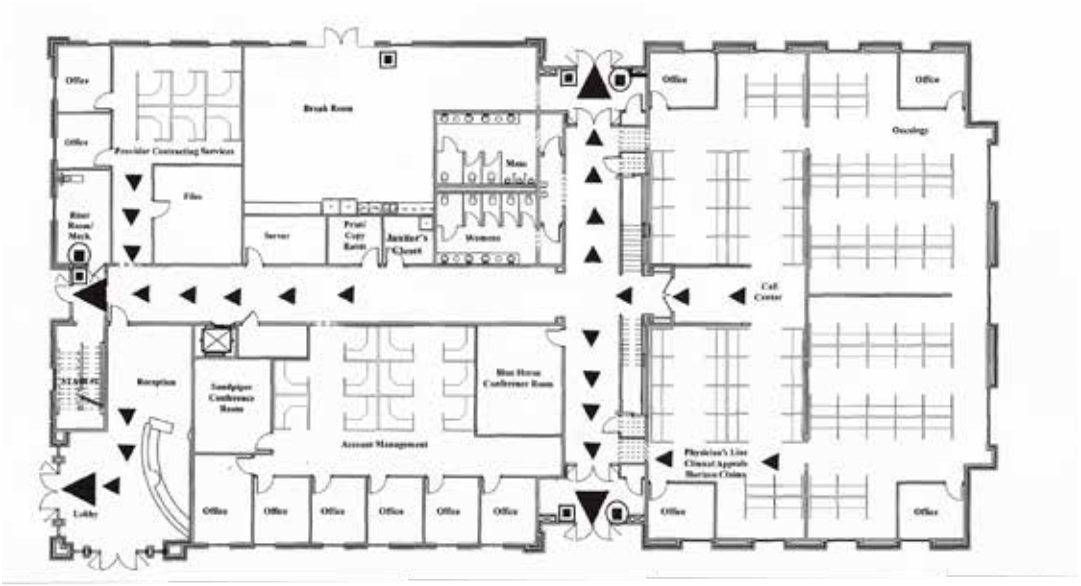
1 CARECORE DRIVE FLOOR PLANS



1ST FLOOR - 15,575 SF

2ND FLOOR - 15,575 SF

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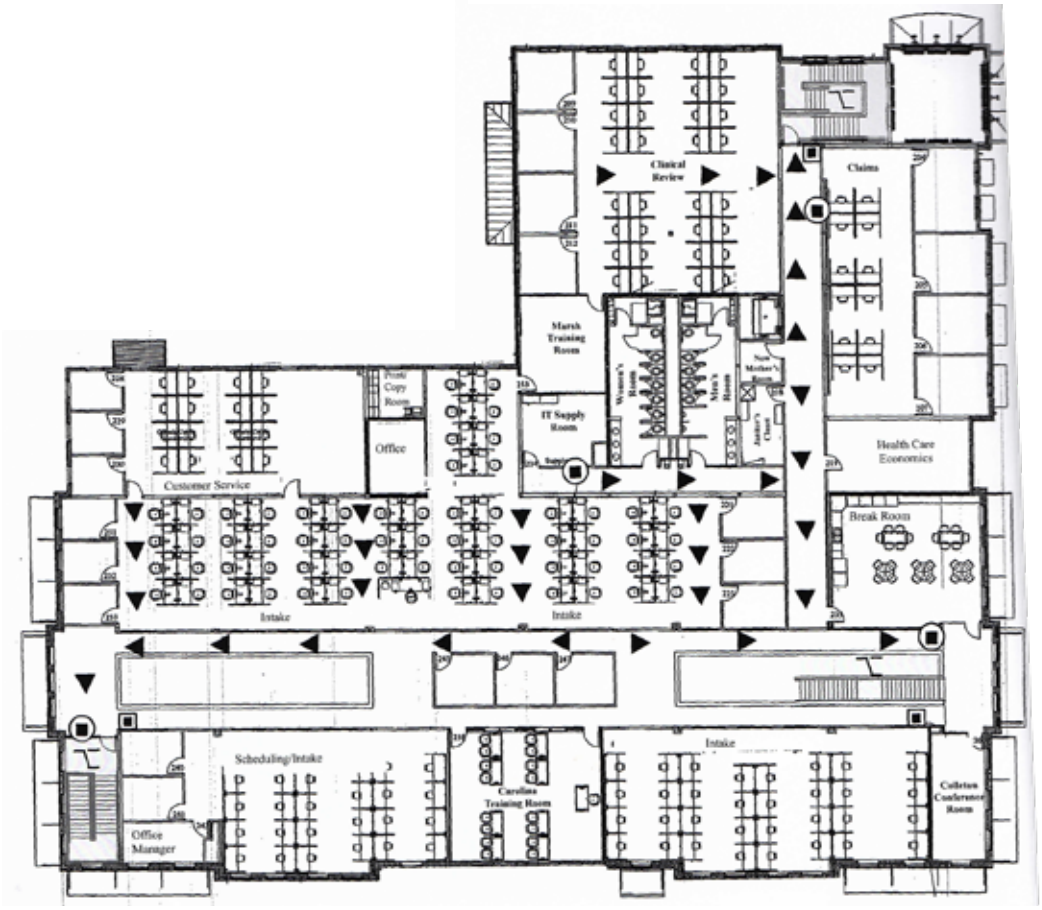
400 BUCKWALTER PLACE BLVD FLOOR PLAN



2ND FLOOR - 23,700 SF

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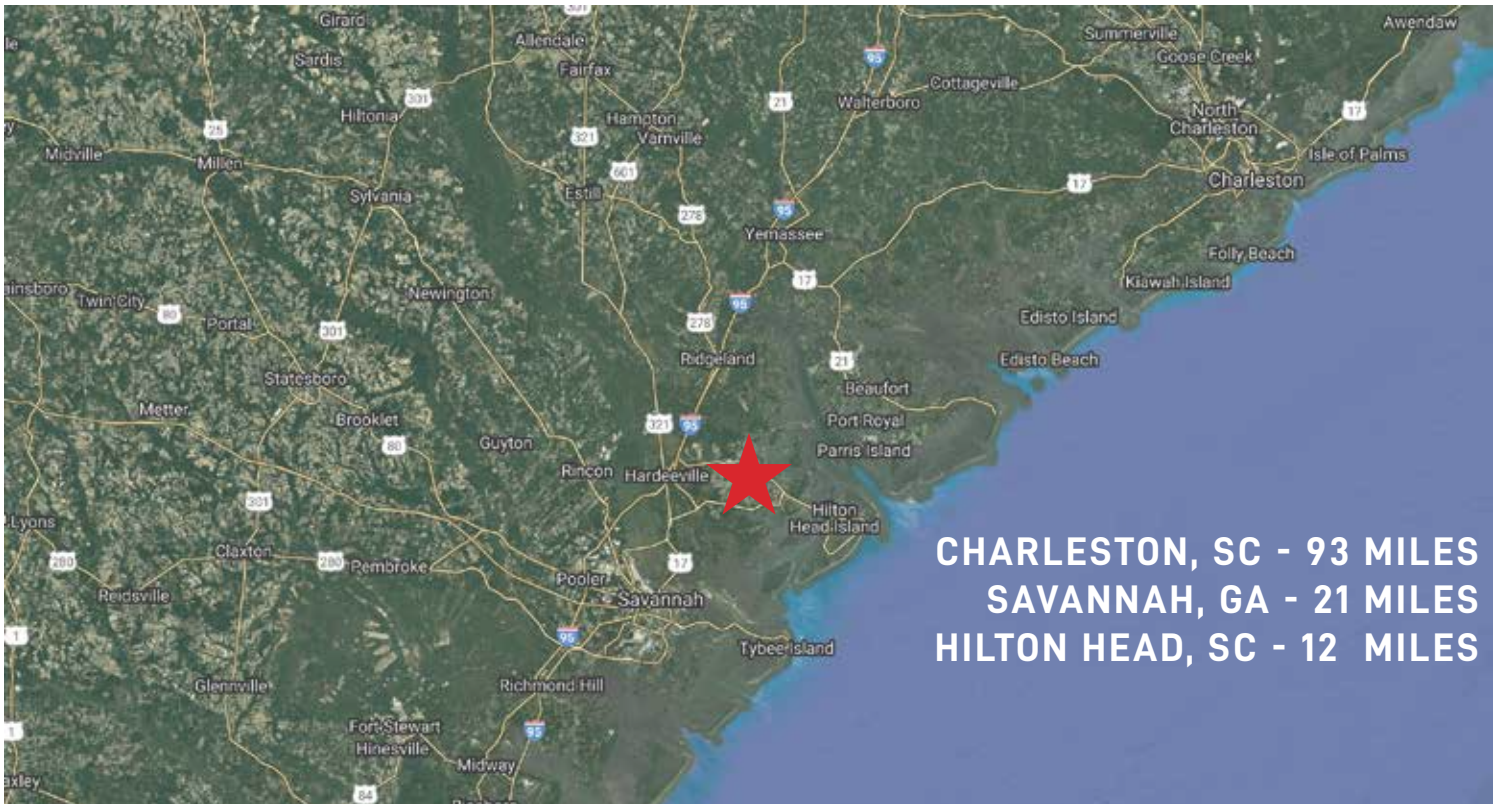

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