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## Office Buildings, Hotel on Tap for Airport Area

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Developers of The Mulberry at Godley Station office park are moving ahead with their project by constructing two 54,000-square-foot office buildings and a "full-service" hotel on a 120-acre site on the west side of Interstate 95 across from the Savannah-Hilton Head International Airport.

They expect the office park, sitting along the northern part of the growth corridor on I-95 between Charleston and Jacksonville, to attract a number of regional and national businesses by offering a prime location as well as a number of features and amenities, including the hotel and its 10,000 square feet of meeting space.

The development brings together The Foxfield Company, owners of the property; Gilbert Realty Company, LLC; Choate Construction Company; and the LS3P architectural firm in a partnership, Mulberry Realty Holdings Inc.

The first step in the project is infrastructure work totaling \$3.8 million. That will be followed by construction of the first office building. According to Harry Kitchen Jr., president of The Foxfield Company, the first tenants should move in by the first quarter of 2006. Construction on the second building is slated to begin around the same time.

During the early third quarter of this year, construction is scheduled to begin on a 230-room national flag hotel on 6.82 acres within the office park that will feature 10,000 square feet of meeting space.

Meeting space is very important in that area, Kitchen said. "People had to borrow meeting space from the Airport Authority and the Crossroads Savannah Tech campus," he said.

The two office buildings, each with about 50,000 square feet available for leas-



*Rendering: The first two office buildings at The Mulberry at Godley Station will feature classic architecture and over 54,000 square feet of space and will sit in a square that has walkways and green space.*

ing, are at the center of a square that features a fountain, landscaped walkways and seating areas. Kitchen described it as a classic square with green space and formal architecture. "People will be able to go out and enjoy the beauty of the square," he noted.

Kitchen said the architecture was adapted from buildings in Atlanta, Charlotte and Charleston and makes a great statement of what the park is - classic design combined with highly efficient buildings.

The efficiency is reflected in a wireless Internet (or WIFI) grid system available within the park that will be provided by BellSouth and that tenants can access with their laptop computers.

Space in the buildings will lease for \$21.50 to \$22.50 a square foot, all-inclusive, according to Harvey Gilbert, owner of Gilbert Realty Company. "That's a very attractive rate," he said. Gilbert added that pre-leasing on the first building is approaching 50 percent.

The Savannah-Chatham County Metropolitan Planning Commission approved development of 1.1 million square feet of office space, according to Kitchen. He said a company has the option of leasing space ranging in size from 3,500 to 25,000 square feet (an entire floor) in one of the two buildings or buying land and constructing a building, either through Mulberry Realty Holdings or on its own.

One business that planned to have its own building - a 78,000-square foot structure - was International Paper's Forest

Products headquarters. That suddenly changed late last year after the company announced it was moving the headquarters to Memphis.

Gilbert said it was disappointing to not land such a high-profile tenant, yet the exposure the development received helped make up for that loss. "It reaffirms our vision that a Fortune 50 company would choose this site," Gilbert said.

Kitchen said The Mulberry offers not only a great location in terms of access to two interstates and the Pooler Parkway but also the amenities and services of Godley Station. There's also the nearby airport. "That's a huge plus," Kitchen said.

Kitchen noted that one-half of the park has been set aside for regional and national tenants, and he's working with the City of Savannah as well as the Savannah Economic Development Authority (SEDA) and the Georgia Economic Development Authority to point these companies toward The Mulberry.

Gilbert expects the tenants in the two 54,000-square foot buildings to run the gamut, from construction, real estate and financial to legal and shipping.

He pointed out that The Mulberry is not competing with downtown Savannah to provide office space. "We'll supplement the growth," he said.

Gilbert added that the office park is providing a central location for corporate office tenants and is at the epicenter of a six-county metropolitan region that has approximately 500,000 residents. ■