

For Sale: Class “A” Office

2900 St. Marys Road, St. Marys, Camden County, GA 31558



Property Highlights:

- **Location:** Property is 2.5 miles east of I-95, Exit 1. This is the first Georgia exit, north of the Florida border. The location is 4 miles west of downtown St. Marys and the intracoastal waterway of the St. Marys River, 30 miles from downtown Jacksonville.
- **Professional Park:** Property is in Shops at Osprey Cove, a commercial park located at the entrance to Osprey Cove, a very successful residential golf community with 850+ homes and 250+ remaining lots.
- **Size:** 11,473± SF on 1.70 Acres
- **Zoning:** C-2 (Highway Commercial)
- **Building Features:** Attractively finished, well-maintained building, built in 2013. Recent updates include three new HVAC units, replaced in 2022. Exterior painting in 2022.
- **Price:** \$1,995,000 (\$174/ SF)
PRICED REDUCED TO \$1,795,000
- **Floorplan:** One story, with very functional floor-plan. Reception, mix of private offices, and large open work areas, training/conference rooms, large fully equipped kitchen, multi-fixture restrooms, screened porch and patio.
- **Building Technology:** Features include security alarm, card access controlled entry, motion detection, server room with fire suppression system and fire wall to roof, back-up generator.
- **Grounds:** Excellent, mature landscape, with views of adjacent golf course. Well-fed irrigation system for landscaping.
- **Adjacent & Nearby Uses:** Barlow Orthodontics, Edward Jones, Atlantic Shore Dermatology, Forever Fit Physical Therapy, The Green Room Italian Restaurant, and more.

Robert Driggers, CCIM

912-506-9837

912-634-5900

rdriggers@driggerscommercial.com

Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.

Photos: St. Marys, Camden County, GA 31558



Front View of Entrance



Front View



Rear View Showing Porch and Patio



Golf Course View



Entry Road to Osprey Cove



Ample Parking Area

Photos



Entry Lobby



Reception



Large Kitchen



Office



Training Area



Office Breakout Area

Photos



Tech Room



Typical Bathroom



Major local employer Kings Bay Naval Base is undergoing a \$1 billion infrastructure renovation to prepare for arrival of new Columbia-class ballistic missile submarines.



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GA DOT Traffic Count

I-95, Exit 1 at St. Marys Road	70, 500 VPD
St. Marys Road	15,500 VPD

Approximate Distances

Jacksonville, FL	35 miles
Savannah, GA	110 miles
Interstate 95	2.5 miles
Jacksonville International Airport	25 miles
Kings Bay Naval Submarine Base	4 miles



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