



# The Mulberry Building

101 Mulberry Boulevard, Pooler, GA 31322

## Professional Office Spaces Available

- First Floor Available Spaces:
  - Suite 100/101:  $\pm 12,308$  RSF, divisible to  $\pm 2,000$  RSF | Available 8/1/2026
  - Suite 130:  $\pm 5,852$  RSF, divisible to  $\pm 2,000$  RSF | Available now
- Second Floor Available Space:
  - Suite 220:  $\pm 4,460$  RSF | Available now
- $\pm 51,812$  SF Class A professional office building
- Located just off Benton Boulevard a quarter mile from Pooler Parkway with easy access to I-95 interchange
- Surrounded by an abundance of amenities
- Ample parking (4.61/1,000 ratio) 239 parking spaces

## For Lease

**Lease Rate:**  
**Please Inquire**

### Contact Us:

**Ashley W. Smith**, SIOR, CCIM  
Principal  
+1 912 662 8011  
ashley.smith@colliers.com



### Colliers | Savannah

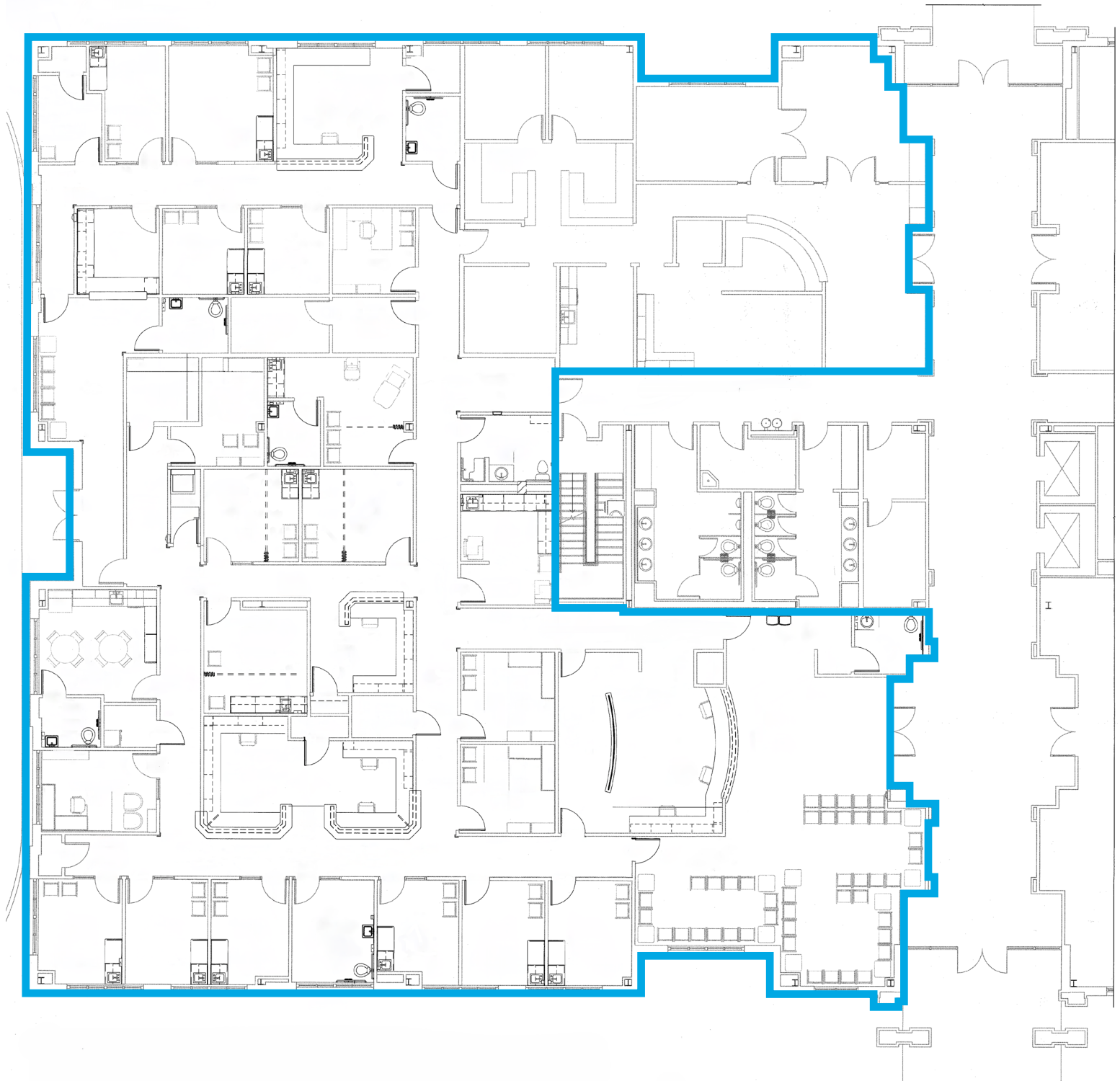
545 E York Street  
Savannah, GA 31401  
P: +1 912 233 7111  
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Accelerating success.

# First Floor | Suite 100-101

±12,308 RSF (divisible to ±2,000 RSF)

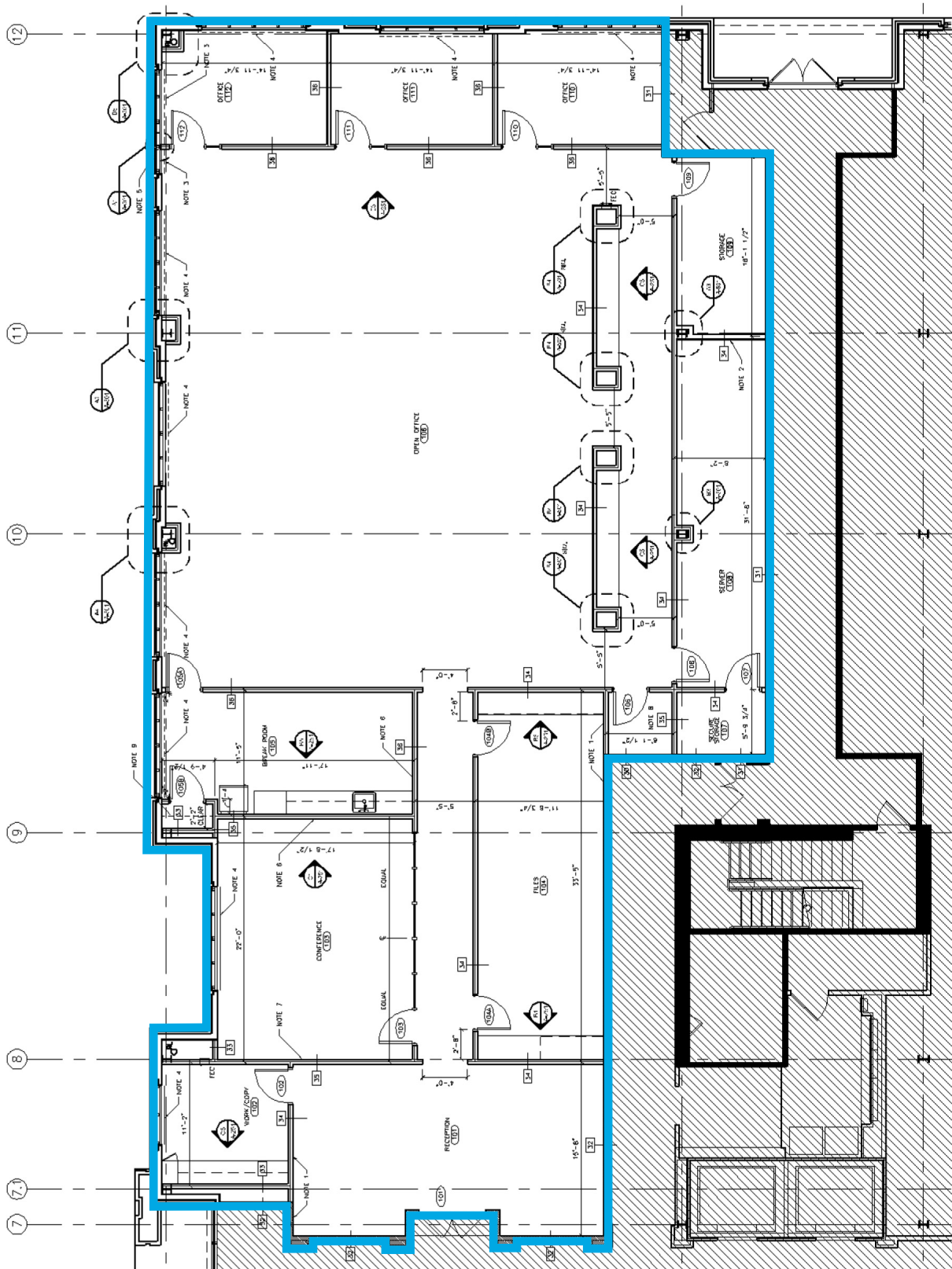
Available 8/1/2026



# First Floor | Suite 130

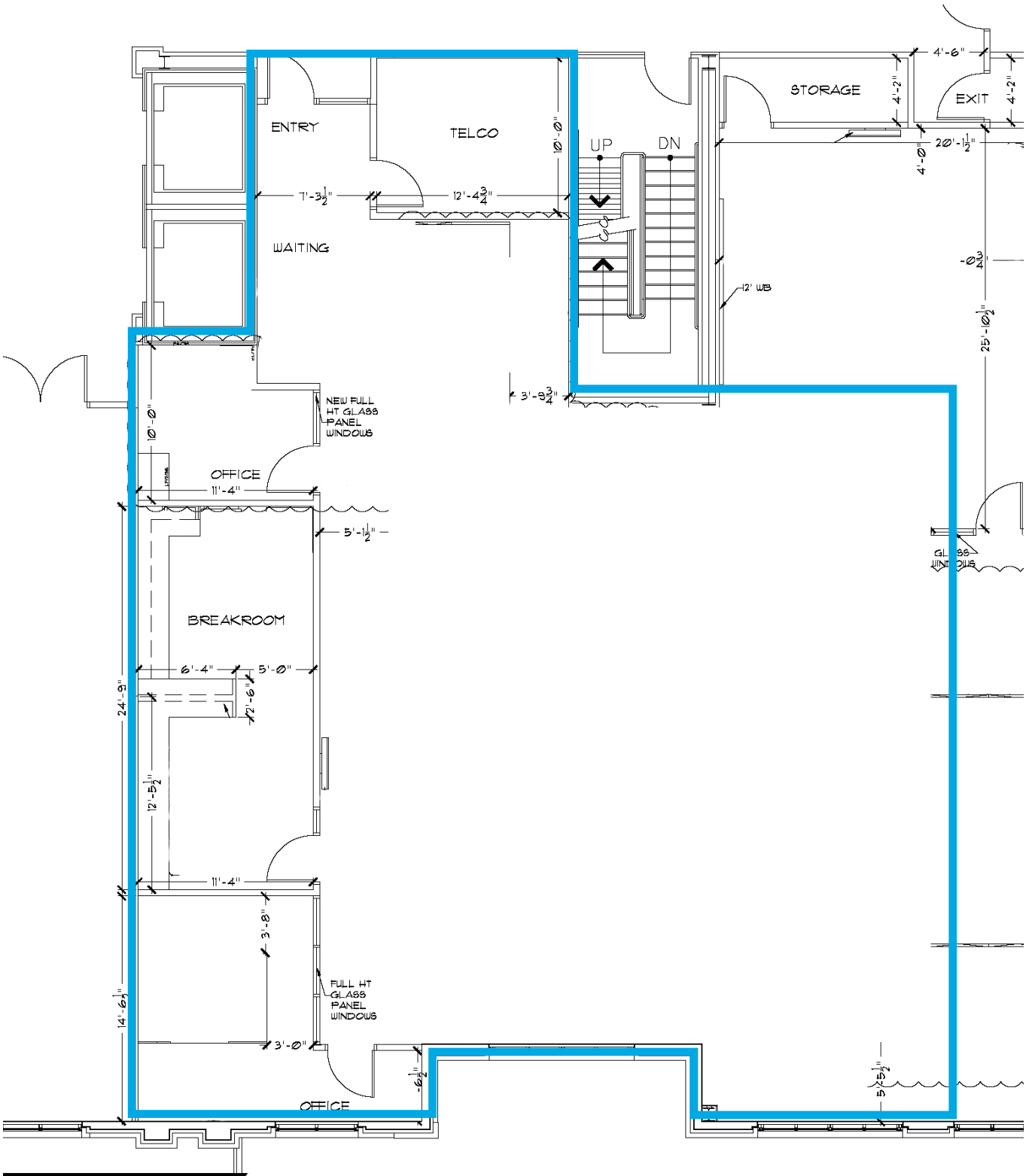
±5,852 RSF (divisible to ±2,000 RSF)

Available Now



Second Floor | Suite 220

±5,852 RSF | Available Now





# Property Location



## Nearby Retailers & Restaurants

|                    |                       |                 |
|--------------------|-----------------------|-----------------|
| Home Depot         | T.J. Maxx             | Home Goods      |
| Walmart            | Ross                  | Hobby Lobby     |
| Cheddar's          | Panera Bread          | Ulta            |
| Molly MacPherson's | Buffalo Wild Wings    | Panda Express   |
| Ruby Tuesday       | Chili's               | Texas Roadhouse |
| Sam's Club         | LongHorn Steakhouse   | First Watch     |
| Chick-fil-a        | Olive Garden          | Metro Diner     |
| Chipotle           | Chicken Salad Chick   | Mellow Mushroom |
| PetSmart           | Dick's Sporting Goods | Publix          |

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[ashley.smith@colliers.com](mailto:ashley.smith@colliers.com)



**Colliers | Savannah**

545 E York Street

Savannah, GA 31401

P: +1 912 233 7111

F: +1 912 236 1200

[colliers.com/savannah](http://colliers.com/savannah)