

MEDICAL OFFICE CONDO FOR LEASE



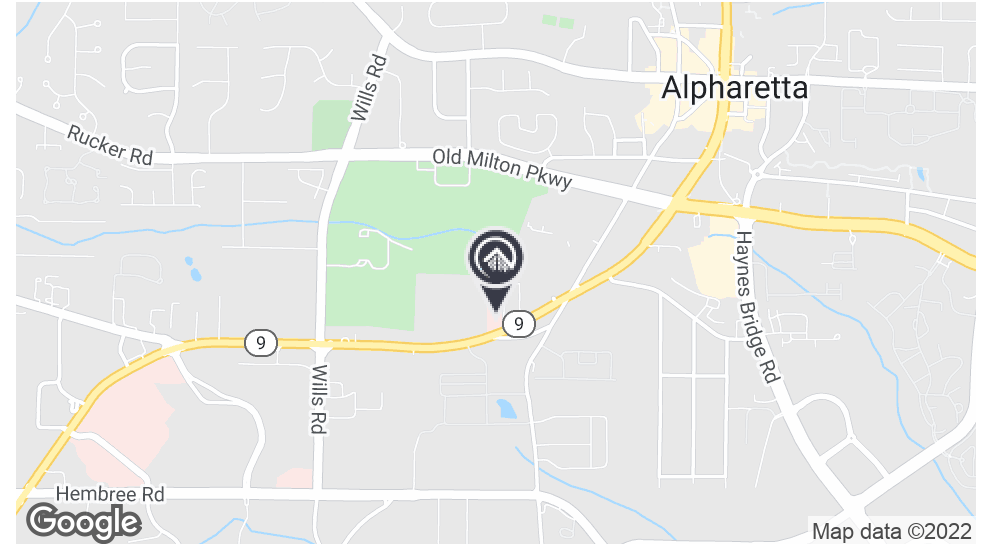
1,550 SF AVAILABLE



PERIMETER
COMMERCIAL REAL ESTATE

**401 S. MAIN ST. BLDG. A
ALPHARETTA, GA 30009**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	1,550 SF
Lot Size:	3.5 Acres
Number of Units:	1
Year Built:	1985
Renovated:	2020
Zoning:	O1
Market:	Atlanta
Submarket:	North Fulton/Forsyth County

PROPERTY OVERVIEW

Excellent location for a single provider as well as a expansion site for locating in the North Fulton demographics.

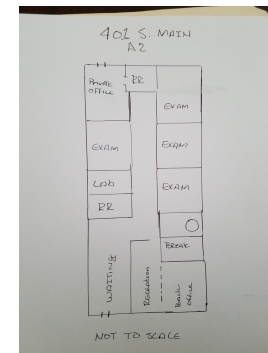
PROPERTY HIGHLIGHTS

- Potential referrals from existing medical & dental tenants.
- Just North of WellStar North Fulton hospital.
- Reception Room with Check-In/ Check-Out.
- Restrooms - patient & private staff.
- Exam Rooms - 4.
- Surgery Room
- Lab
- Breakroom.

FOR LEASE
ALPHARETTA PROFESSIONAL PARK

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ADDITIONAL PHOTOS



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LOCATION MAP

401
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PROFESSIONAL
PARK



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ADVISOR BIO 1

401
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PROFESSIONAL
PARK



LEO GRIFFIN

Director Healthcare Advisory Services

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PROFESSIONAL BACKGROUND

Leo Griffin has a very diverse background serving the healthcare market including both domestic and international healthcare providers. Since 2006, Leo has worked as the owner/investor representative assisting clients in the healthcare industry with their medical real estate needs. As the owner/investor representative, Leo has helped healthcare owners/investors with their acquisitions, selling, and leasing of their medical properties.

EDUCATION

Virginia Commonwealth University
Financial Analysis For Commercial Investment Real Estate -CCIM
Financial Training for Non-Financial Executive - Arthur Anderson
cGMP-ISO Training -FDA

MEMBERSHIPS

ACBR
Million Dollar Club Member
NAR Member

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