

THE PADDOCKS

2685 PEACHTREE PARKWAY

SUWANEE, GA 30024



FOR LEASE

Up to 25,980 SF MEDICAL | OFFICE

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BUILDING HIGHLIGHTS

Explore a prime opportunity at Paddocks Medical Office, a 60,166 SF property in Suwanee, GA. Located on Peachtree Pkwy, this modern medical office complex offers excellent visibility and access. With a growing local economy and rising healthcare demand, it's an ideal investment for medical groups seeking long-term growth.

TOTAL BLDG SF 60,166 RSF

AVAILABLE SF

First Floor - 5,134 SF
Second Floor - 3,100 to 19,631 SF
Third Floor - 5,836 SF

YEAR BUILT

2021

PARKING

232 Striped Spaces: 3.87 per
1,000 SF

ACCESSIBILITY

2 "Star of Life" Elevators

COMMENTS

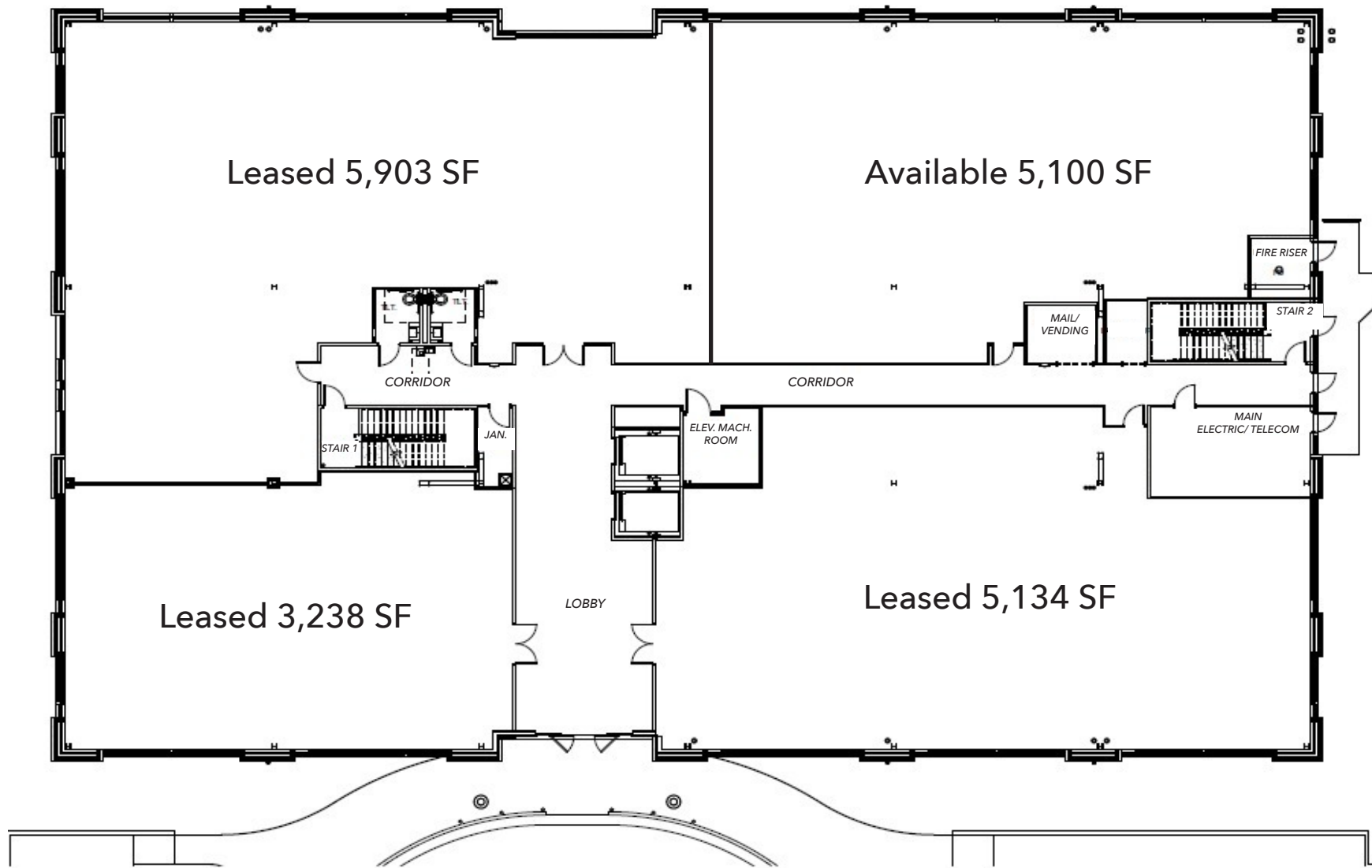
- TI Allowance
- ASC Capable Building
- 2 Miles from Emory Johns Creek Hospital



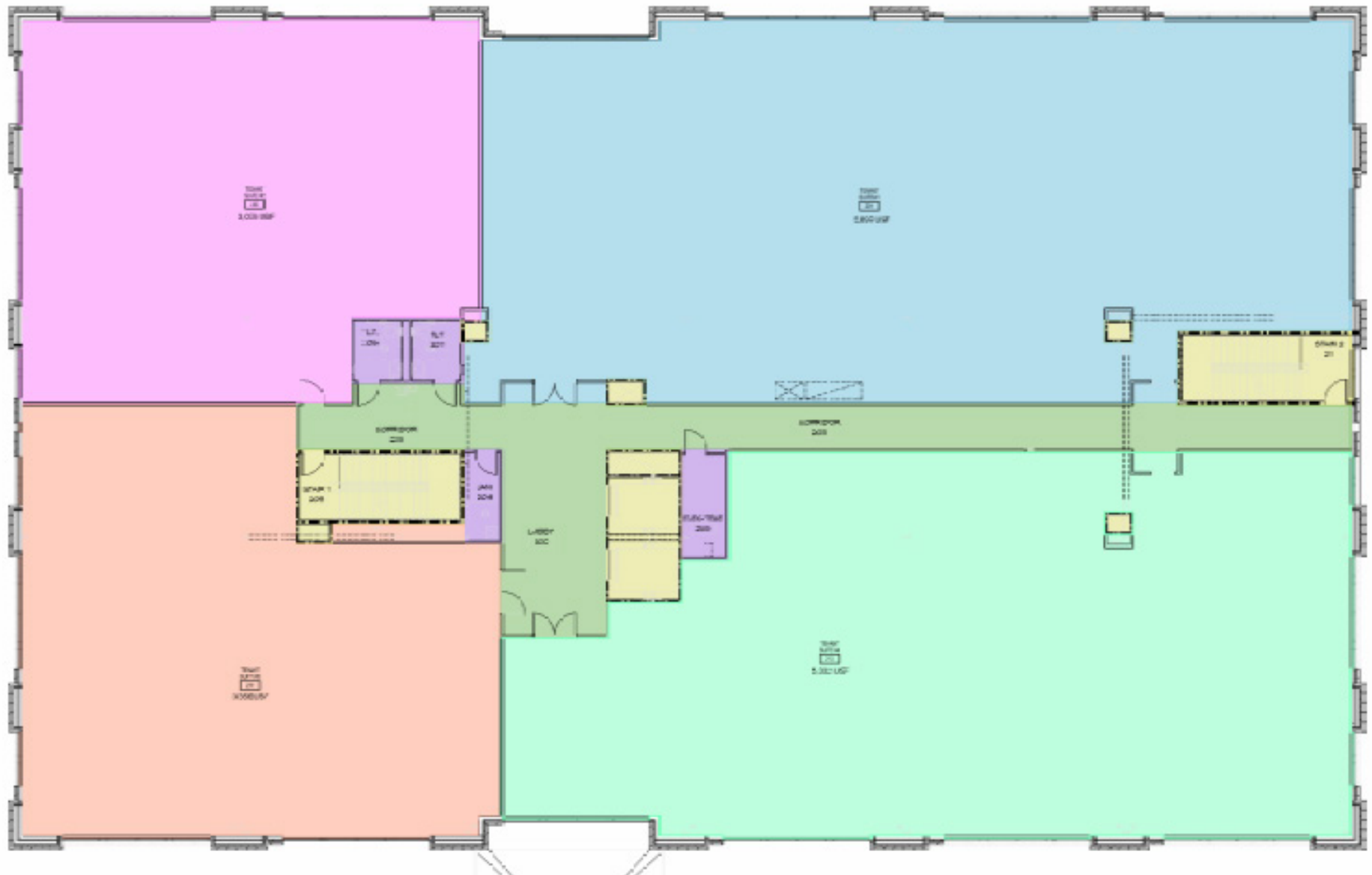
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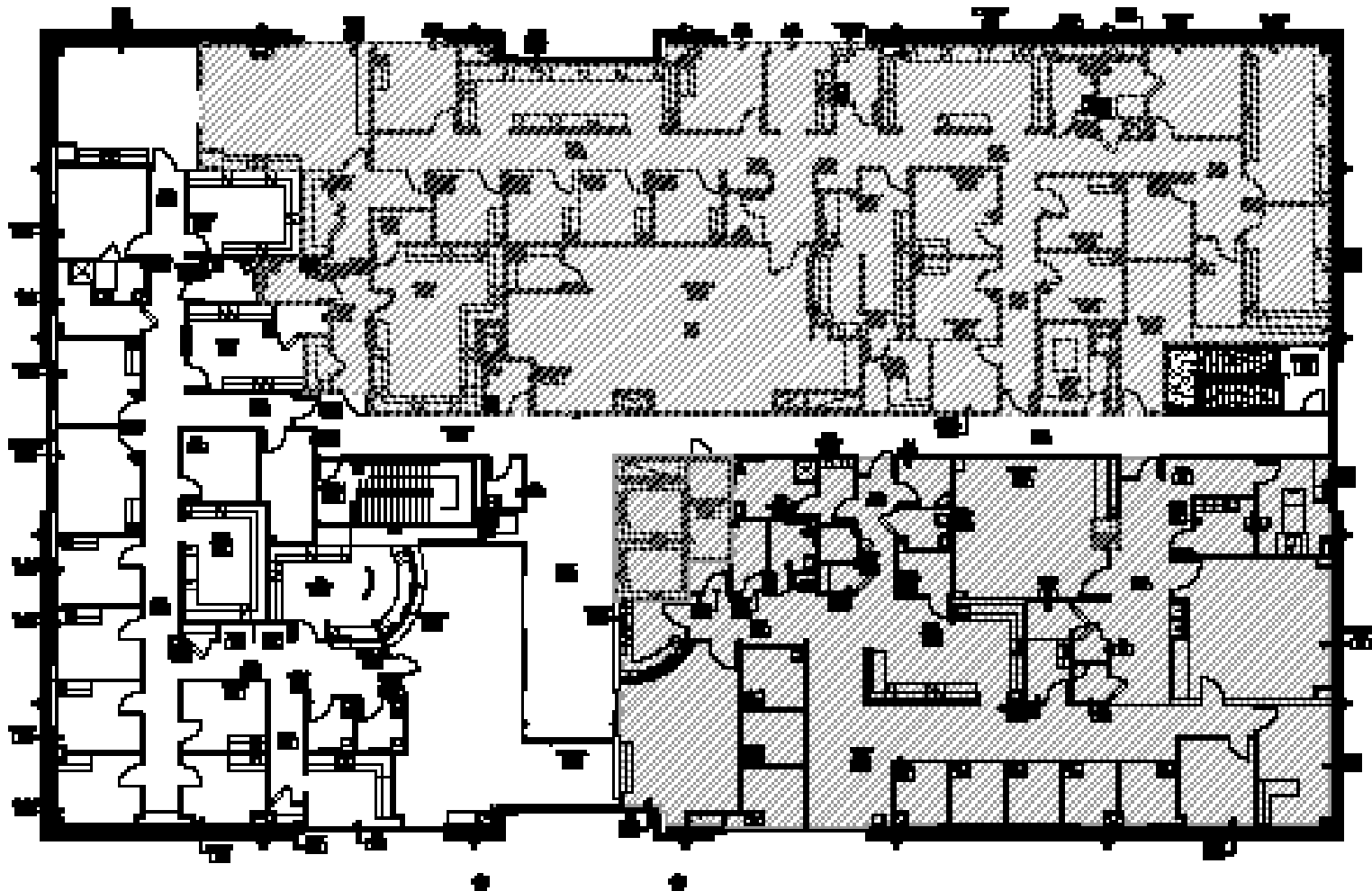
FLOOR PLAN | First Floor



FLOOR PLAN | Second Floor



FLOOR PLAN | Third Floor



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LOCATION & DEMOGRAPHICS



NEARBY HOSPITALS

2.7 miles	Emory Johns Creek Hospital via Brookwood Rd & McGinnis Ferry Rd
7.8 miles	Northside Hospital Forsyth via GA-141 N & US-19 N



POPULATION

	2024	2029
1 mile	8,546	9,363
3 miles	65,028	68,102
5 miles	184,011	191,749



HOUSEHOLDS

	2024	2029
1 mile	2,711	2,948
3 miles	20,695	21,703
5 miles	60,413	63,194



AVG. HOUSEHOLD INCOME

	2024	2029
1 mile	\$192,038	\$215,235
3 miles	\$215,809	\$239,855
5 miles	\$196,065	\$221,101



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