

# Premier Medical Office Space For Lease - Snellville, GA



**Exceptional Opportunity. Boutique Class A Medical Office Space.**

**Location:** 1742 Oak Rd, Snellville, GA 30078 (OP Zoning)

**Price:** \$27/sqft NNN

**Size:** 3,485 sqft

**Availability & Term:** Negotiable

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### **Your Practice Deserves the Best.**

Elevate your medical practice in this stunning, newly available Class A medical office space in the heart of Snellville. Designed with the discerning healthcare provider in mind, this property offers a premium environment for both patients and staff.

### **Property Highlights:**

- **Class A Construction:** Experience the difference of high-end finishes, abundant natural light, and a meticulously maintained building and grounds. Create a welcoming and professional atmosphere for your patients.
- **Prime Location:** Situated near Eastside Medical Center, enjoy excellent visibility and accessibility, crucial for patient convenience.
- **OP Zoning:** Benefit from the flexible Office Professional (OP) zoning, accommodating a wide range of medical and healthcare-related practices.
- **Private Parking Lot:** Ample, dedicated parking ensures hassle-free access for patients and staff. No shared parking woes!
- **NNN Lease:** Enjoy predictable operating expenses with the Triple Net (NNN) lease structure, providing financial stability.
- **Customizable Space:** The owner is open to expanding the building to meet your long-term needs, ensuring your practice has room to grow.
- **High-Traffic Area:** Capitalize on the constant flow of potential patients in this established and rapidly expanding area, boosting your practice's visibility.
- **Nearby Amenities:** Enjoy the convenience of being close to thriving downtown Snellville, with its array of restaurants and shops.

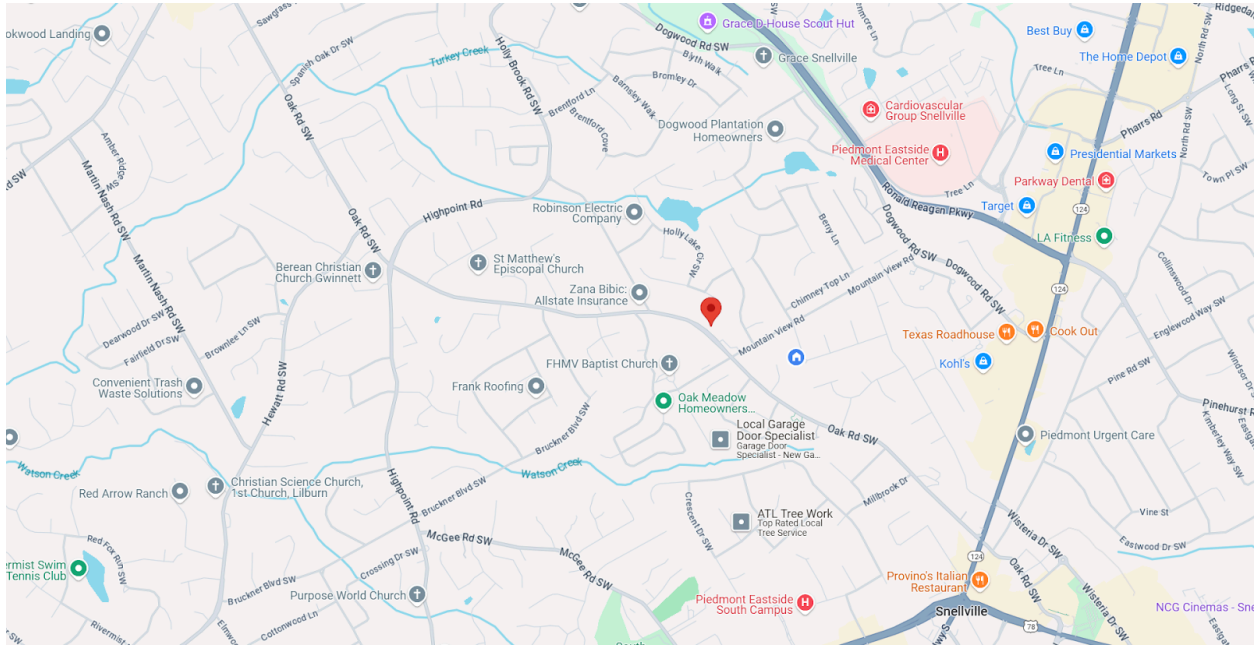


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**Ideal For:**

- Physician Practices (Primary Care, Specialists)
  - Dental Practices
  - Physical Therapy & Rehabilitation Centers
  - Diagnostic Imaging Centers
  - Urgent Care Clinics
  - Medical Spas
  - Other Healthcare-Related Businesses
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## Location Map:



## Don't Miss This Rare Opportunity!

Establish or expand your practice in a prestigious, Class A medical office building in a prime Snellville location.

## Schedule a Tour Today!

Experience the difference firsthand. Contact us to schedule a private tour and discuss how this exceptional space can meet your practice's needs.

## Contact Information:

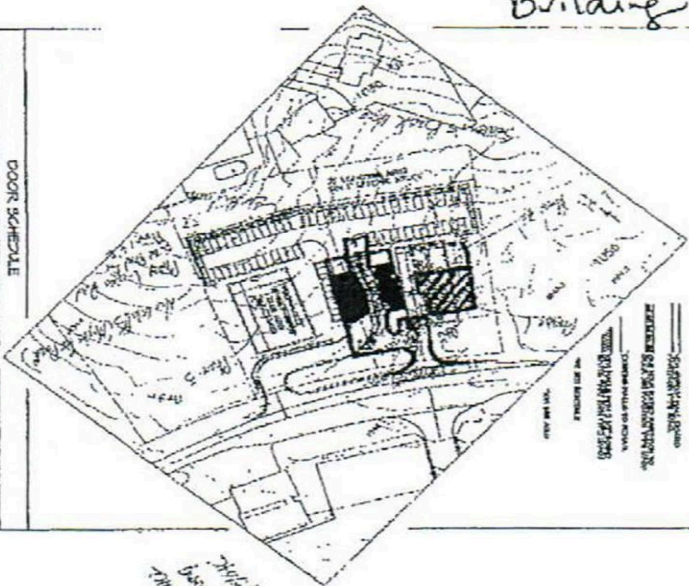
**Mark Schwartz**  
**Owner / Real Estate Agent**  
**404-452-8822**  
**[transactions@propertysolutionsgroup.net](mailto:transactions@propertysolutionsgroup.net)**



Driveway  
 Parking  
 Building

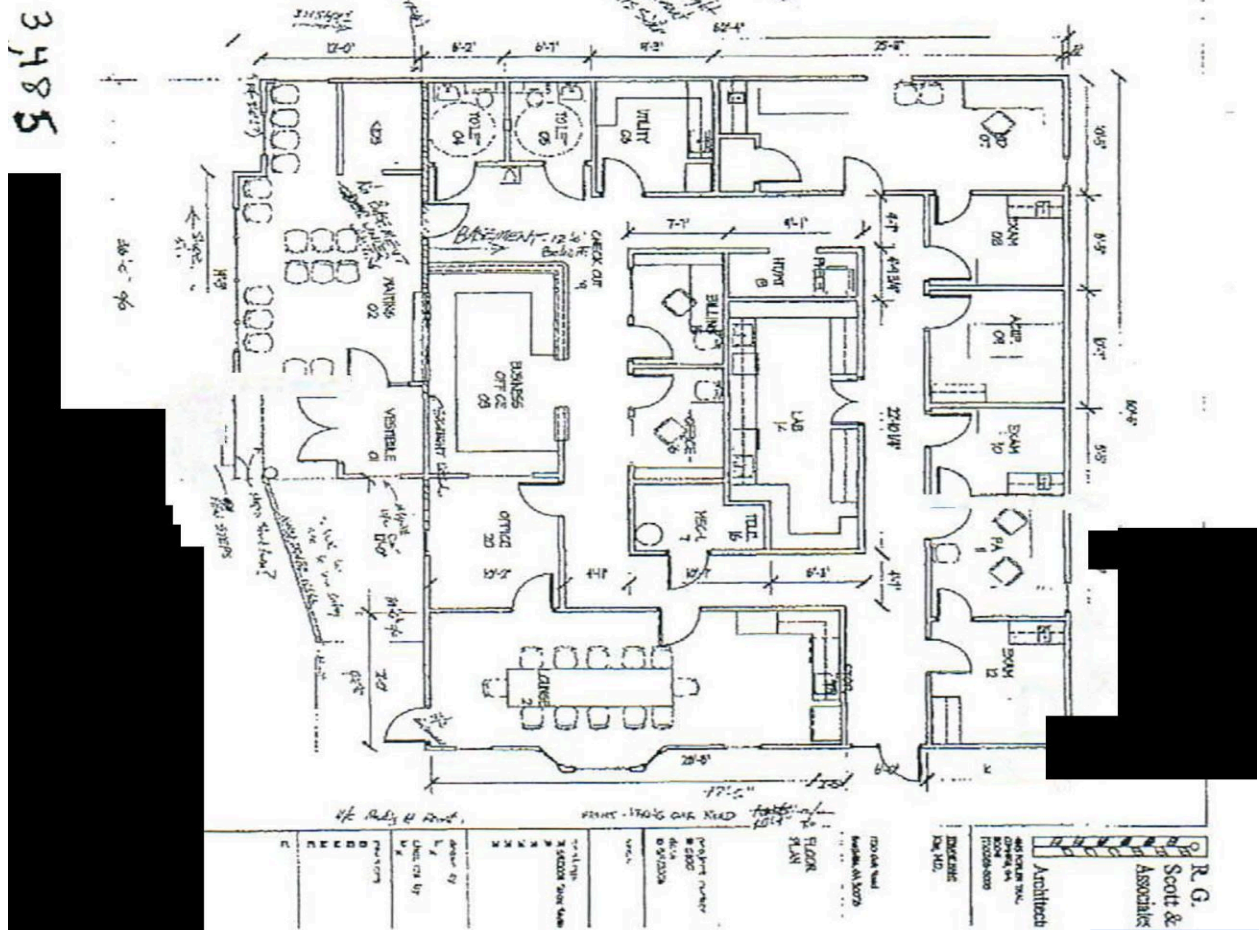
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PLAN LEGEND

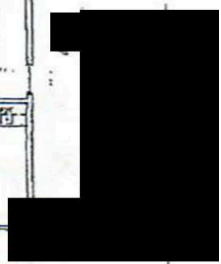


DOOR SCHEDULE

NO.	TYPE	DESCRIPTION
1	DOOR	WOODEN DOOR
2	DOOR	WOODEN DOOR WITH GLASS
3	DOOR	WOODEN DOOR WITH GLASS AND METAL TRIM
4	DOOR	WOODEN DOOR WITH GLASS AND METAL TRIM AND GLASS
5	DOOR	WOODEN DOOR WITH GLASS AND METAL TRIM AND GLASS AND METAL TRIM
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