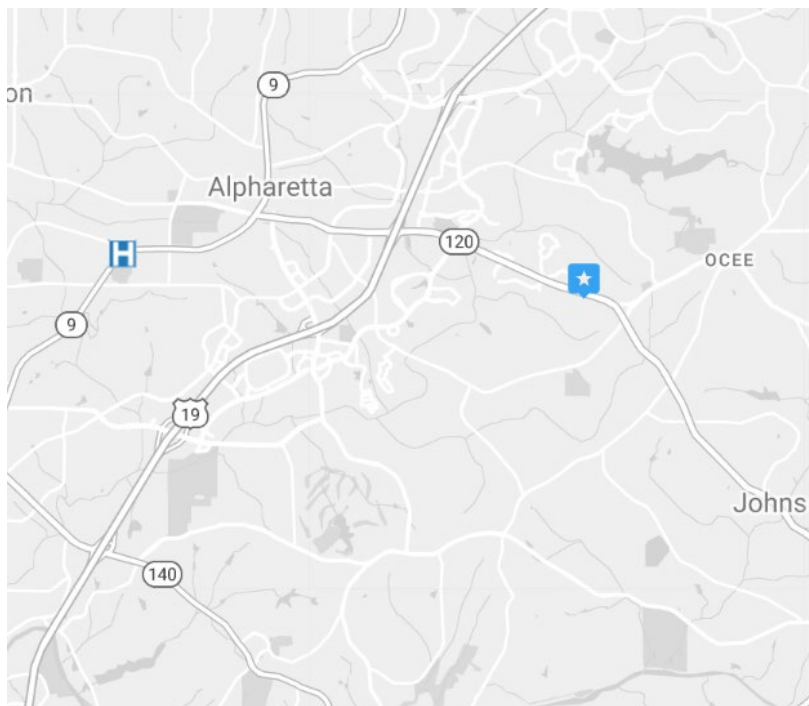


THE SWAN BUILDING

4165 Old Milton Pkwy
Alpharetta, GA 30005



MEDICAL OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- 2,944 +/- SF Last Remaining Medical Space Available
- 1st Generation Shell Condition
- No Use Restrictions
- Aggressive Lease Terms and Tenant Improvement Allowance
- Old Milton Traffic Count: 45,590 Vehicles per Day
- Less than 6 miles from Wellstar North Fulton
- Approx. 4.5 miles from Emory Johns Creek
- 2 miles from Northside / Alpharetta Medical Campus
- Less than 3 miles from Avalon

Steve Hall
Senior Managing Director

404.842.6560
steve.hall@transwestern.com

John V. Lopez, CCIM, RPA
Managing Director

404.842.6562
john.lopez@transwestern.com

Bo Stuart
Senior Associate

404.842.6556
bo.stuart@transwestern.com

Marsh Hazlehurst
Associate

404.842.6574
marsh.hazlehurst@transwestern.com

