

MOVE-IN READY MEDICAL SPACE | 2,790-8,631 SF

7360 MCGINNIS FERRY ROAD

JOHNS CREEK, GA 30024

FOR LEASE

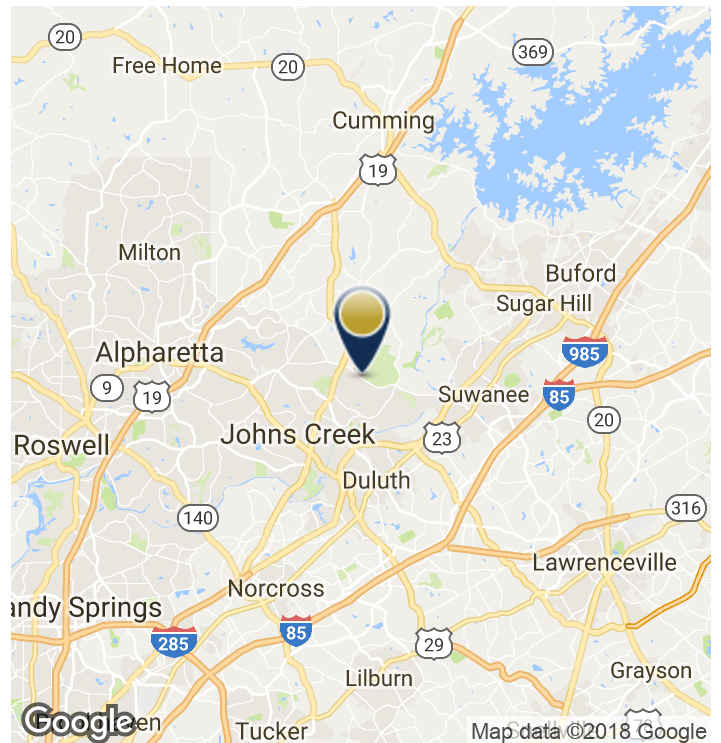


PROPERTY HIGHLIGHTS

- 12,100 SF two-story all brick office building with 8,631 SF of move-in ready medical suites
- Offered at \$14.00 NNN
- Located a mile and a half from Emory Johns Creek Hospital
- Suite 100- 5,841 SF medical suite available
- Suite 200- 2,790 SF medical suite available
- Building faces McGinnis Ferry Road with a daily traffic count of 27,800
- Large monument signage available

LOCATION OVERVIEW

Location is easily accessible by I-85, GA-400, and SR-141. The building has a daily traffic count of 27,800. Population inside a 5-mile radius is 184,265 and the average household income is \$132,204.



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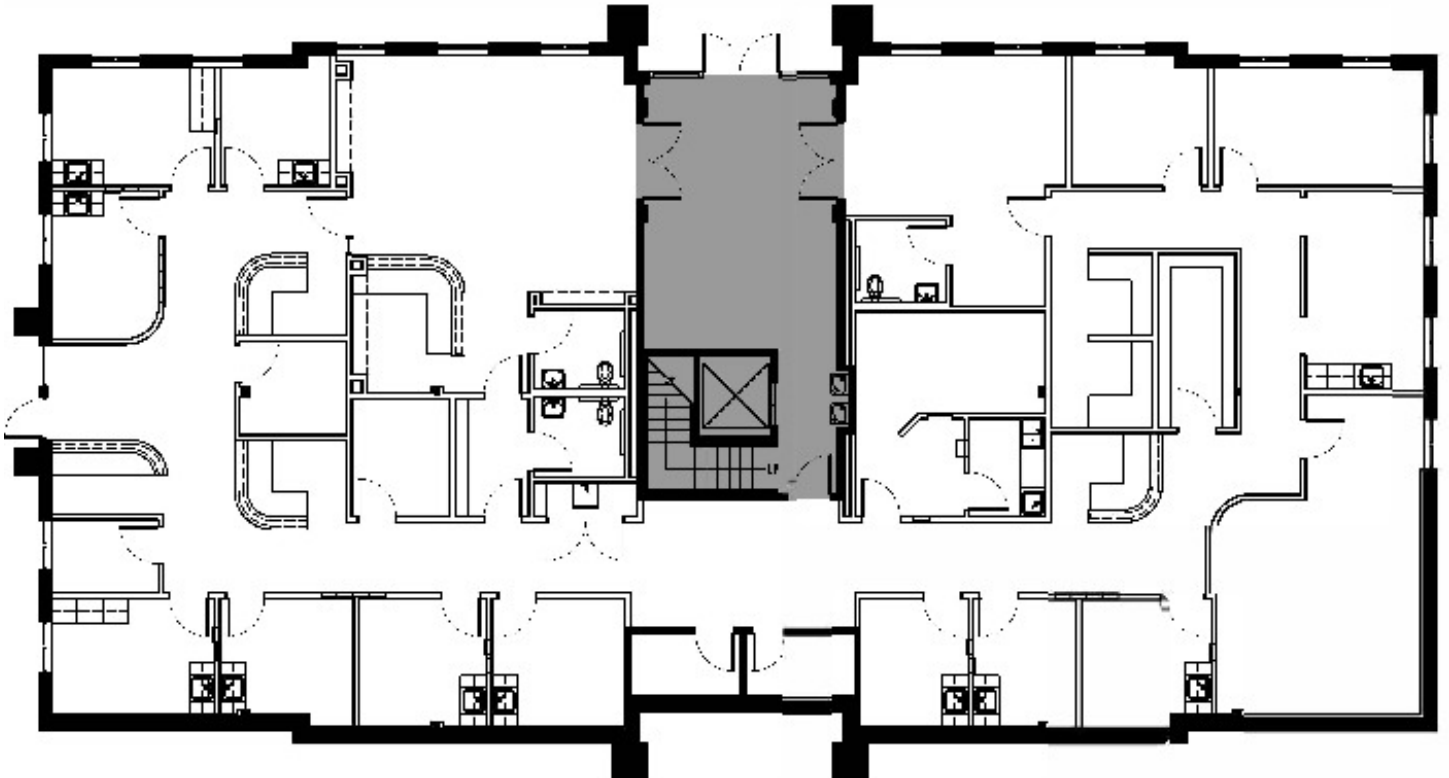
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MOVE-IN READY MEDICAL SPACE | 2,790-8,631 SF | Georgia | 2 of 8



0 5 10 20

The Interior conditions have NOT been field verified by VeenendaalCave, Inc.



7360 McGinnis Ferry Road • Suite 100 • 5,841 RSF

06_11001

06.01.11

#1

SUITE 100 FLOOR PLAN
5,841 SF medical suite available



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SUITE 100



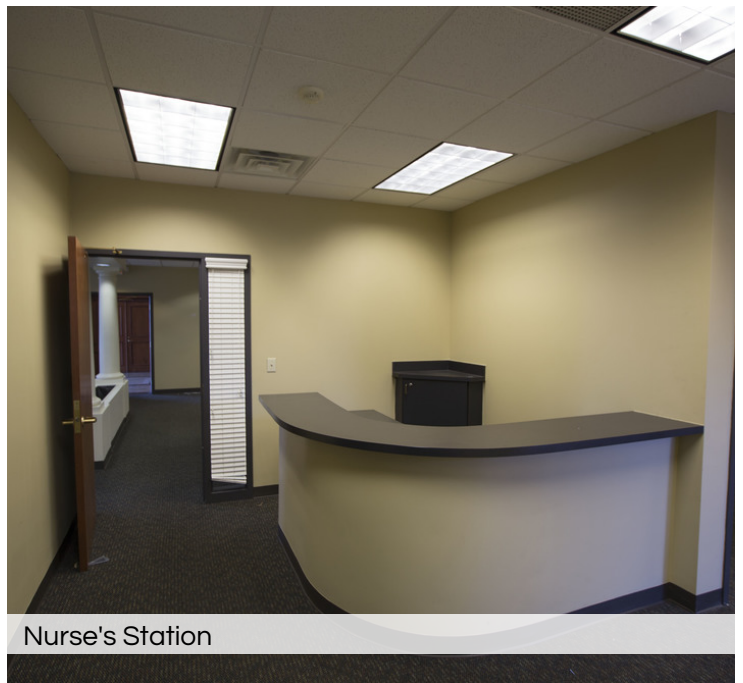
Entrance



Procedure Room



Reception



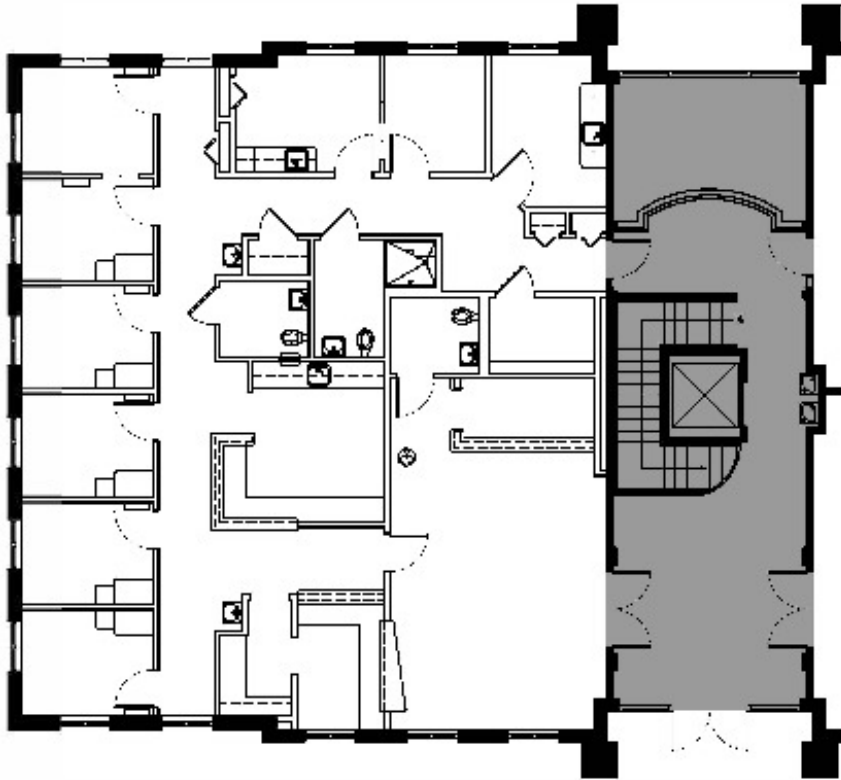
Nurse's Station

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MOVE-IN READY MEDICAL SPACE | 2,790-8,631 SF | Georgia | 4of8



Key Plan

0 5 10 20

The Interior conditions have NOT been field verified by VeenendaalCave, Inc.



7360 McGinnis Ferry Road • Suite 200 • 2,790 RSF

06_11032

05.30.11

#2

SUITE 200 FLOOR PLAN
2,790 SF medical suite available



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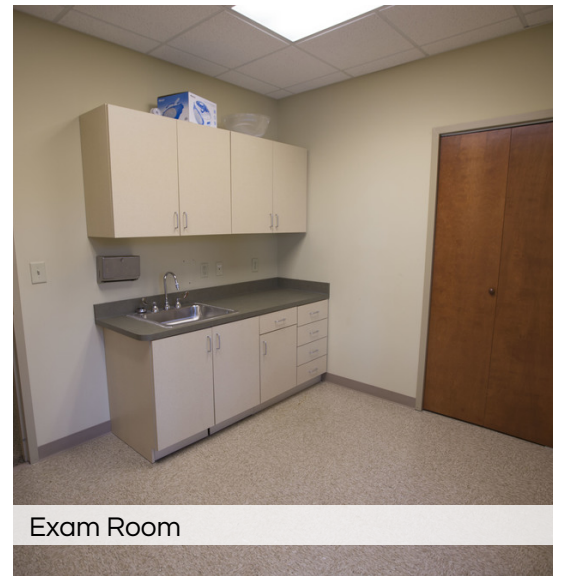
SUITE 200



Reception



Nurse's Station



Exam Room

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MOVE-IN READY MEDICAL SPACE | 2,790-8,631 SF | Georgia | 60f8

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ABOUT THE AREA

Johns Creek is Georgia's ninth largest city with more than 82,000 residents, located approximately 25 miles northeast of Atlanta. It has also been recognized as the safest large city in Georgia (National Council for Home Safety and Security, 2018).

The schools within this exceptional city are not only among the top 20 in Georgia, but they are routinely recognized nationally for their academic performance. U.S. News and World Report's Top High Schools in the U.S.; all three high schools within Johns Creek rank in top 300 nationally. Within the state of Georgia, Northview High School ranks #8, Johns Creek High School ranks #11, and Chattahoochee High School ranks #12 (2017).

Johns Creek is home to more than 300 acres of parks and recreation. Johns Creek is home to the #3 Best Dog Park in the U.S. (USA Today, 2016) and has just been approved to spend up to \$40 million dollars over the next 5 years to maintain the high standard of parks. There are three national recreation outdoor areas, 13 miles of Chattahoochee Riverfront, and some of the most beautiful golf courses in Georgia.

Johns Creek was ranked by USA TODAY as #3 on the "50 Best Cities to Live In" in 2017. The city is home to Fortune 500 companies as well as highly acclaimed medical facilities such as Emory Johns Creek Hospital. The outstanding culture and multitude of high end housing developments make it easy to see why this affluent city attracts top entertainers, sports figures, senior executives, and businesses from all over the globe.



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MITCH SMITH

V.P. Healthcare Real Estate Services



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Professional Background

Mitch Smith specializes in providing users, investors, and owners of healthcare facilities with real estate services focused on realizing client-defined goals. He leverages his knowledge and background in the healthcare industry in order to provide and execute leasing strategies and marketing plans designed to maximize value and returns. He assists investors and owners in acquisitions, dispositions, and market analysis. Mitch prides himself on building and maintaining strong relationships while delivering value-driven services.

Mitch has a record of achieving favorable client outcomes in consultative sales processes stemming from his background in medical device sales where he worked with healthcare systems, retail clinics, pharmaceutical distributors, and national chain drug stores across the United States and in the Caribbean. His experience working across various sectors of the healthcare industry provide him with unique insights into the markets and trends, thus supporting his identification of strategies and indicators necessary to improve upon his client satisfaction and results.

Mitch is an Atlanta native and graduate of Auburn University. He lives in Dunwoody and enjoys traveling, offshore fishing, scuba diving and sports.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com



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