

# Johns Creek Medical Park

4275 Johns Creek Pky, Suwanee, GA 30024



COLDWELL BANKER Presented By:  
**COMMERCIAL** Coldwell Banker Commercial Metro Brokers  
**METRO BROKERS**



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## Property Details

1,125 SF medical office comprises of a reception area/nurse station, a bathroom, one large room, a storage area on the back with cabinets.

2,950 SF medical office comprises of a 5 Exam rooms, 3 doctor offices, reception/waiting room, break room. Freshly painted, new carpeting.

4,491 SF medical office.

The building is situated within medical office park comprises of 6 buildings located close to Emory Johns Creek Hospital. The office is freshly painted, new carpet installed. Significant daytime traffic in a bustling trade area. The main tenants in the park are: North Atlanta Primary Care, Imagix Dental, Fusion Sleep Clinic, LabCorp, Atlanta Gastroenterology, Cardiovascular clinic. Price is negotiable depending on the term of the lease.

Material relationship exists between the listing agent and the landlord.

**Price: \$21.00 /SF/YR**

■ BUSY JOHNS CREEK LOCATION off Peachtree Parkway. in up to date medical complex. 3 different size medical locations available

■ small suite 1,125 SF, midsize suite 2,950 SF and large suite 4,491 SF. Medical offices located in proximity to Emory Johns Creek Hospital

View the full listing here: <https://www.loopnet.com/Listing/4275-Johns-Creek-Pky-Suwanee-GA/34863058/>

Rental Rate:	\$21.00 /SF/YR
Total Space Available:	8,566 SF
Max. Contiguous:	4,491 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	27,391 SF
Walk Score ®:	46 (Car-Dependent)
Rental Rate Mo:	\$1.75 /SF/MO

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## Listing spaces

1st Floor Ste large suite-A	Space Available:	4,491 SF
	Rental Rate:	\$21.00 /SF/YR
	Date Available:	May 01, 2025
	Service Type:	Triple Net (NNN)
	Space Type:	New
	Space Use:	Office
	Lease Term:	Negotiable

Ste medium suite-C	Space Available:	2,950 SF
	Rental Rate:	\$21.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Medical
	Space Type:	New
	Space Use:	Office/Medical
	Lease Term:	3 - 10 Years

5 Exam rooms, 3 doctor offices, reception/waiting room, break room

1st Floor Ste small  
suite-E      Space Available:      1,125 SF  
                    Rental Rate:      \$21.00 /SF/YR  
                    Date Available:      Now  
                    Service Type:      Triple Net (NNN)  
                    Built Out As:      Professional Services  
                    Space Type:      New  
                    Space Use:      Office  
                    Lease Term:      Negotiable

1,125 SF and 2,950 SF Medical Offices available to lease.

## **Johns Creek Medical Park**

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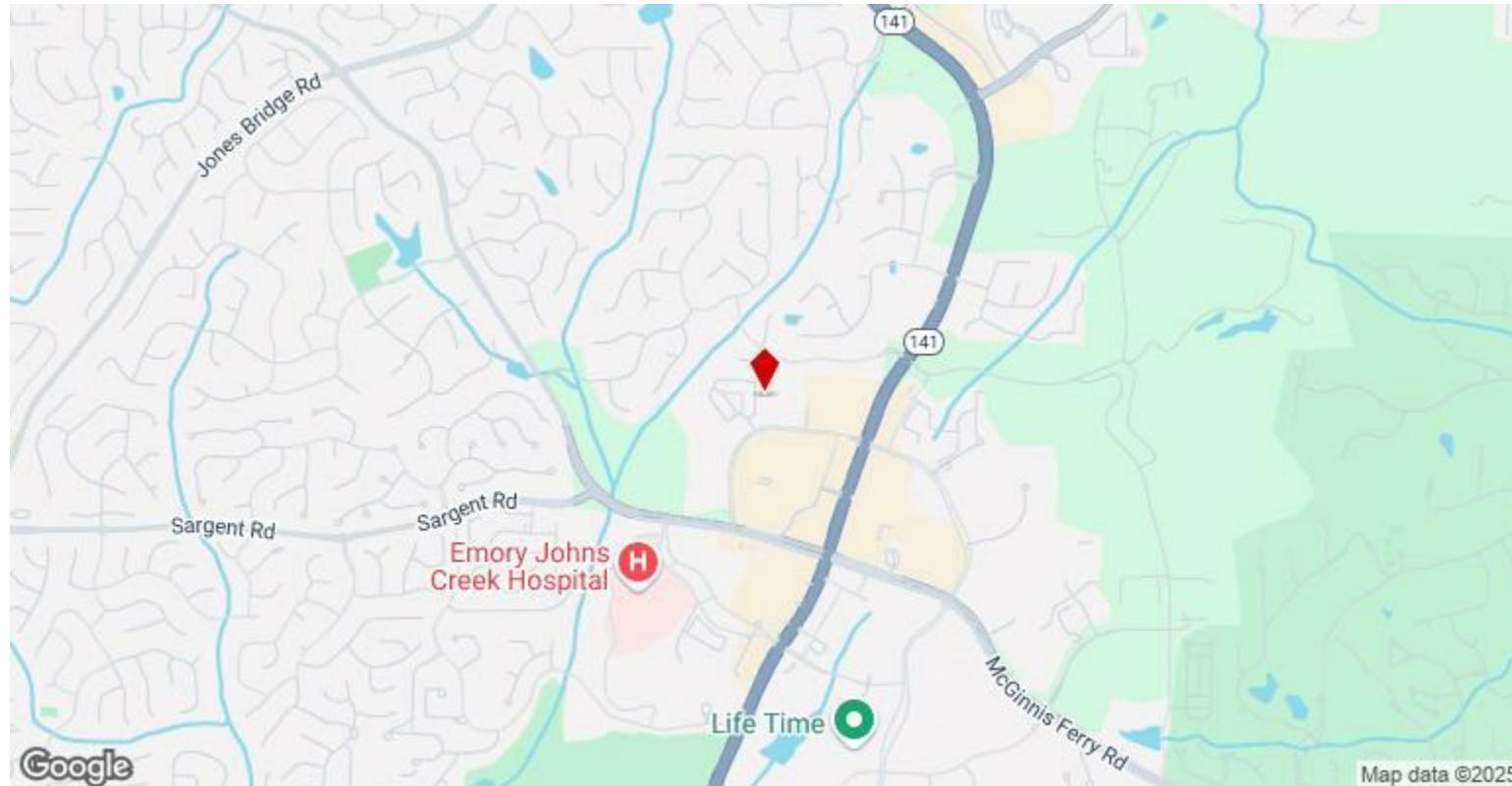
### **Major Tenant Information**

<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Atlanta Gastroenterology	-	April 2010
FusionSleep	-	April 2026
LabCorp	-	
St Joseph Hospital	-	

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## Location



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## Property Photos



front of medium suite



waiting room.medium suite

# Johns Creek Medical Park

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## Property Photos



property sign



Primary Photo

# Johns Creek Medical Park

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## Property Photos



Building Photo



Building Photo

# Johns Creek Medical Park

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## Property Photos



front desk/waiting area.small suite



facing door front desk.small suite

# Johns Creek Medical Park

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## Property Photos



Primary Photo



1 bathroom.small suite

# Johns Creek Medical Park

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## Property Photos



open work area.small suite



open work area facing front door.small suite

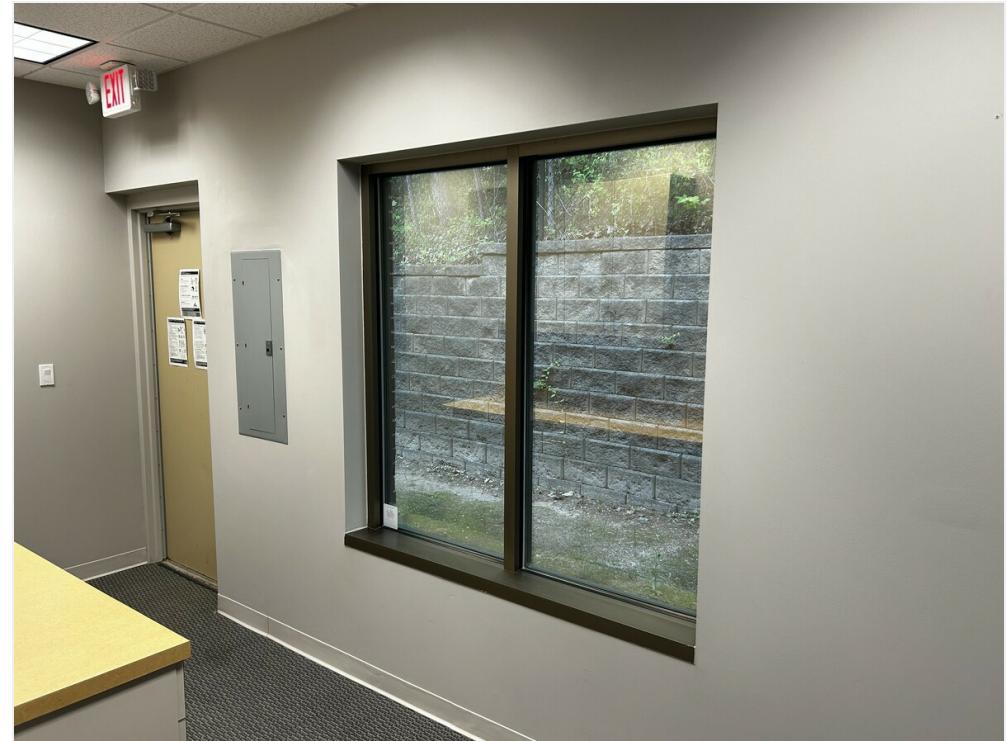
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## Property Photos



storage space.small suite

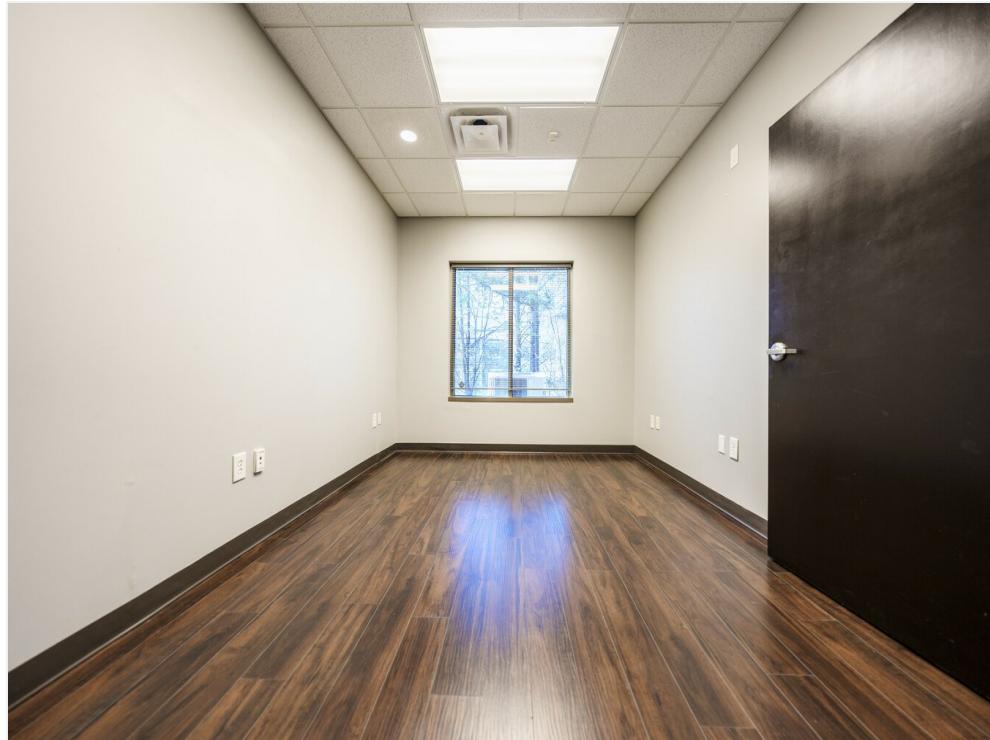


storage space back door.small suite

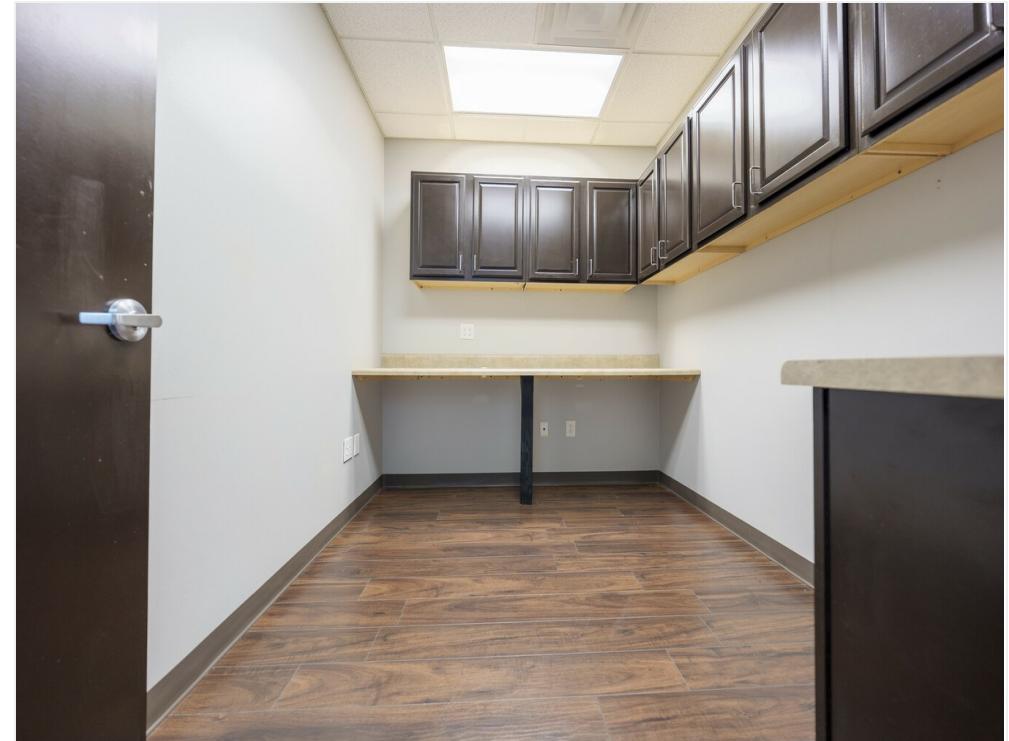
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## Property Photos



medium suite



storage space.medium suite

# Johns Creek Medical Park

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## Property Photos



bathroom.medium suite



bathroom.medium suite

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## Property Photos



front desk.medium suite



storage. medium suite

# Johns Creek Medical Park

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## Property Photos



exam room.medium suite



medium suite

# Johns Creek Medical Park

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## Property Photos



office.medium suite



break room.medium suite

# Johns Creek Medical Park

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## Property Photos



lab.medium suite



medium suite

# Johns Creek Medical Park

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## Property Photos



medium suite



waiting room.medium suite

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