



Exclusively Marketed By:
Mark Taglieber
 Mobile: 770-880-4576
 E-Mail: marktaglieber@me.com

Pete Ewing
 Mobile: 770-634-1620
 E-Mail: pete.ewing65@gmail.com



Upscale Medical & Professional Office Space For Lease
Located Minutes from new Wellstar Paulding Hospital & Cobb County



Above: Building 100 offers three floors of professional office space. The building features a large conference room, full kitchen / break room and dozens of offices.

Above Right: Front Entry to Complex with Sign Pylon along State Highway 92

Right: Building 200 offers two floors of medical office space. The building features a two story upscale entry, offices, therapy rooms and a large meeting space upstairs suitable for instruction.

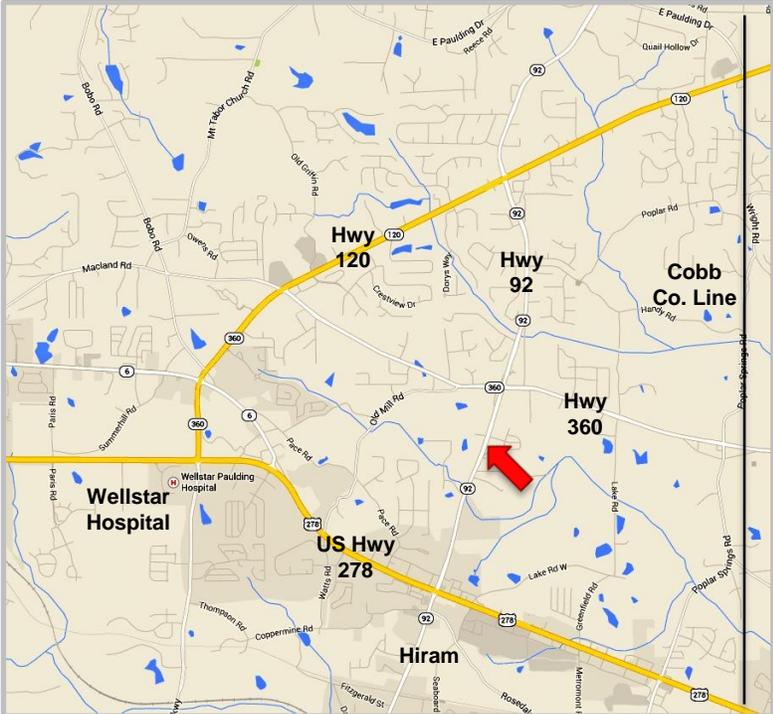


Property Details:

- Location: 848 Hiram-Acworth Highway, Hiram, GA 30141
- Current Zoning: B2 General Business in Paulding County
 - Allows all professional & medical office uses
- Building 100: 11,600 SF on three floors. Exterior access to each floor. Professionally finished office space.
- Building 200: 9,200 SF on two floors. Medical office space with two story foyer. 50 seat meeting room.
- Sign Pylon along Hwy 92 to advertise your business
- Land: 2.28 acres with paved asphalt parking, attractive landscaping and space for 3rd building.
- Utilities: Water, Sewer, Power, Gas, Phone & Cable Available
- Over 18,000 VPD travel this section of Highway 92

Demographics	1 Mile	3 Miles	5 Miles
Population	7,345	28,705	76,403
Pop Change (2000-2013)	87%	61%	52%
Avg. HH Income	\$75,979	\$76,842	\$78,713

For Lease – Will Subdivide Space by Floor or Building
Contact Agent for Pricing & Additional Details



Above information is believed to be accurate but not warranted and subject to change.



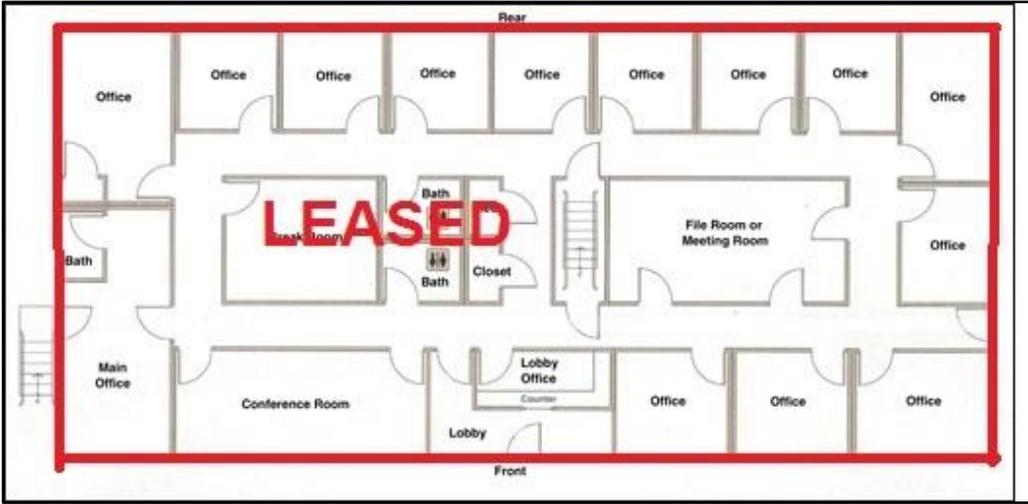
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Building 100

This building features three floors. The main level is accessed via front door. The upper level can be accessed via exterior stairs. The lower level can be accessed via a door in the rear. Each floor has interior access via stairs.



Main Level – 4,600 SF



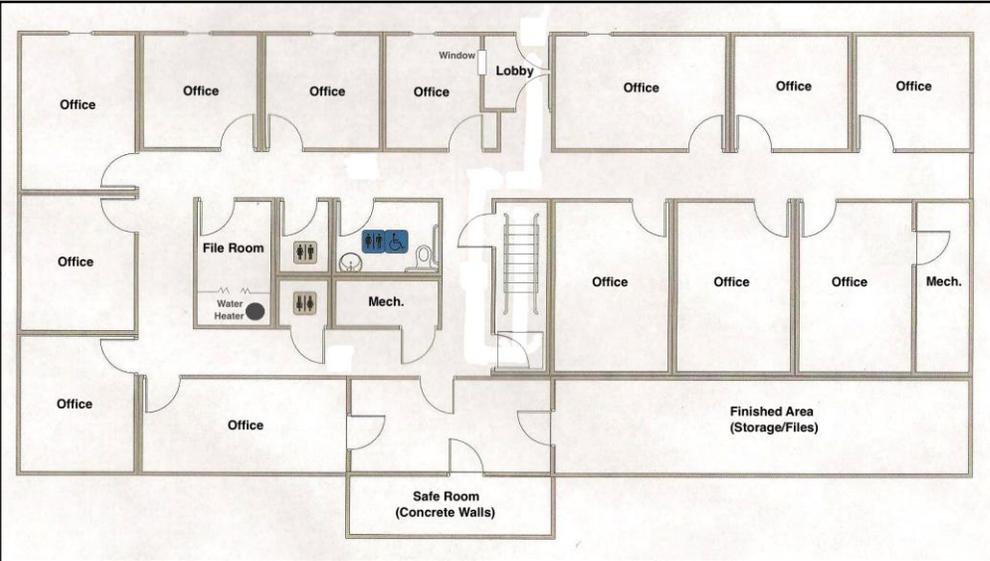
Main Office



2nd Floor – 2,400 SF



Conference Room



Terrace Level – 4,600 SF



Break Room



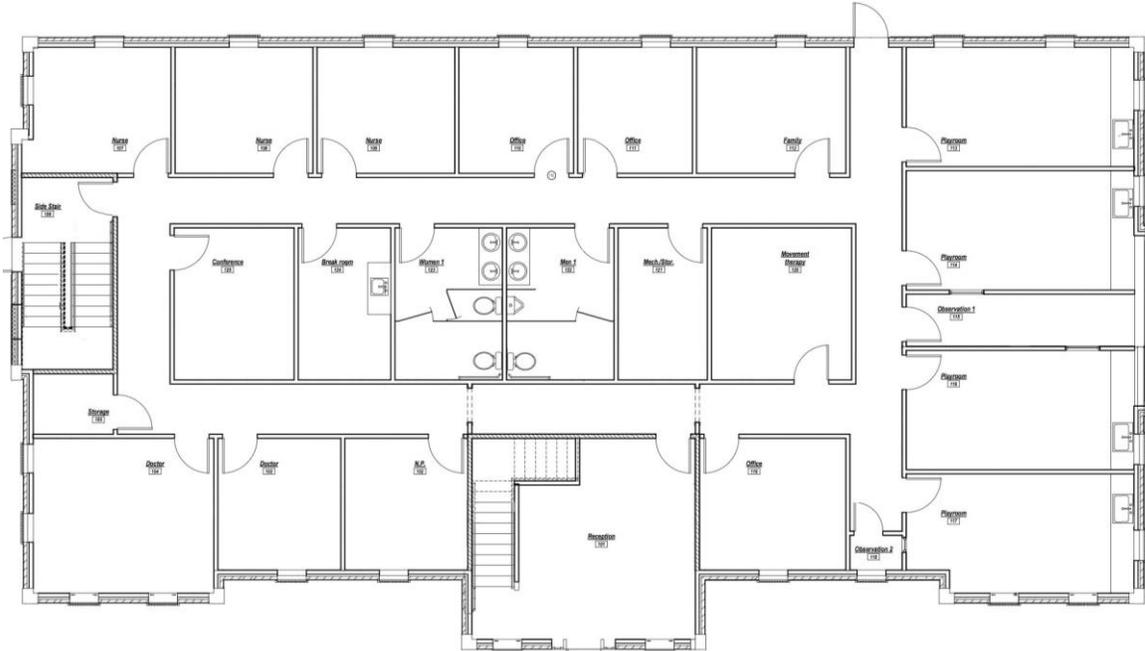
Another Office

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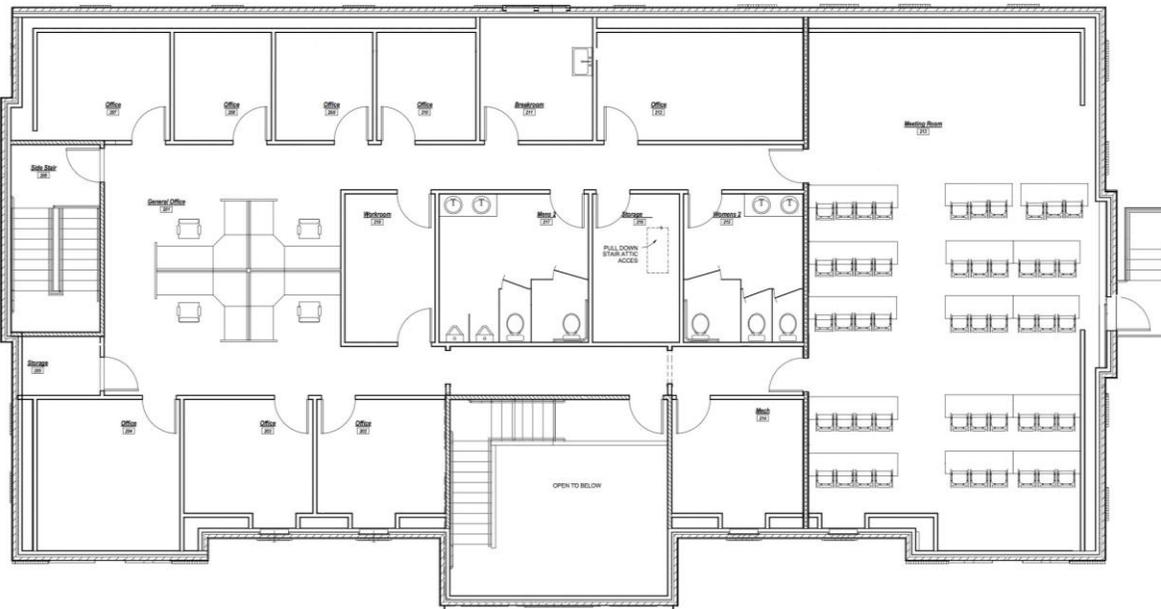


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1st Floor – 4,600 SF



2nd Floor – 4,600 SF

Building 200

This building features two floors. The main level is accessed via front door & foyer. The upper level can be accessed via the front foyer or by exterior stairs.

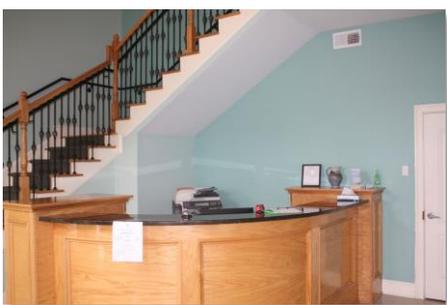
Owner will lease entire building or by floor.



Office



Break Room



Two Story Foyer with Stairs to Upper Level



Front Corner Office / Exam Room



50 Seat Meeting room Upstairs

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