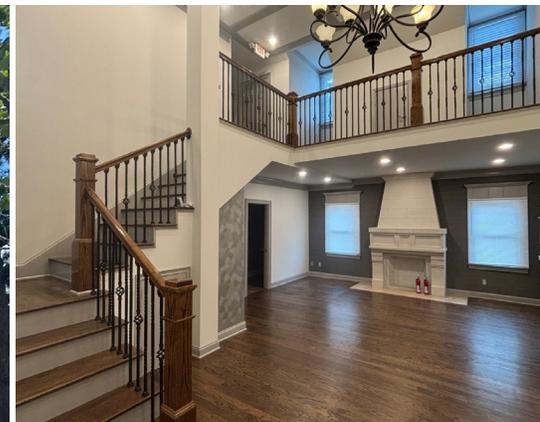


Professional / Medical Office Space for Lease

Decatur, GA



1991 N Williamsburg Drive, Decatur, GA 30033

Property Highlights

- 8,125± total sf available in a three-story office building
- Building suitable for both general and medical office tenants
- Located near the Toco Hill Shopping Center, VA Hospital, Emory University, Emory University Hospital, Downtown Decatur, and the newly opened Children's Healthcare of Atlanta Hospital.
- Convenient access to I-85 and I-285
- Available space:
 - Basement: 2,698± sf
 - A100: 2,912± sf - 4,308± sf
 - A200: 1,396± sf
 - A300 Studio: 1,119± sf
- Zoned OI
- High traffic county with 33,900 cars per day on N Druid Hills Road, northeast of site

Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

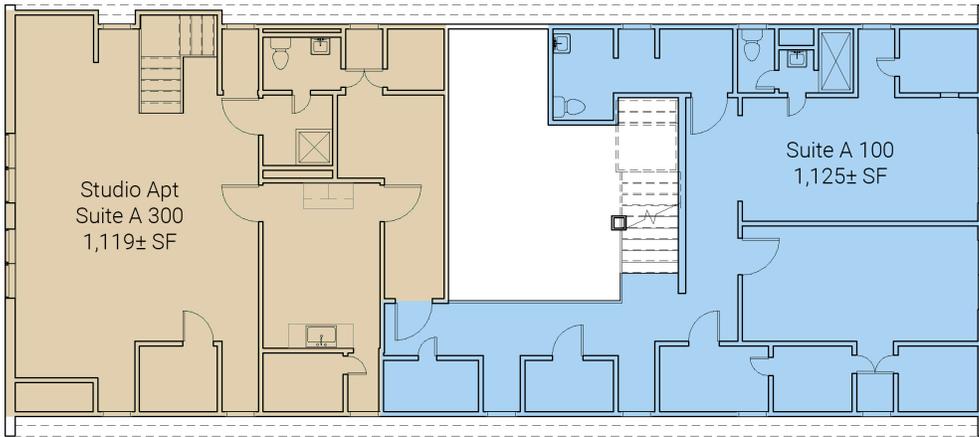
McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
(770) 955-2000
www.mcwrealty.com



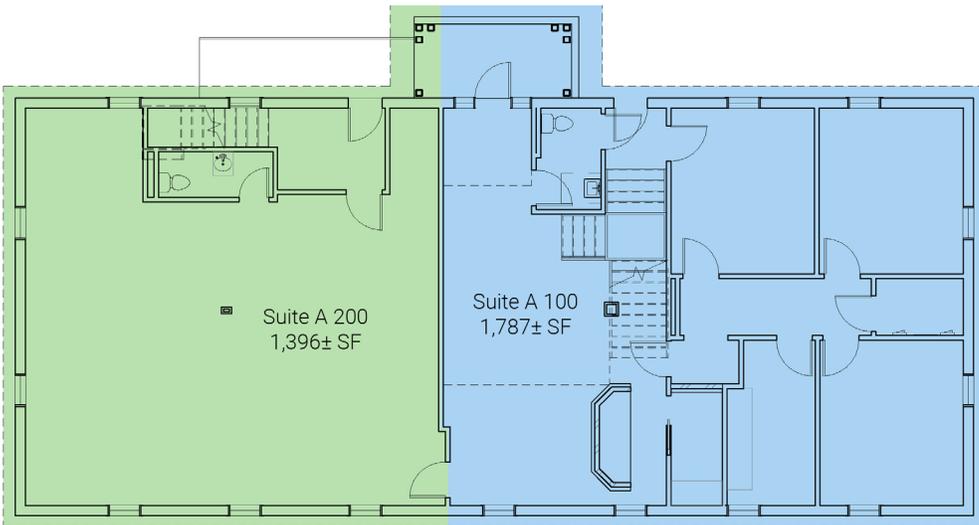
McWhirter
Commercial Real Estate Since 1981

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

1991 N Williamsburg Drive
Decatur, GA 30033



SECOND FLOOR



FIRST FLOOR

Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

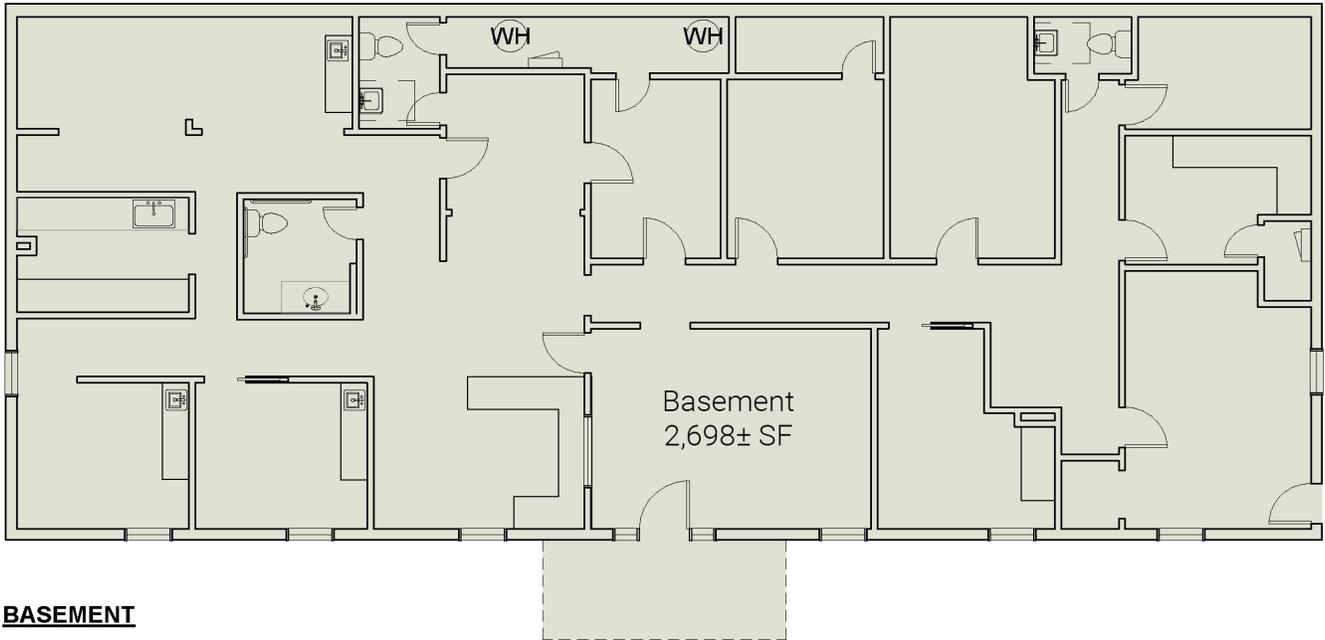
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
(770) 955-2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

1991 N Williamsburg Drive
Decatur, GA 30033



BASEMENT



Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

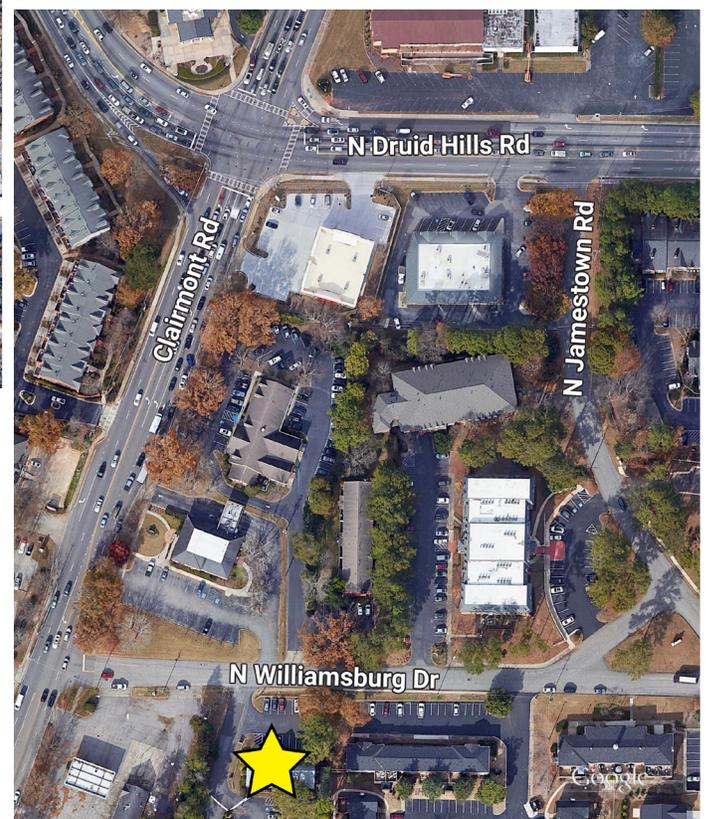
McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
(770) 955-2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

1991 N Williamsburg Drive

Decatur, GA 30033



Area Demographics

Population	1-mile	3-mile	5-mile
2029 Projection	13,300	122,300	395,500
2024 Population	13,300	122,100	390,900
2020 Population	12,900	121,400	384,400

Income	1-mile	3-mile	5-mile
Avg Household Income	\$121,100	\$127,700	\$127,400
Med Household Income	\$95,300	\$95,400	\$95,200

Source: CoStar

Justin Carswell
 (678) 385-2715
 jlc@mcwrealty.com

McWhirter Realty Partners, LLC
 294 Interstate North Circle, SE
 Building 2, Suite 150
 Atlanta, GA 30339
 (770) 955-2000
 www.mcwrealty.com



McWhirter
 Commercial Real Estate Since 1981

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Listing Agent



Justin Carswell
Partner

(678) 385-2715
jlc@mcwrealty.com

About Justin

Justin Carswell is an associate broker with McWhirter Realty Partners. Justin has over 10 years of commercial real estate experience and specializes in representing medical and general office clients.

Justin provides real estate services with a comprehensive approach that is tailored to maximize the value for each of his clients. In his role, Justin advises owners and investors of medical real estate and general office properties on the execution of key objectives for their portfolio. Objectives include, but are not limited to, implementing a leasing and marketing plan, targeting acquisition and disposition strategies and conducting property evaluations. In addition to representing Landlords, Justin spearheads tenant representation assignments for medical practices and general office companies. These services include lease and sale analysis, market searches, strategic planning, and lease negotiations.

Justin has in-depth knowledge of working with owners, investors, and tenants to provide pre-construction and construction management services. Prior to joining McWhirter Realty Partners, Justin was a Senior Project Engineer at Holder Construction Company where he was a part of managing \$550 million in construction projects across the US. Justin joined McWhirter Realty Partners in 2012 and was named a Partner in 2019.

Professional Affiliation / Recognition

- Atlanta Commercial Board of Realtors
- ACBR Million Dollar Club
- Building Owners and Manager Association (BOMA)
- Georgia Association of Healthcare Executives (GAHE)
- Rotary Club of Marietta
- Young Board of Directors for Meals on Wheels of Atlanta
- United Services Organization (USO)
- Licensed associate broker in Georgia and South Carolina

Education

- Bachelor of Building Science – Auburn University
- Master of Real Estate Development (MRED) – Auburn University

Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
(770) 955-2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981