



Snapfinger LLC

presents

31,490 SF

OFFICE BUILDING

AT

5040, SNAPPINGER WOODS
DR, DECATUR, GA

Contact:

GL Snapfiner LLC

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Medical Office

The background for the Medical Office section features a grid of hexagonal icons containing various medical symbols such as a heart, a syringe, a pill, a stethoscope, and a person. A large, semi-transparent stethoscope is overlaid on the right side of the image.

- Multi tenant office space
- Long term tenants from 70's & 80's
- 9' + ceiling Height
- Within 2 miles from 3 major Medical Centers
- Option for shared Medical space

Professional Office

The background for the Professional Office section shows a close-up of a pen resting on a document with some text and a grid pattern.

- Convenient to I-20 (within 1.5 miles) & minutes from I-285 perimeter
- Within Office Park
- Flexible layout and area options

More

The background for the 'More' section depicts an office interior with several framed pictures on the wall and the backs of office chairs in the foreground.

also ideal for :

- **GOVERNMENT OFFICE**
- **CORPORATE OFFICE**
- **IT OFFICE**



Property Description

- Construction : Steel & Concrete Construction
- Exterior Skeen: Concrete stucco/ Natural Stone
- Roof : Metal Roof at edge & Flat roof above
- 9'+ ceiling Height
- 2 Story construction with both levels with ADA access : Total 4 exits for flexible layout





- 3 connecting stairs
- Beautiful Courtyard
- Both levels with common area restrooms.

25,941_{SF}

Rentable Area

16

Total Units

188

Parking spaces

4

Building Entries

7.24/1000

Parking Ratio

3_{ac}

Total Site Acreage

31,490_{SF}

Total Area

Professional Partners

Together WE Can !

200



101



201

A Positive You Today

102-103

Dr. Vaughters
(Dentist)



203

Dr. Jessica Lee
(Dentist)



104

Spa Londyn Bella
Cosmetic Care



204

Healthcare Lab
(Lab Service)



105

TW Medical
Supplies



204-A

Dr. Gbadehan
(Gastroenterology)



106

Spa Londyn Bella
Blushing Ave Skintique



205

O2 Rehab
Solutions



108

CC&T Services
(Dialysis Center)



206

Essence Of Care
(Outpatient Mental Health Facility)



112

Country Financial
(Insurance)





Area Summary

Total Gross Area : 31,490 SF

Floor 2 Gross Area: 15,790 SF

Floor 1 Gross Area: 15,700 SF

Total Gross Area : 26,091 SF

Floor 2 Net area : 12,852 SF

Floor 1 Net area : 13,239 SF

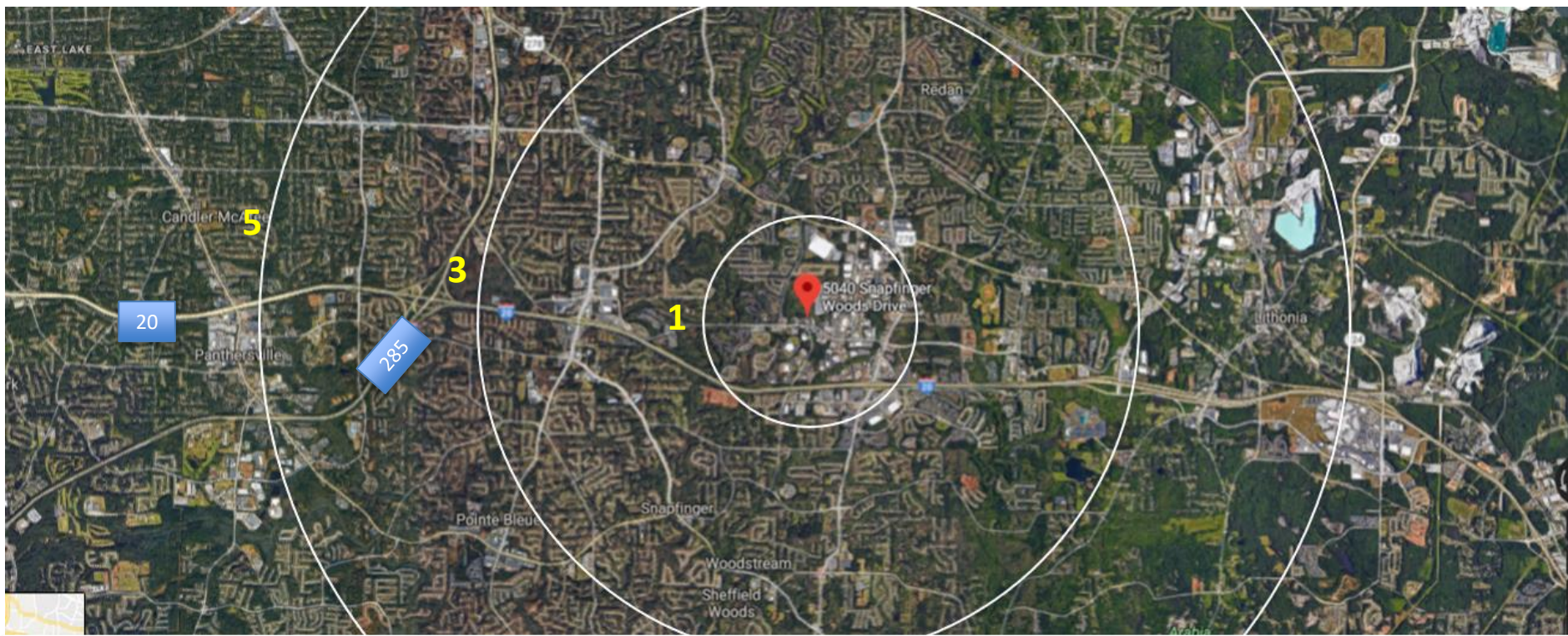




What Matters-Area overview : Decatur

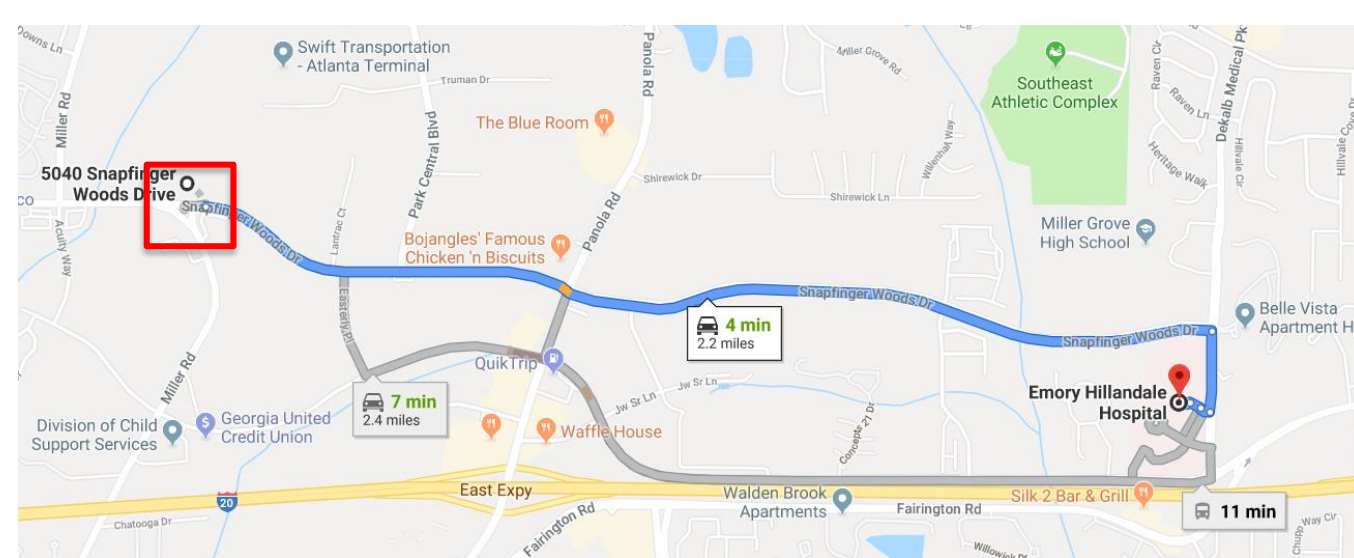
- ✓ The Decatur area continue to attract a diverse population with a wide range of age groups, racial backgrounds and economic levels.
- ✓ Decatur residents have one of the highest education levels in the metropolitan Atlanta area.
- ✓ Growth along I-20 West significantly adds developments in area.

	2015 ESTIMATE
Population	21,957
Average Household Size	2.38
Households	7,987
Average Age	35.9
Median household Income	\$77,202
Average Price of Single-Family Homes	\$350,400

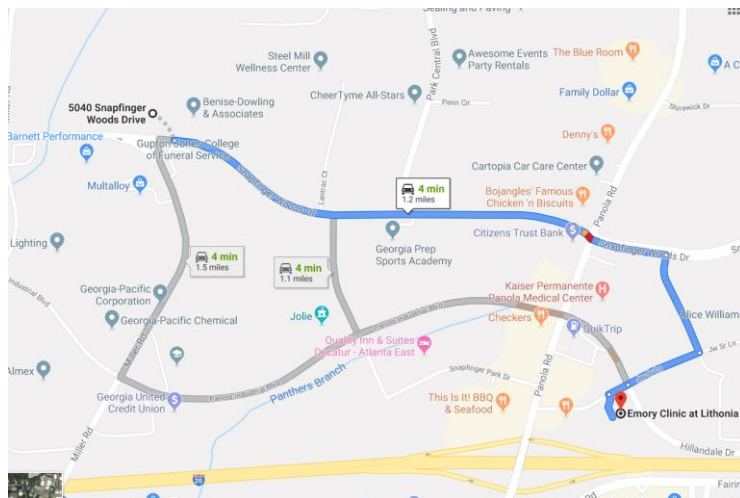


LOCATION

- Strategically located east of Atlanta in Decatur (DeKalb county), with 3 medical Centers within 2 miles
- About 78,423 people live within 3 miles and 180, 342 people live within 5 miles in 2016
- Metro-Atlanta is one of the fastest growing cities with more than 5.6 million people and continue to grow by more than 70,000 people each year

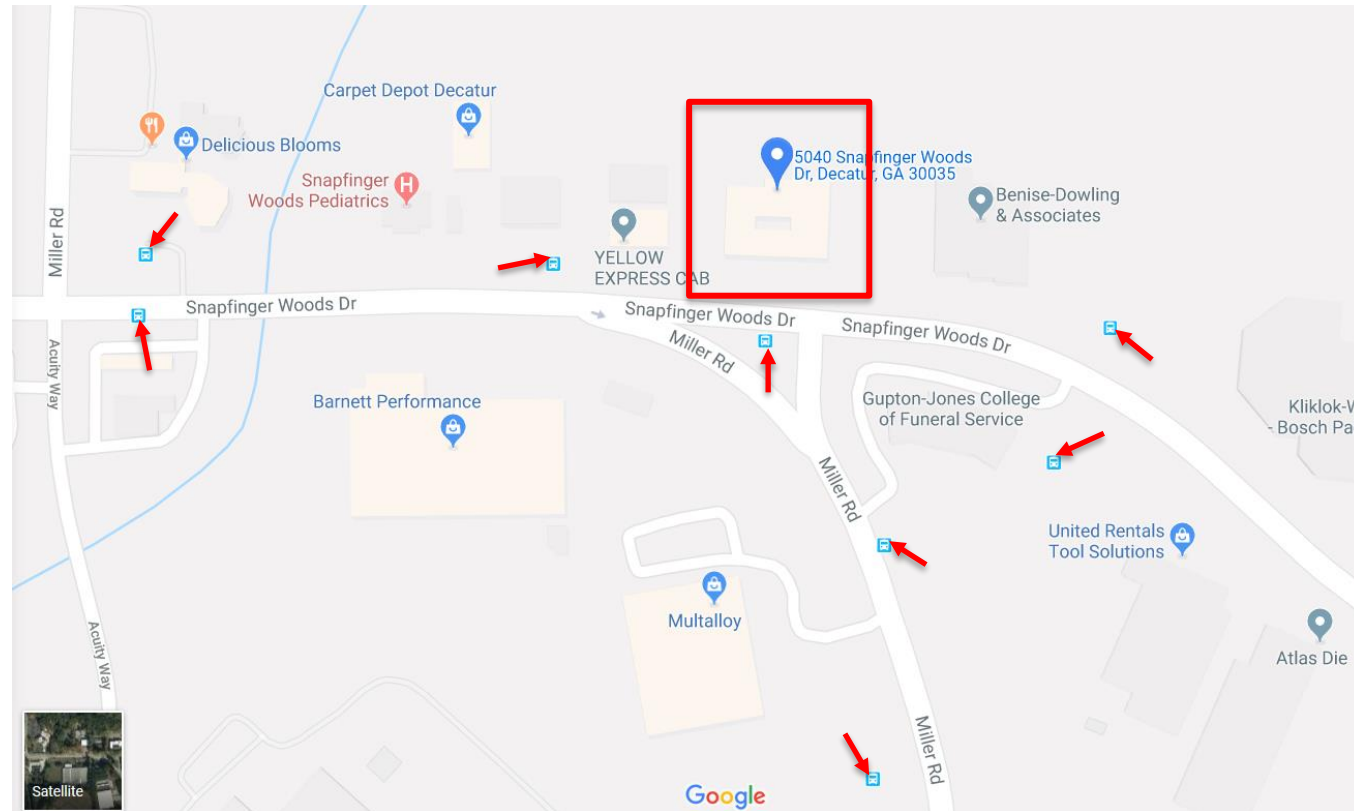


- DISTANCE to Full Service Hospital : 2.2 Miles
- Distance to Emergency Clinic : 1.3 Miles
- Full Service with Emergency outpatient



HOSPITAL

- Multiple Bus Stops in front and around facility



PUBLIC TRANSPORT



- ✓ Ample parking space
- ✓ Beautiful courtyard
- ✓ Convenient road approach
- ✓ Multiple options in unit sizes ...

Call Today!!

Disclaimer: The content of this brochure is for general information purpose only. Snapfinger LLC does not warrant the information in this brochure to be accurate, complete or current. User shall verify the information before use.