

10700

MEDLOCK BRIDGE ROAD

SUITE 201 | \$815,000

MEDICAL CONDO **FOR SALE**

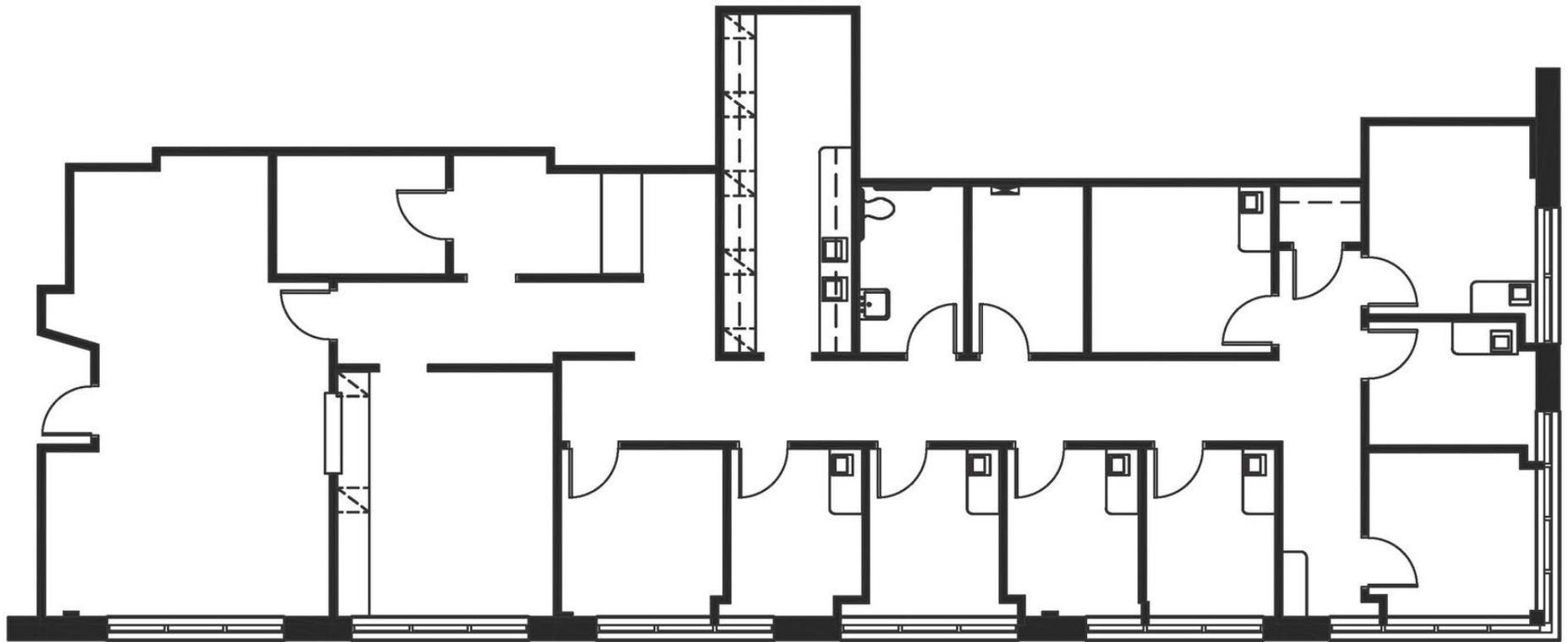
3,177 SF

2ND GENERATION,
TURNKEY OPPORTUNITY

NEWMARK

FLOOR PLAN

SUITE 201



SUITE 201

OVERVIEW

LOCATION:	10700 Medlock Bridge Road, Suite 201, John's Creek, GA 30097
CONDO SIZE:	3,177 SF
# OF EXAM ROOMS	7
# OF PRIVATE OFFICES	2
PRIVATE RESTROOM	1
WAITING AREA	Yes
YEAR CONSTRUCTED:	2000
FOUNDATION:	Concrete slab-on grade foundations
FACADE:	Brick veneer, ashlar masonry, stone lintels, and anodized aluminum window frames with tinted glaze.
ROOF SYSTEM:	Ballasted single-ply membrane
HEATING & COOLING SYSTEM:	Two 40-ton packaged Trane Intellipak "boxcar" units operated in conjunction with individual Power Two 40-ton packaged Trane Intellipak "boxcar" units operated in conjunction with individual Power
WATER HEATING:	Electric water heaters
ELECTRICAL SERVICE:	Main electrical service is provided by 800-amp, 408/277 volt, three-phase, four-wire main distribution
COUNTY:	Fulton County
ZONING:	O&I (Office & Institutional) - Johns Creek Planning & Zoning Department
FIRE / LIFE / SAFETY:	Fully automatic wet-pipe sprinkler system
ELEVATORS:	Single 2-stop hydraulic passenger elevator by Dover rated for 4,500 lbs



COMMON AREA LOBBY



WAITING AREA



EXAM ROOM



PRIVATE OFFICE



STORAGE & TESTING



10700 MEDLOCK BRIDGE RD

JOHNS CREEK, GA 30097

FOR MORE INFORMATION CONTACT:

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