

Meadows & Ohly

*Paulding III  
Medical Office  
Building*



**Paulding III**

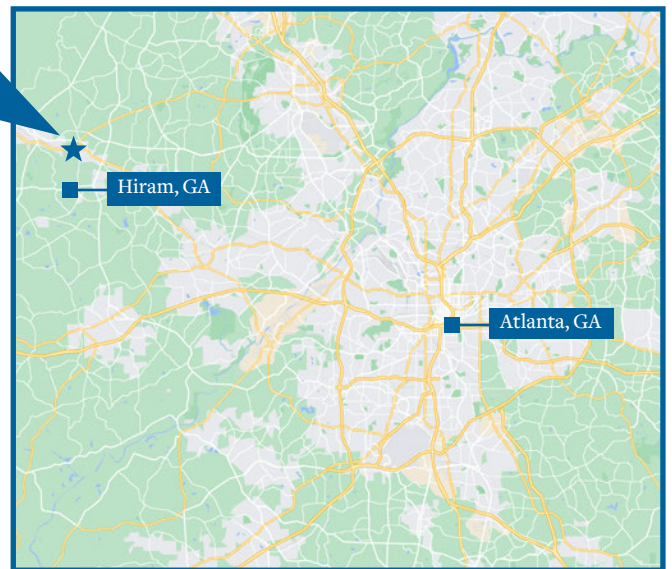
*238 Bill Carruth Parkway | Hiram, GA*

# EXECUTIVE SUMMARY

## Paulding III

Paulding III will be 75,000 RSF Class “A” medical office building adjacent to the Wellstar Paulding Campus offering: competitive lease rates, aggressive tenant improvement allowances and equity opportunities for physicians.

Its patient-centric design elements and inviting finishes make Paulding III an unparalleled option for practices to serve patients in Hiram and the surrounding areas.



## About Wellstar Paulding Hospital:

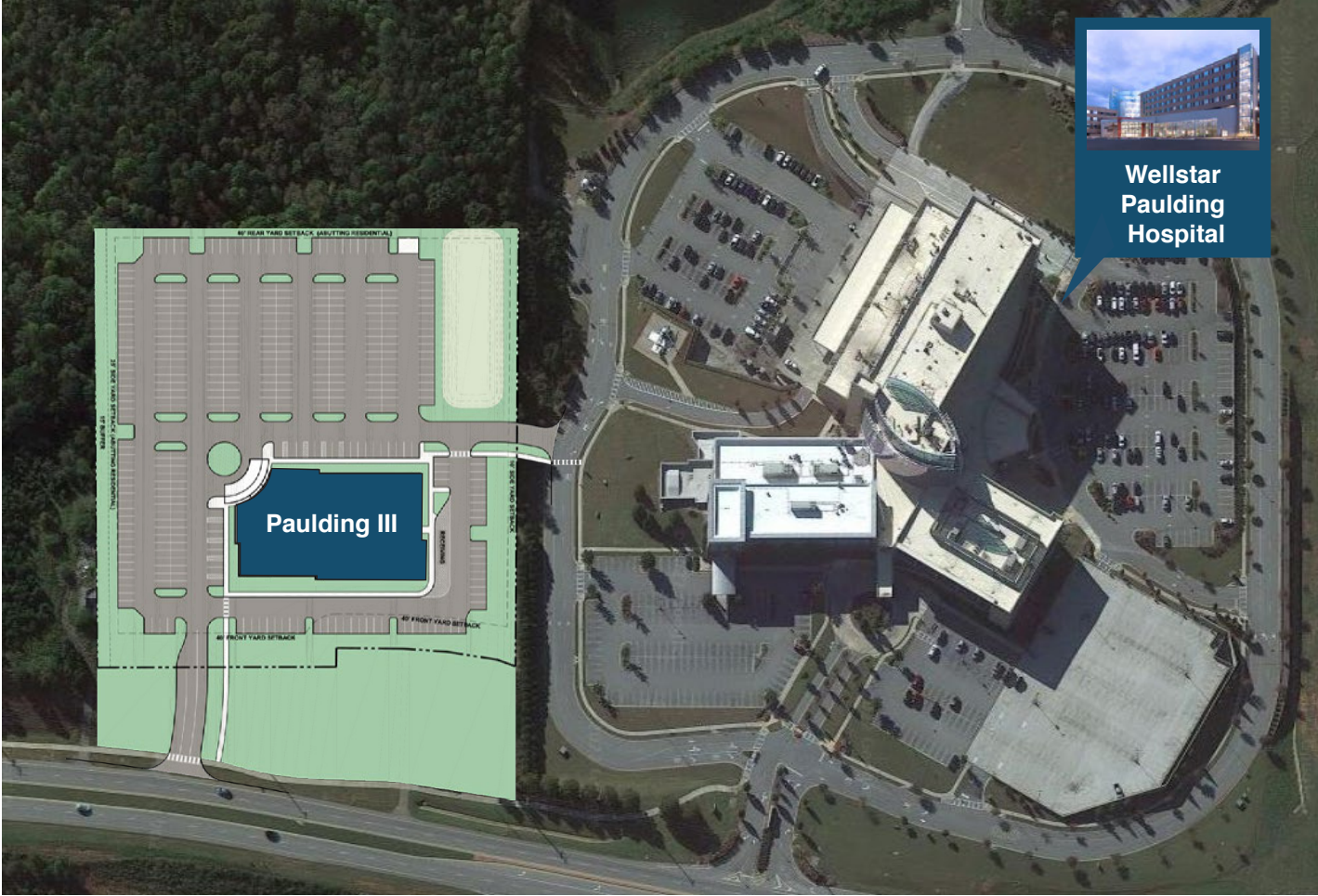
Wellstar Paulding Hospital is a proud member of the Wellstar Health System. Wellstar, the largest health system in Georgia, is known nationally for its innovative care models and is focused on improved quality and access to healthcare. Wellstar is dedicated to reinvesting back into the community with innovative treatments and state-of-the-art technology and facilities. Its vision is to deliver world-class healthcare.

**Wellstar Paulding Services:** Emergency Care, Heart Care, Cancer Care, General Surgery, Neuro Care, Orthopedics.

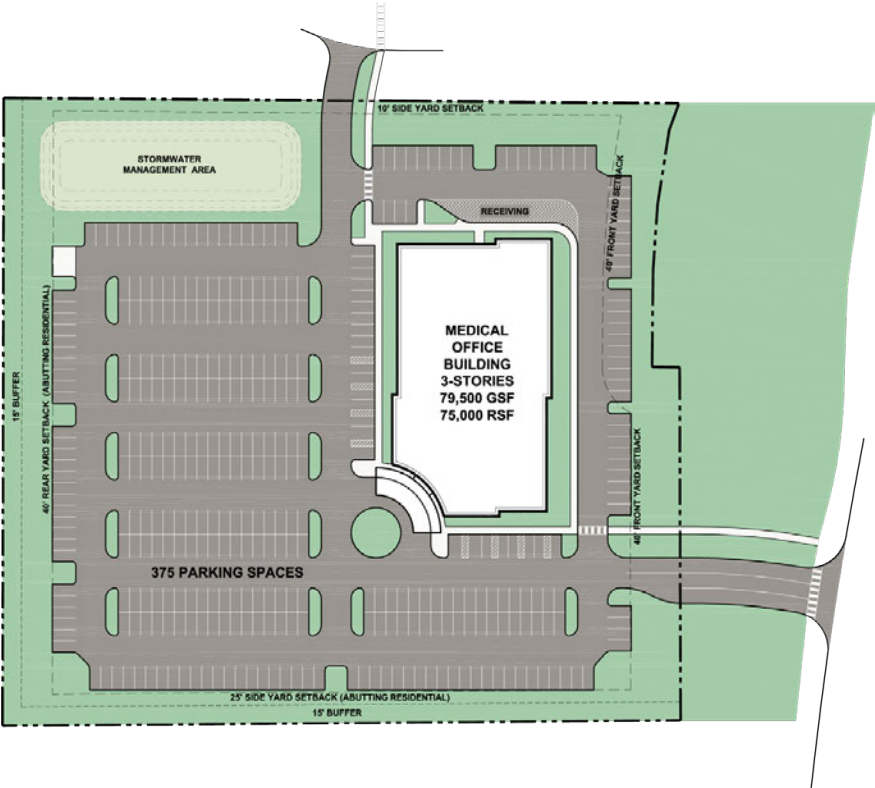
- 112 Private Inpatient Rooms
- 40 Emergency Exam and Pediatric Emergency Exam Rooms
- 7 Surgical Suites
- 2 GI Specific Surgical Suites
- 1 Bronchoscopy Suite



# LOCATION HIGHLIGHTS

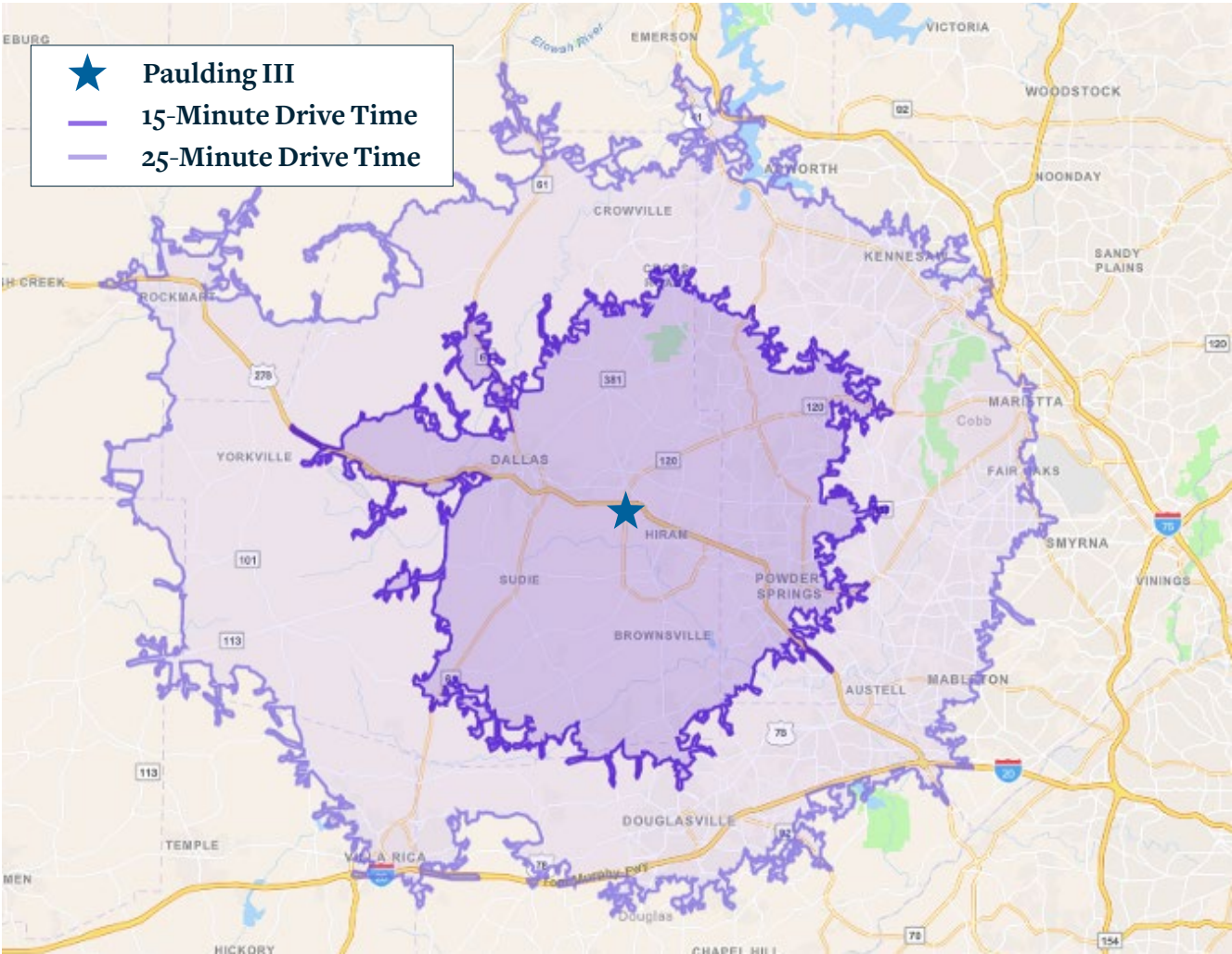


Wellstar Paulding Hospital



## BUILDING HIGHLIGHTS

- 3 Stories - 75,000 RSF
- Class "A" Finishes
- Patient-centric Design
- Parking Ratio: 5/1,000 RSF
- Physician Ownership Opportunities



### 15-Minute Drive Time



*Population*  
**182,391**



*Median Household Income*  
**\$84,190**



*Median Age*  
**36.9**



*Private Insurance (%)*  
**56.5%**

### 25-Minute Drive Time



*Population*  
**554,768**



*Median Household Income*  
**\$79,151**



*Median Age*  
**36.8**



*Private Insurance (%)*  
**54.6%**

# Meadows & Ohly

*For more information on the Paulding III MOB opportunity, please contact:*

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