

# Medical Office for Sale or Lease

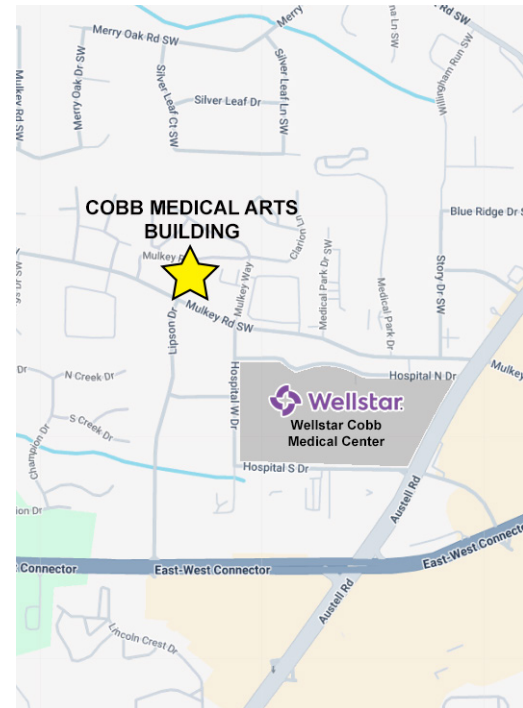
## Cobb Medical Arts Building

1810 Mulkey Road, Suite 101  
Austell, GA 30106



### Features + Amenities

- 2,000 SF ground floor space
- Turnkey physical therapy setup ready for immediate occupancy
- Located in Austell, GA (Cobb County), prime medical office submarket
- Modern layout: treatment areas, private therapy/exam rooms, reception, and bathrooms
- Prominent tenants on-site: Wellstar Women's Health & Wellstar Pediatrics
- Shared amenities: ample parking, easy access from Ross Street & Hospital South Drive, proximity to retail & dining
- Owner retiring – all therapy equipment available
- Great ownership opportunity for PT practices aiming to expand/customize rehab or sports medicine professionals, investors seeking a stable income stream with turnkey appeal
- \$499,000 (\$249.50/sf) list price / \$5,000 per month lease rate



**Jeff Graves**  
678.385.2704  
jjg@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.

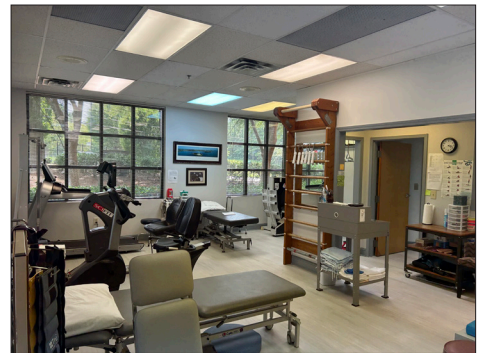
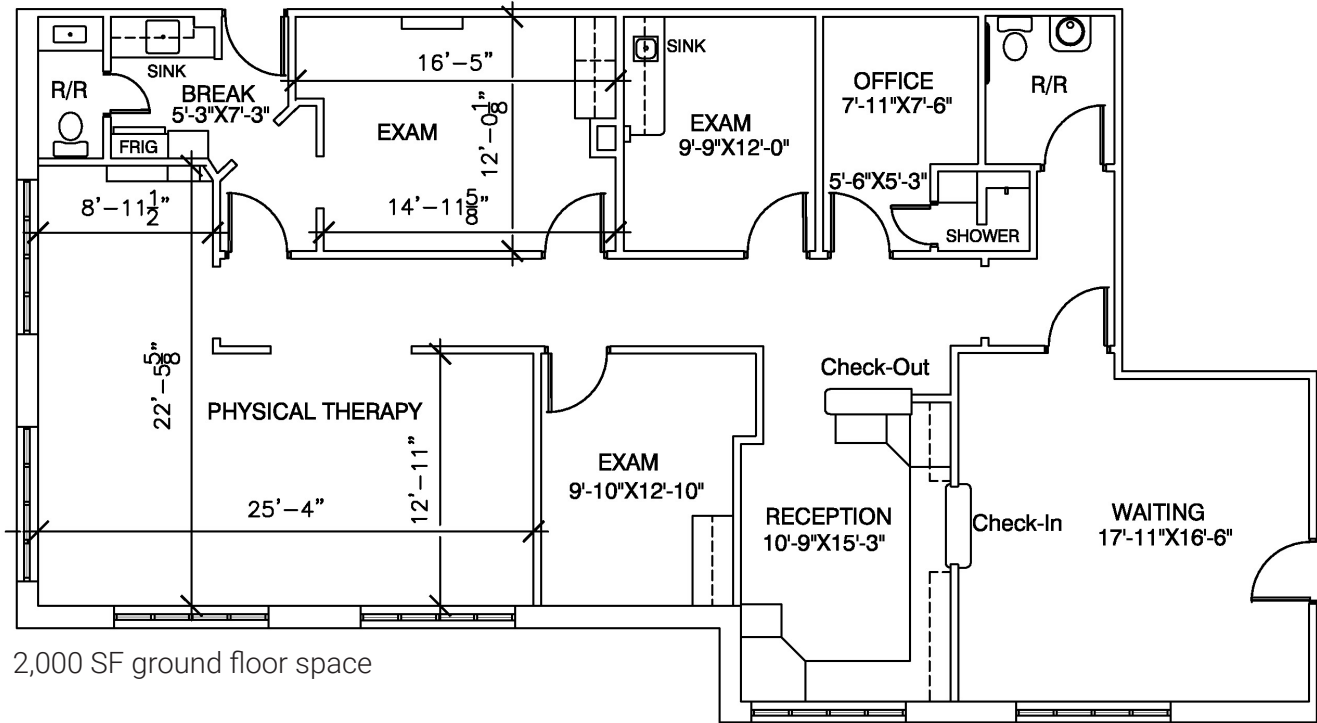
**McWhirter Realty Partners, LLC**  
294 Interstate North Circle, SE  
Building 2, Suite 150  
Atlanta, GA 30339  
770.955.2000  
www.mcwrealty.com



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