

EXCLUSIVE OFFERING

NORTHLAKE MEDICAL BUILDING

2060 Northlake Parkway, Tucker, GA

ASKING PRICE \$2,400,000

BUILDING SIZE 12,275 SF

PRICE PER SF \$195.52

SITE SIZE 0.81 ACRES



Freestanding Medical & Professional Office Opportunity

Freestanding Medical Office · Two-Story · Immediate Occupancy

CONFIDENTIAL — FOR QUALIFIED BUYERS ONLY

Coldwell Banker Commercial Global
Sunita Wadhvani | 678-812-3210



CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY DESCRIPTION

2060 NORTHLAKE PARKWAY

2060 Northlake Parkway Tucker, GA 30084



PROPERTY DESCRIPTION

2060 Northlake Parkway is a $\pm 12,275$ SF freestanding medical/professional office building located in the Northlake corridor of Tucker, Georgia. Situated on approximately 0.81 acres, the property is currently vacant and available for immediate occupancy.

The existing layout includes reception and waiting areas, numerous private offices and treatment/exam rooms, administrative space, restrooms, and supporting areas designed for healthcare or professional office use. The building's existing configuration may allow a future owner to significantly reduce build-out costs compared to a traditional office conversion.

Strategically located near I-285 and Northlake Parkway, the property offers convenient access to Tucker, Decatur, Brookhaven, Emory, and the greater Northeast Atlanta market. The asset presents an opportunity for medical practices, specialty healthcare providers, wellness operators, professional office users, educational users, or investors seeking a value-add repositioning opportunity.

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PROPERTY HIGHLIGHTS

2060 NORTHLAKE PARKWAY
2060 Northlake Parkway Tucker, GA 30084



PROPERTY HIGHLIGHTS

- ±12,275 SF Freestanding Medical / Professional Office Building
- Approximately 0.81-Acre Site
- Vacant and Available for Immediate Occupancy
- Two-Level Configuration with Separate Access to Both Levels
- Direct Drive-Up Access to the Lower Level
- Parking Available at Both Main and Lower Levels
- Reception and Waiting Areas Already Built Out
- Numerous Private Offices, Exam Rooms, Consultation Rooms, and Treatment Areas
- Large Executive Offices and Flexible Room Sizes Throughout
- Conference and Meeting Rooms
- Multiple Restrooms Located Throughout the Building
- Dedicated Shower Facilities and Sauna
- Large Multipurpose Studio / Wellness Room with Full-Length Mirror
- Existing Healthcare-Oriented Floor Plan Reduces Future Build-Out Costs
- Excellent Visibility Along Northlake Parkway
- Convenient Access to I-285 and Northeast Atlanta
- Suitable for Medical, Wellness, Physical Therapy, Behavioral Health, Professional Office, Educational, and Specialty Service Users

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BUILDING FEATURES

- Two-Level Configuration with Direct Access to Both Levels
- Parking Available at Both Upper and Lower Levels
- Visitors Can Access Building Entrances Directly from Adjacent Parking Areas
- Flexible Layout Suitable for Medical, Wellness, Therapy, Educational, and Professional Office Users
- Immediate Occupancy Available
- Existing Infrastructure Reduces Future Build-Out

Upper Level (±8,062 SF)

- Reception and Waiting Areas
- Numerous Private Offices
- Consultation and Treatment Rooms
- Large Multipurpose Room with Full Mirrored Wall Administrative Offices and Conference rooms
- Multiple Restrooms
- Staff Break room /cafeteria area
- Parking and Convenient Building Access at Upper Level

Lower Level (4,213 SF)

- Large conference room
- Executive and private offices
- Administrative and back-office space
- Staff break room / cafeteria area
- Extensive storage areas
- Shower facilities
- Multiple restrooms
- Direct access to parking
- Connected to upper level via interior stairwell

BUILDING SPECIFICATIONS

YEAR BUILT	1988
LOWER LEVEL	4,213 SF
UPPER LEVEL	8,062 SF
TOTAL BUILDING	12,275 SF
LOT SIZE	0.81 Acres
COUNTY	DeKalb County
MARKET	Northlake / Lavista
LAND USE	Medical Building
ZONING	M – Medical
ROOF	Replaced 2019 (per seller)
HVAC	2 units replaced 2021 (per seller)
OCCUPANCY	Vacant – Full Bldg



\$
\$2,400,000
 ASKING PRICE

12,275 SF
 BUILDING SIZE

\$195.52
 PRICE PER SF

0.81 ACRES
 SITE SIZE

ANNUAL CARRYING COST SUMMARY

EXPENSE ITEM	ANNUAL COST
Property Taxes (2025 DeKalb County)	\$48,980
Electricity (Georgia Power – annualized)*	\$2,919
Insurance	\$0
Water / Sewer	\$420
Landscaping	\$2,400
Repairs & Maintenance Reserve	\$0
TOTAL ESTIMATED CARRYING COSTS	\$54,719

* Electric annualized from most recent Georgia Power bill (\$243.25 / 900 kWh). Peak summer months may run significantly higher. Property is currently vacant and was previously occupied by a medical user.

Financial information reflects current ownership carrying costs rather than operating income. Buyer should independently verify all expenses and future operating assumptions.

ADDITIONAL METRICS

Asking Price	\$2,400,000
Building Size	12,275 SF
Price Per SF	\$195.52
Property Taxes / SF	\$3.99
Est. Carrying Cost / SF	\$4.46
Lot Size	0.81 Acres
Zoning	M – Medical



WHY BUY THIS ASSET



Purpose-Built Medical Facility

Existing layout includes exam rooms, treatment rooms, lab space, X-ray area, offices, wellness & Sauna areas, reception and waiting areas — reducing build-out costs substantially for any medical user.



Immediate Occupancy – No Lease Risk

Entire building is vacant. An owner-user can take possession and begin occupancy or fit-out without lease termination risk or holdover exposure.



Prime Northlake Location

Located just off I-285 in the established Northlake corridor with convenient access to Tucker, Decatur, Emory, Brookhaven, and Northeast Atlanta's dense employment base.



Limited Freestanding Medical Inventory

Large freestanding medical buildings with dedicated parking and existing medical infrastructure rarely come available in the Northlake submarket.



Owner-User or Investor Opportunity

Suited for medical practices, urgent care, specialty healthcare, wellness operators, behavioral health users, educational users, or professional office conversion.



Value-Add Potential

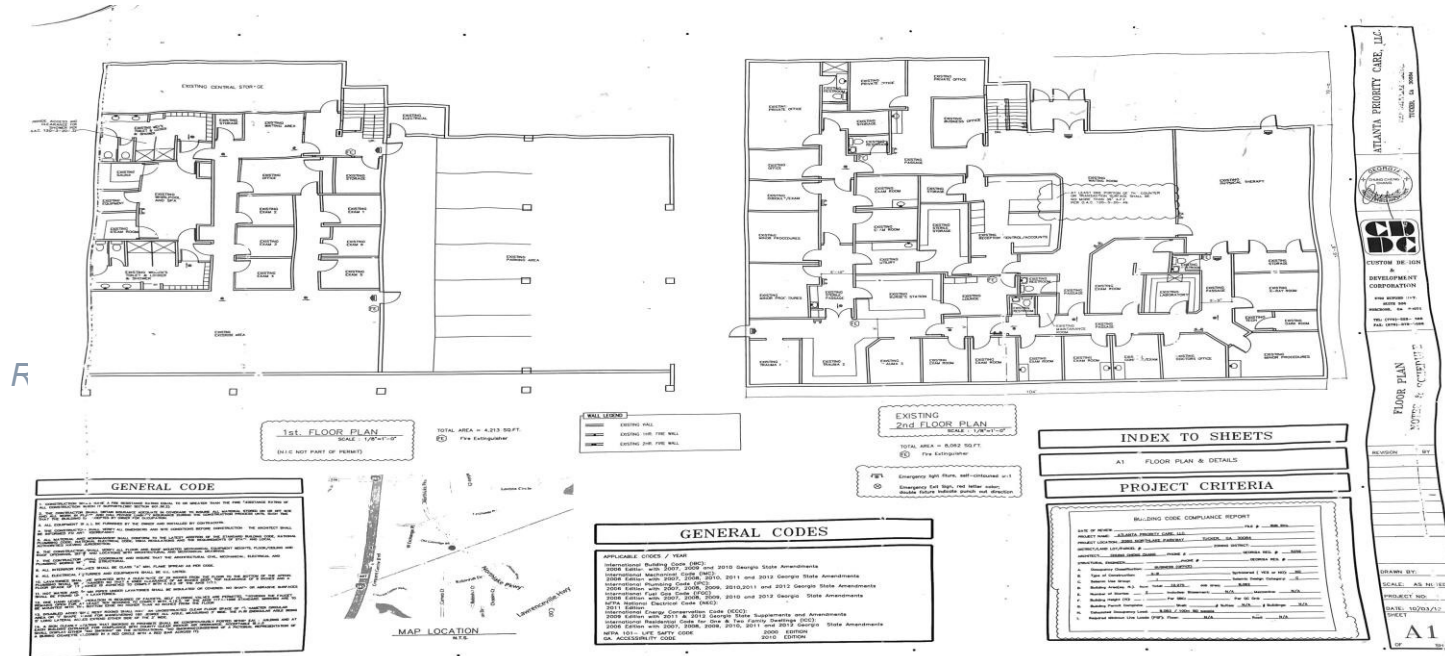
Opportunity to occupy, lease-up, subdivide suites, reposition the asset, or explore redevelopment — depending on buyer objectives and market conditions.



Offices/ Break Room/ Supply rooms / Shower / Wellness facilities



FLOOR PLAN ANALYSIS



DEMOGRAPHICS & LOCATION OVERVIEW

~95,000

Population
3-Mile Radius

Dense residential catchment

~240,000

Population
5-Mile Radius

Major regional draw

SUBMARKET SNAPSHOT

County:	DeKalb
Submarket:	Northlake / Lavista
Land Use:	Medical Building
Zoning:	M – Medical
Lot Size:	0.81 Acres
DeKalb Tax Bill:	\$48,980 / yr
Utility (elec.):	\$243/mo (vacant)
Nearby Anchors:	Northlake Mall Redevelopment Planned

LOCATION CONTEXT

I-285 (Perimeter)	~0.5 miles	CDC / Emory Employment Corridor	~6 miles
Northlake Mall Redevelopment	~1.3 miles	Downtown Tucker	~2 miles
Emory Decatur Hospital	~5 miles	DeKalb Police Headquarters	~0.2 miles
Northside Hospital Tucker Medical office campus	~3 miles	Emory Orthopedics & Spine Hospital	~2 miles

DEMOGRAPHICS MAP

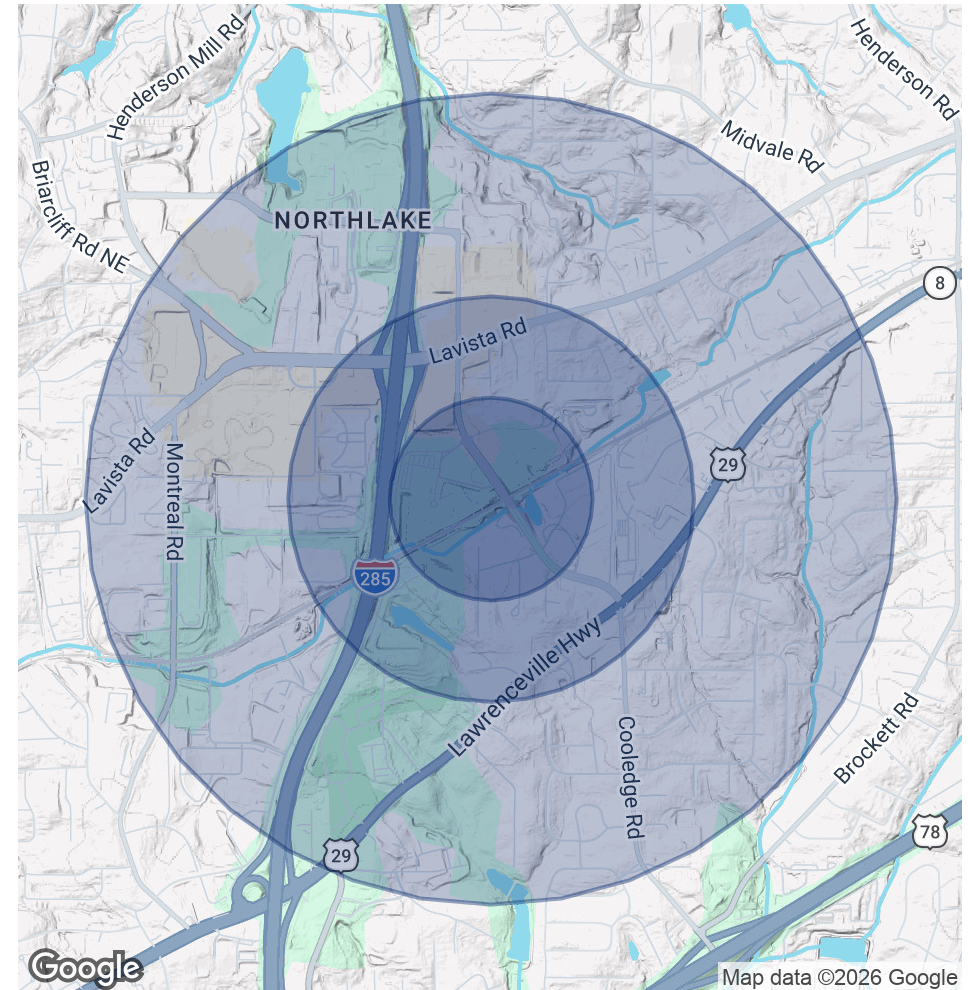
2060 NORTHLAKE PARKWAY

2060 Northlake Parkway Tucker, GA 30084

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	366	1,572	8,263
Average Age	43.5	43	42.3
Average Age (Male)	41.4	40.9	38.6
Average Age (Female)	44.3	44.3	45

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	151	645	3,381
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$117,130	\$113,599	\$105,339
Average House Value	\$357,086	\$346,066	\$304,850

2023 American Community Survey (ACS)



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AERIEL VIEW

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