# Johns Creek Medical Park

4275 Johns Creek Pky, Suwanee, GA 30024

**Anna Vladimir**
Virtual Properties Realty
2750 Premiere Pky, Suite 200,Duluth, GA 30097
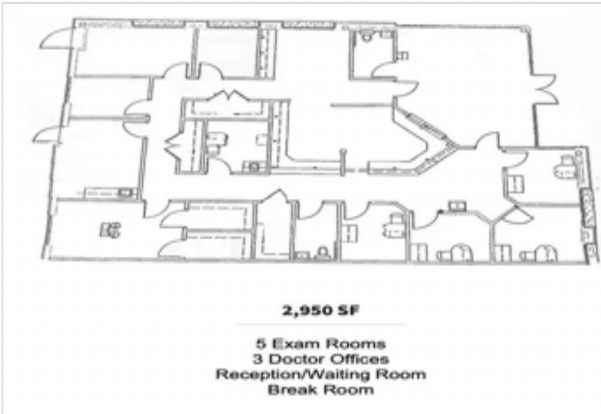hudesshoes@gmail.com
(770) 495-5050

# Johns Creek Medical Park
### $22.00 /SF/YR

Medical Office park in proximity to the Emory Hospital. Build-out for medical practice office space. This medical office 2,950 SF is conveniently located at 4275 Johns Creek Parkway, Suite C, Suwanee, GA 30024. The medical office park comprises of 6 medical buildings located close to Emory Johns Creek Hospital which allows to have a lot of foot traffic for your business. Take 400 North to exit 13, then turn right onto Highway 141. Travel approximately eight miles and turn right onto Johns Creek Parkway.

The listing agent is married to the landlord...

• A lot of day traffic due to other medical offices in the park
• Floor to ceiling windows, plenty of natural light, large reception area.



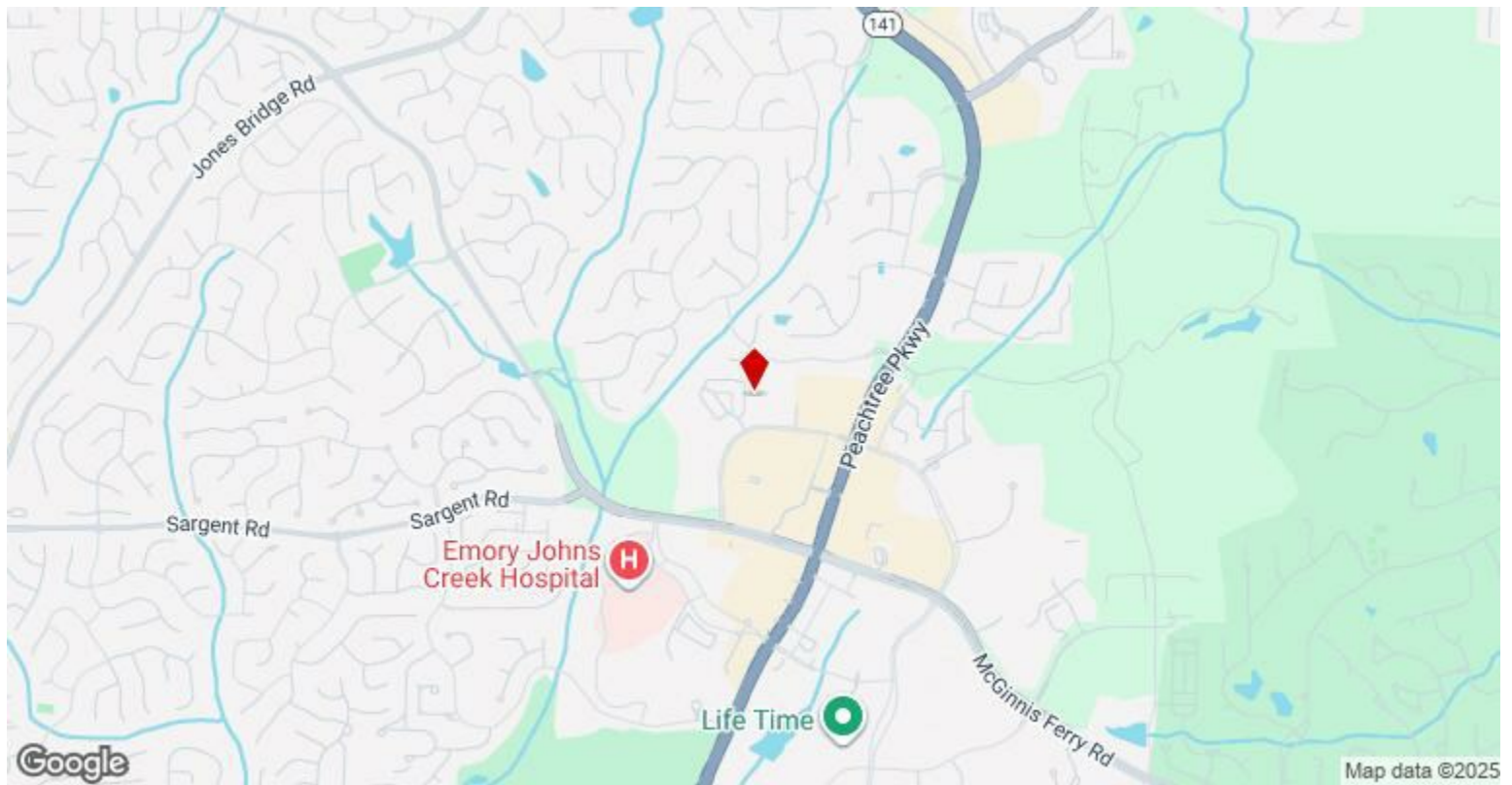| | |
|---|---|
| Rental Rate: | $22.00 /SF/YR |
| Property Type: | [object Object] |
| Center Type: | [object Object] |
| Gross Leasable Area: | 27,391 SF |
| Walk Score ®: | 51 (Somewhat Walkable) |
| Rental Rate Mo: | $1.83 /SF/MO |

## 1st Floor Ste C

**1**

| | |
|---|---|
| Space Available | 2,950 SF |
| Rental Rate | $22.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | 3 Years |

## Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---|---|---|
| Atlanta Gastroenterology | - | April 2010 |
| LabCorp | - | |

## 4275 Johns Creek Pky, Suwanee, GA 30024

Medical Office park in proximity to the Emory Hospital. Build-out for medical practice office space. This medical office 2,950 SF is conveniently located at 4275 Johns Creek Parkway, Suite C, Suwanee, GA 30024. The medical office park comprises of 6 medical buildings located close to Emory Johns Creek Hospital which allows to have a lot of foot traffic for your business. Take 400 North to exit 13, then turn right onto Highway 141. Travel approximately eight miles and turn right onto Johns Creek Parkway.

The listing agent is married to the landlord

# Property Photos



Primary Photo



IMG_9201

# Property Photos



IMG_9204



IMG_9205

# Property Photos



IMG_9195



IMG_9193

# Property Photos



IMG_9186



IMG_9183

# Property Photos



IMG_9179



IMG_9171

# Property Photos



IMG_9172



Building Photo

# Property Photos



Building Photo