



1345 Hembree Rd

1345 Hembree Rd, Roswell, GA 30076



Anna Vladimir

Virtual Properties Realty
2750 Premiere Pky, Suite 200, Duluth, GA 30097
hudesshoes@gmail.com
(470) 469-4956



1345 Hembree Rd

\$23.00 /SF/YR

7 Dental offices, large reception and 2 waiting areas, several working stations and offices, storage room, 4 bathrooms.

Material relationship exists between the listing broker and the landlord...



Rental Rate:	\$23.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	5,203 SF
Year Built:	1985
Walk Score ®:	38 (Car-Dependent)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$1.92 /SF/MO

1

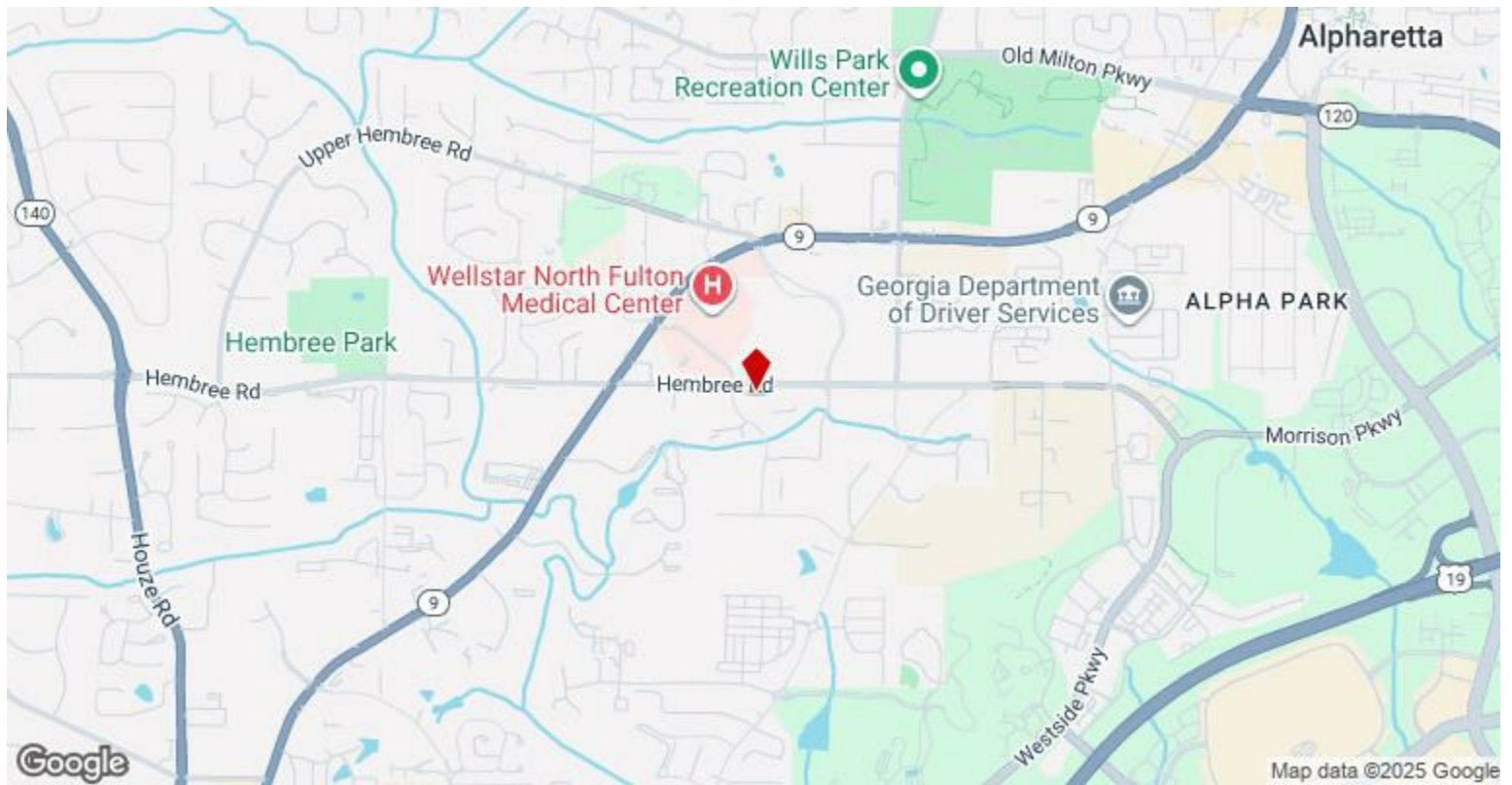
1st Floor

Space Available	5,000 SF
Rental Rate	\$23.00 /SF/YR
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

From the main entrance we enter to the reception, Large waiting room is on the left of the reception, restroom. To the right from the reception: 1 office with a glass door 7 dental offices 1 labs area on the left 1 office/working station 2 restrooms Supply room Office with 2 desks X-ray room 1 office Storage area Waiting room Restroom Room with 4 Working stations Office Supply/storage room

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Imagix Dental	-	



1345 Hembree Rd, Roswell, GA 30076

7 Dental offices, large reception and 2 waiting areas, several working stations and offices, storage room, 4 bathrooms.

Material relationship exists between the listing broker and the landlord

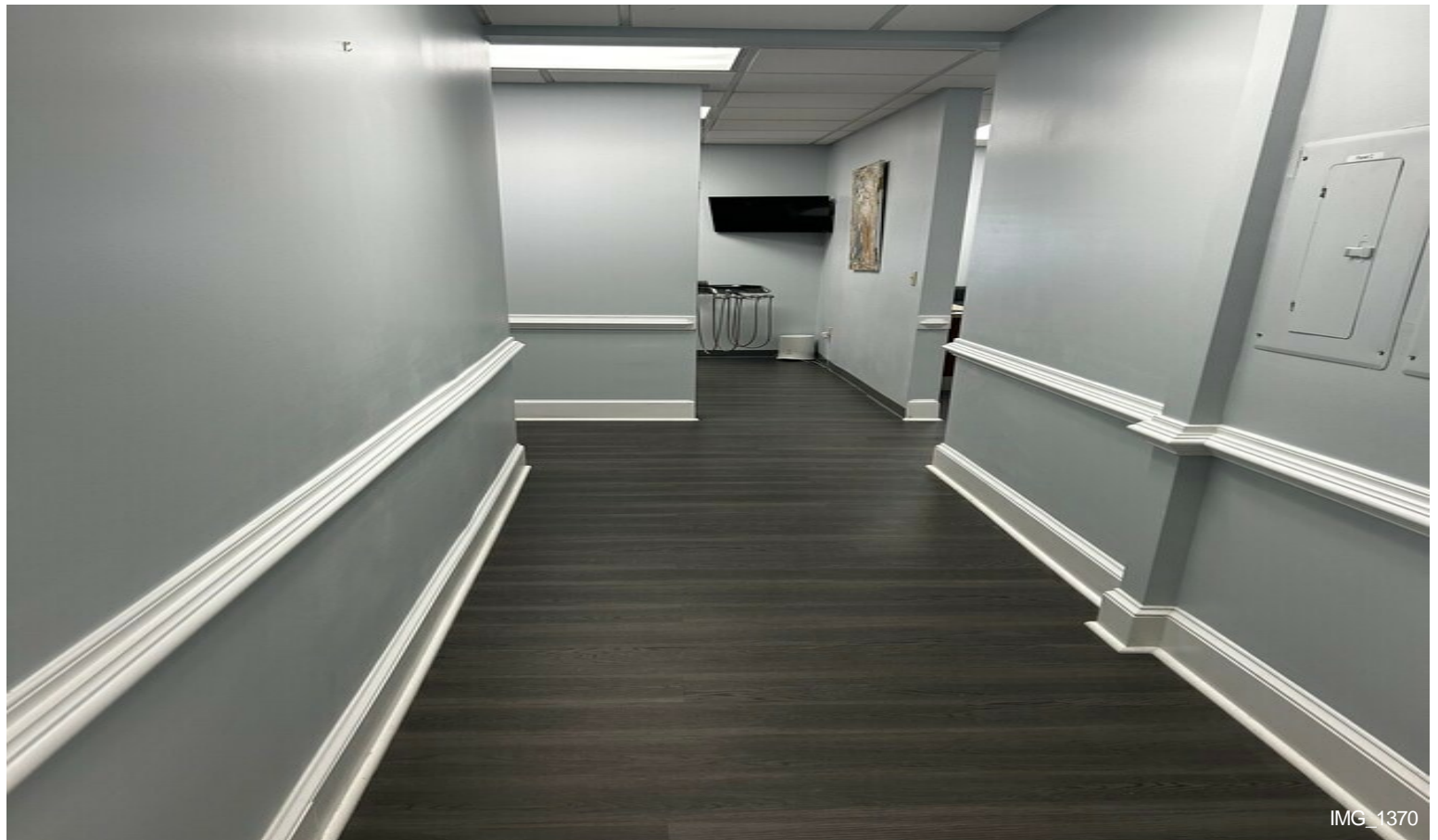
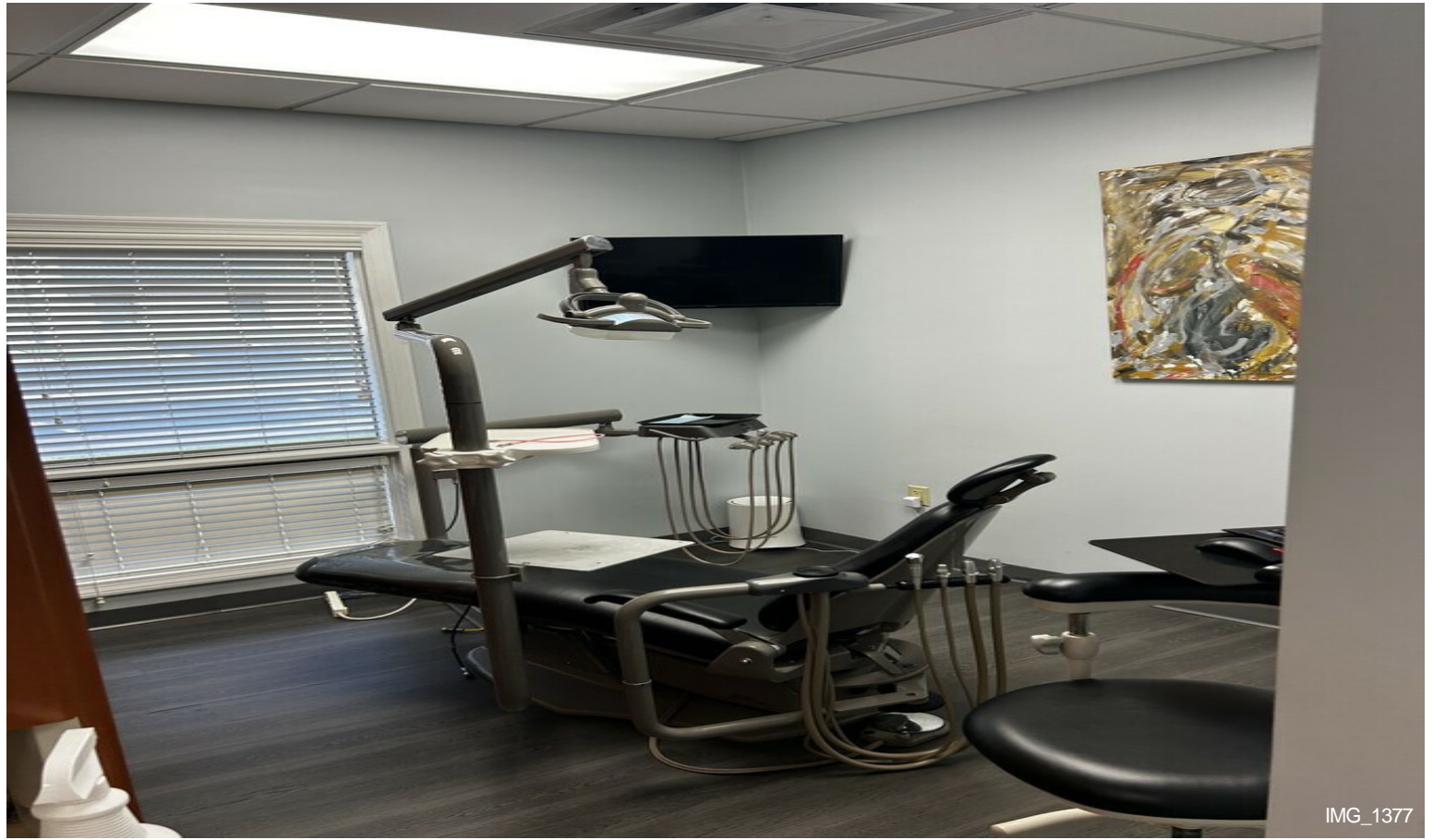
Property Photos



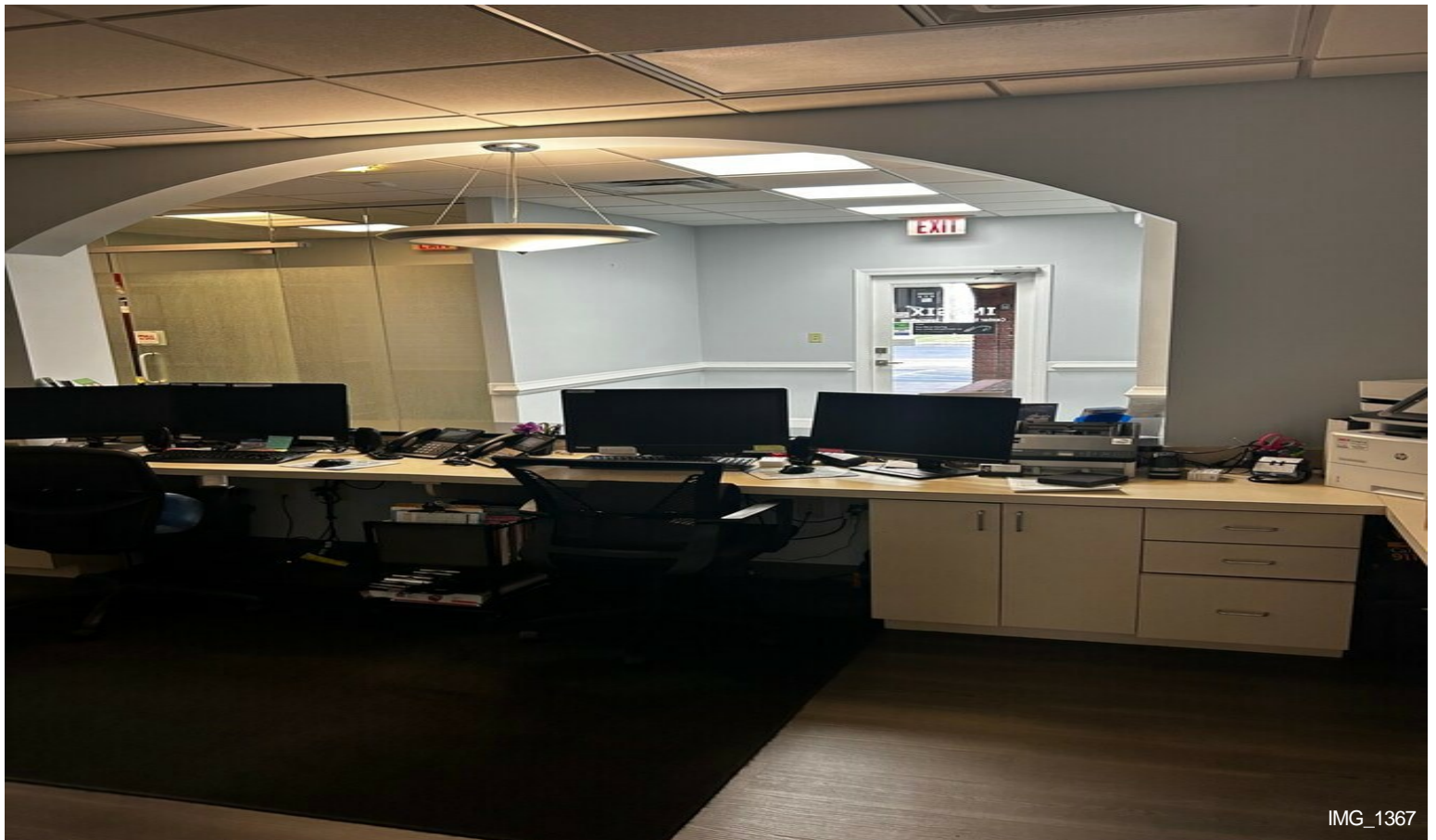
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

