

# Kennestone Physicians Center I & II

Kennestone Physicians Center I & II (KPC I & II) are medical office buildings located on the Wellstar Kennestone Hospital campus in Marietta. With direct connectivity to the hospital, dynamic referral patterns, and easy I-75 access, these buildings offer the ideal setting for physicians seeking a collaborative, care-focused environment.

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Space for Lease  
55/61 Whitcher St.  
Marietta, GA 30060



Total SF  
72,572 - 118,000 SF



Available SF  
1,202 - 14,573 SF



# Property Highlights



## Centralized Connectivity

Attached to Wellstar Kennestone Hospital with quick access to I-75, the campus positions physicians to serve the growing patient demand of Cobb County.



## Hassle-Free Parking

An adjoining parking deck is available for both patients and providers, making daily operations smoother and more accessible.



## Premier Management

To ensure a well-maintained, efficient environment for care delivery, these facilities feature a highly responsive, on-site building management team to service the needs of providers.



## On-Site Dining Available

The first-floor café serves as a key amenity, providing easy access to food and beverages without leaving the building.



## Supportive Incentives

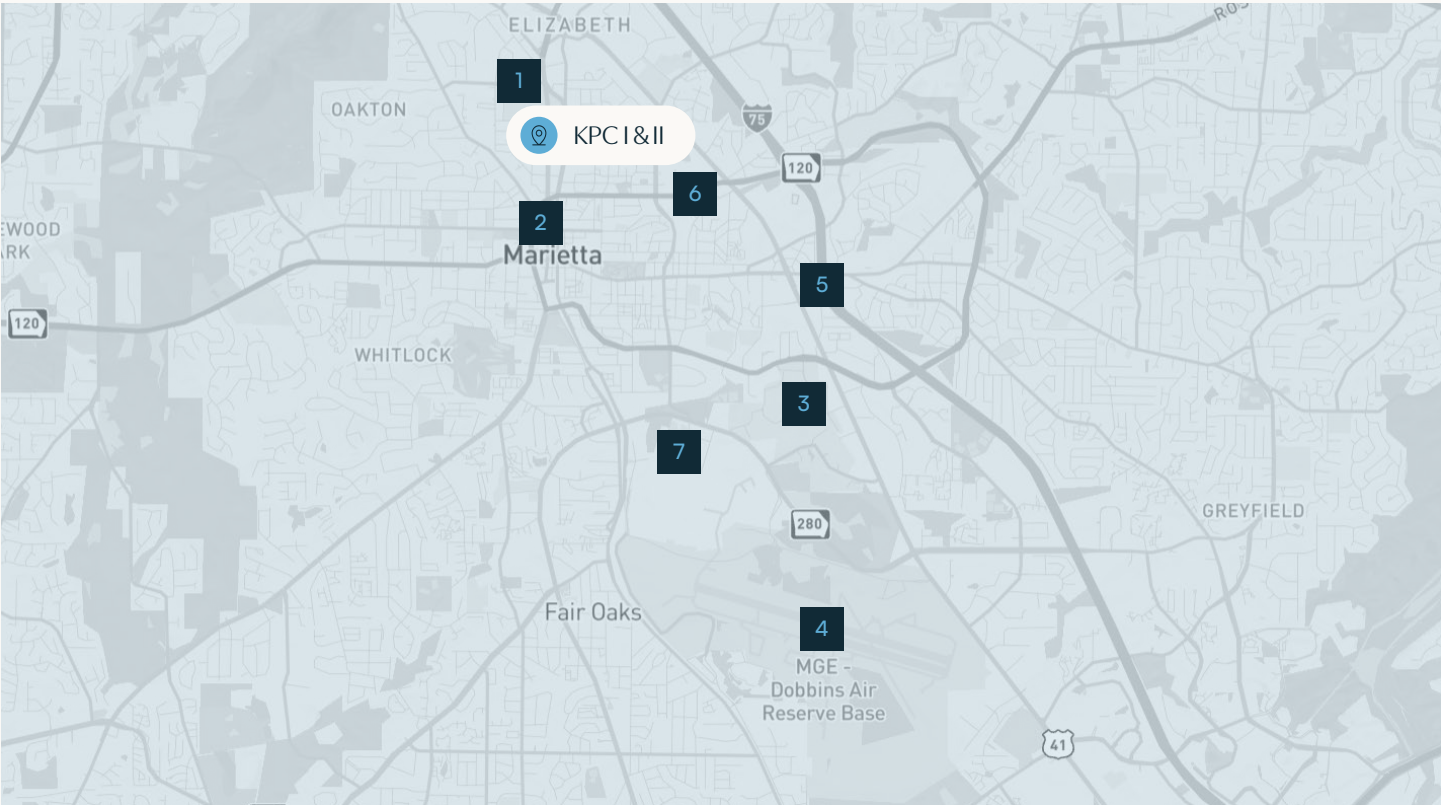
The building offers competitive lease terms and generous tenant improvement packages to support and accelerate occupancy.



## Referral Potential

A diverse mix of specialties across the Kennestone campus creates a strong referral network that supports collaborative care, practice growth, and patient retention.

# Points of Interest



**1** Wellstar Kennestone Hospital  
📍 < 1 mile

**2** Marietta Square  
📍 1 mile

**3** KSU Marietta Campus  
📍 4 miles

**4** Dobbins Air Reserve Base  
📍 6 miles

**5** I-75  
📍 1.5 miles

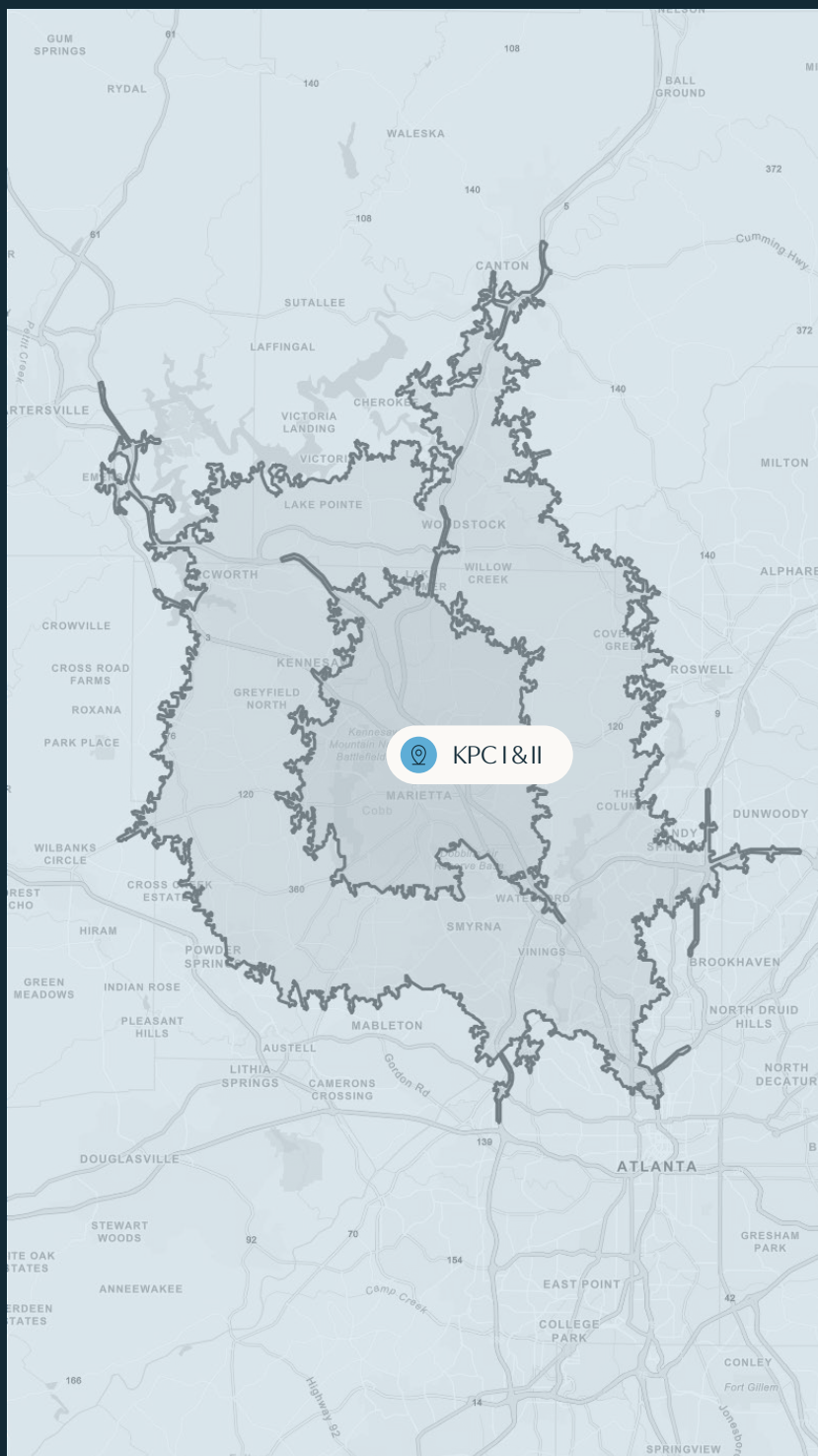
**6** Marietta Parkway  
📍 1 mile

**7** Lockheed Martin  
📍 4 miles

Additional notable locations

- CVS Pharmacy
- Walgreens Pharmacy
- Sam’s Club
- Chick-fil-A
- Publix
- Whole Foods
- Kroger
- Cobb County Airport
- Kennesaw Mountain
- KSU Main Campus

# Demographics



## 15 Minute Drive Time



Population  
203,326



Median Income  
\$84,839



Median Age  
35.6 years old



CAGR  
.57%

## 25 Minute Drive Time



Population  
886,154



Median Income  
\$106,638



Median Age  
37.8 years old

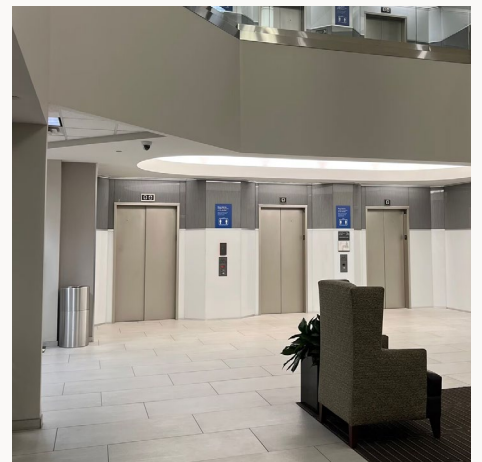


CAGR  
.85%

PHOTOS

# KPC I

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# KPC II





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