

COMMERCIAL OFFICE / MEDICAL SPACE FOR LEASE

1819 Buford Hwy NE, Suite A, Buford, GA 30518

Space Size:	Approx. 2,500 SF
Rental Rate:	\$5,000 / month (\$24.00 / SF / Year Equivalent)
Lease Type:	Modified Gross
Availability:	October 1, 2026
Included Utilities:	Water & Trash (Paid by Landlord)
Tenant Utilities:	Gas, Electricity (City of Buford), & Telecom/Internet
Location & Signage:	Heavily traveled Buford Hwy corridor near Historic Downtown Buford. Includes prime placement on the road-front monument sign and dedicated building facade signage.

SPACE OVERVIEW

Formerly occupied by **Revitalize Health & Wellness**, Suite A offers a highly functional, turnkey architectural layout ideally suited for a medical spa, clinical practice, therapy center, or professional office suite. The physical layout incorporates multiple private treatment suites, dedicated staff/client amenities, and an inviting entry/reception area. While former tenant equipment is no longer present, the interior spatial partitions and specialty buildouts remain fully intact.

FLOOR PLAN & SPACE BREAKDOWN

- **Entry & Reception:** Spacious front reception area with open layout flexibility for client seating and intake.
- **(5) Private Treatment Rooms:** Fully partitioned private suites ideal for facials, massage, esthetics, head spa/scalp therapies, laser treatments, or private consultations.
- **(2) Open / Semi-Private Service Areas:** Features a treatment lounge and a generous open front service bay suited for post-treatment relaxation, intake, stretch therapy, or open-floor wellness activities.
- **Private Office:** Dedicated executive or administrative office space.
- **Small Kitchen:** Compact kitchen space for staff breakroom or client refreshment prep.
- **Restroom Facilities:** Single ADA-accessible restroom and a separate private shower room.
- **Laundry & Storage Rooms:** Back-of-house utility room with laundry connections and separate storage space.

- **Corridor Access:** Centralized interior corridor design providing smooth client flow throughout all treatment zones.

KEY FEATURES & HIGHLIGHTS

- **Turnkey Treatment Layout:** Fully partitioned into 5 private rooms and 2 open service bays, eliminating the need for extensive build-outs for medical, aesthetics, or wellness practices.
- **Plumbing & Utility Infrastructure:** Equipped with a small kitchen area, laundry hookups, a full shower facility, and a single ADA restroom.
- **Prime Signage Rights:** High-visibility placement on the road-front monument sign directly facing daily Buford Highway traffic, along with exterior facade signage above the main suite entrance.

IDEAL & COMBINED USES

- Med-Spa, Aesthetics, Skincare, or Laser Clinic
- Massage Therapy, Head Spa, or Holistic Health Center
- Chiropractic, Physical Therapy, Stretch, or Rehabilitation Practice
- Multi-Provider Outpatient Medical, Counseling, or Wellness Collective
- Professional Executive & Administrative Office Suite

For Leasing Inquiries & Private Tours

Please contact: justin@revitalize-buford.com