

# THE PADDOCKS

2685 PEACHTREE PARKWAY

SUWANEE, GA 30024



**FOR LEASE**

Up to 20,429 SF MEDICAL | OFFICE

**RICHARD SMITH, JR., CCIM**

richard.smith@lee-associates.com  
D: 404.442.2833 | M: 404.789.8788

**JOSTIN CALO**

jcalo@lee-associates.com  
D: 404.442.2844 | M: 770.910.4547

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# BUILDING HIGHLIGHTS

Explore a prime opportunity at Paddocks Medical Office, a 60,166 SF property in Suwanee, GA. Located on Peachtree Pkwy, this modern medical office complex offers excellent visibility and access. With a growing local economy and rising healthcare demand, it's an ideal investment for medical groups seeking long-term growth.



**TOTAL BLDG SF** 60,166 RSF

**AVAILABLE SF**  
First Floor - 5,100 SF  
Second Floor - 3,100 to 19,631 SF  
Third Floor - 5,836 SF

**YEAR BUILT** 2021

**PARKING** 232 Striped Spaces: 3.87 per 1,000 SF

**ACCESSIBILITY** 2 "Star of Life" Elevators

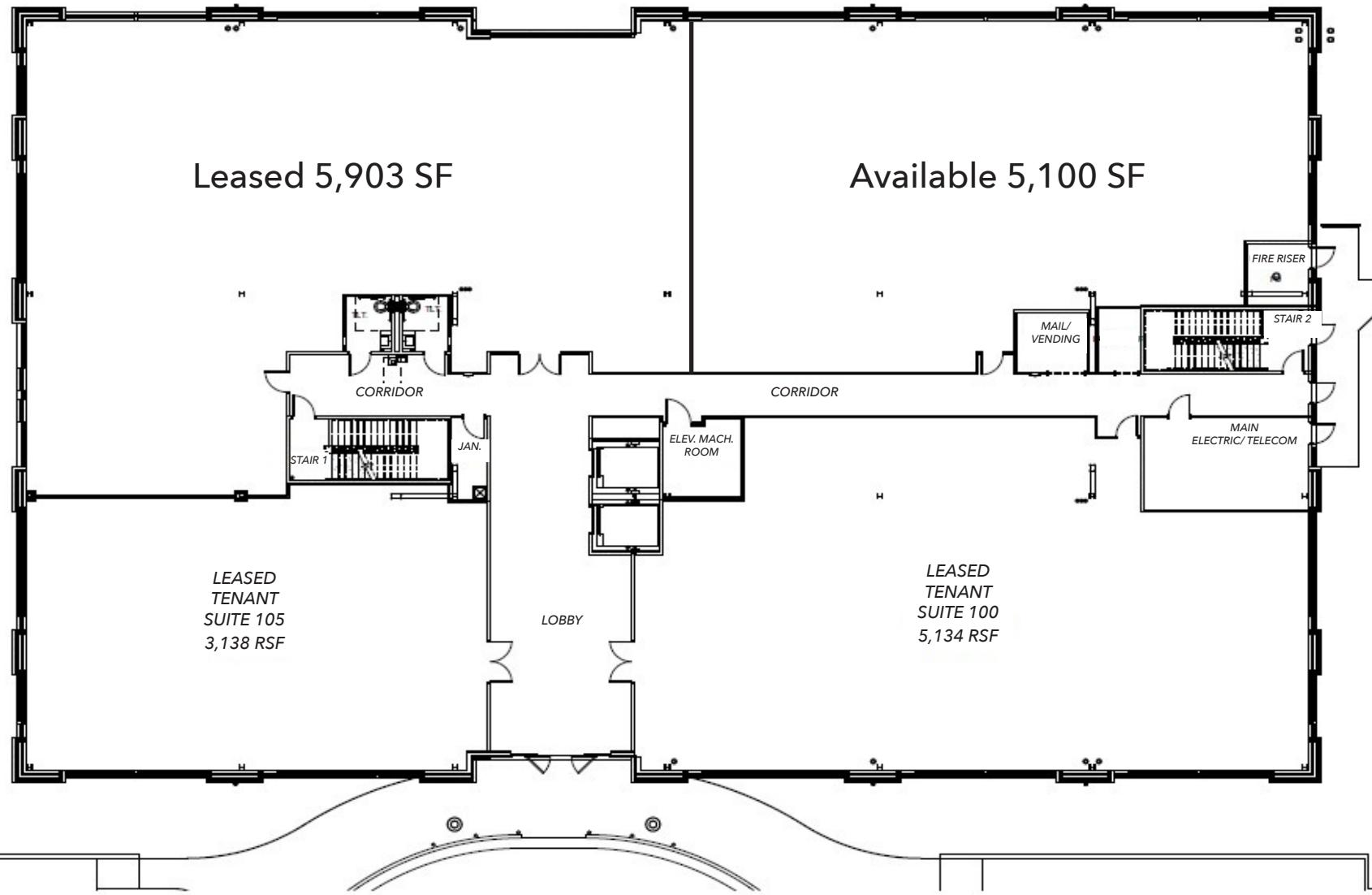
**COMMENTS**  

- TI Allowance
- ASC Capable Building
- 2 Miles from Emory Johns Creek Hospital



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# FLOOR PLAN | First Floor



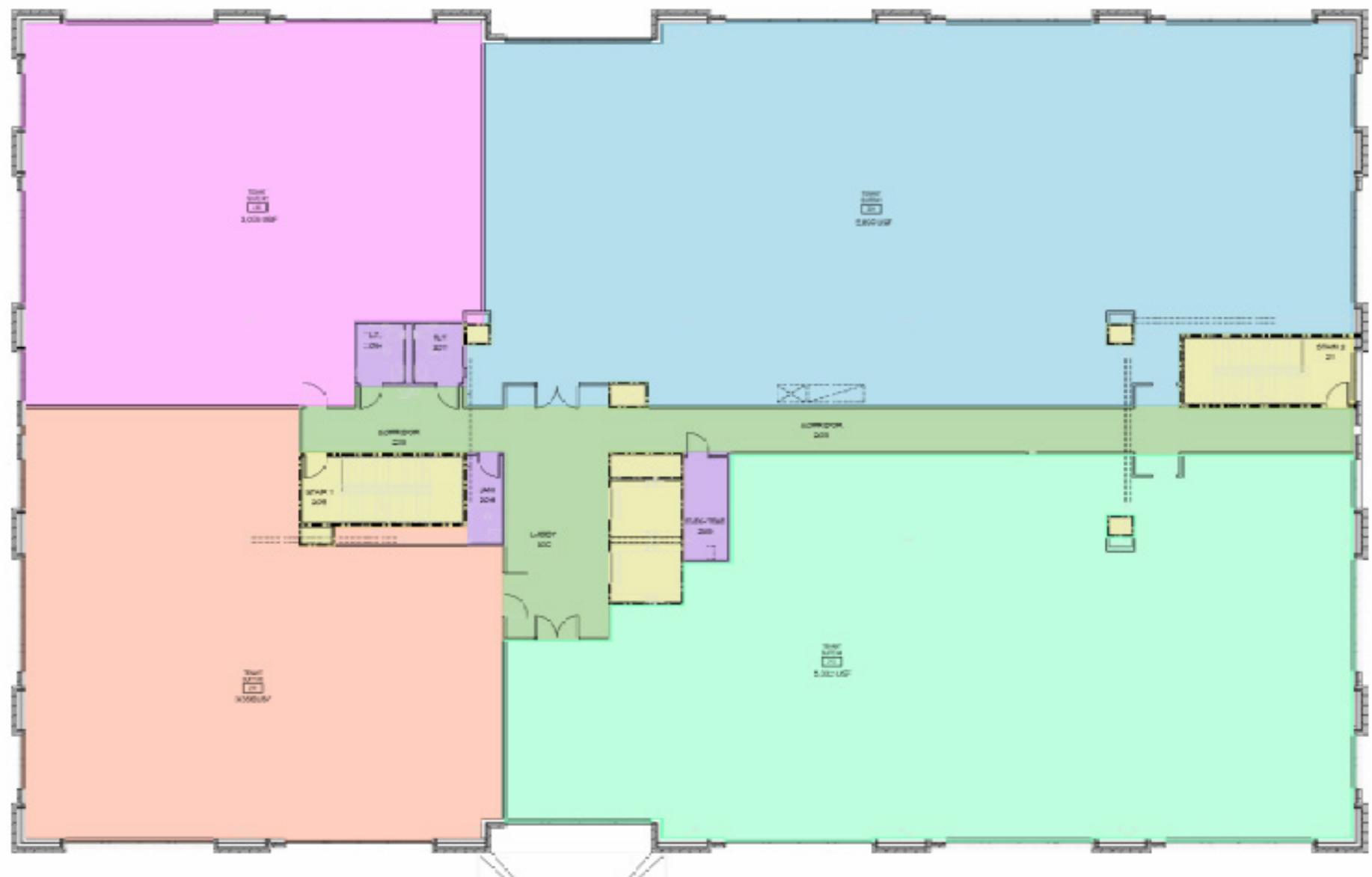
**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# FLOOR PLAN | Second Floor



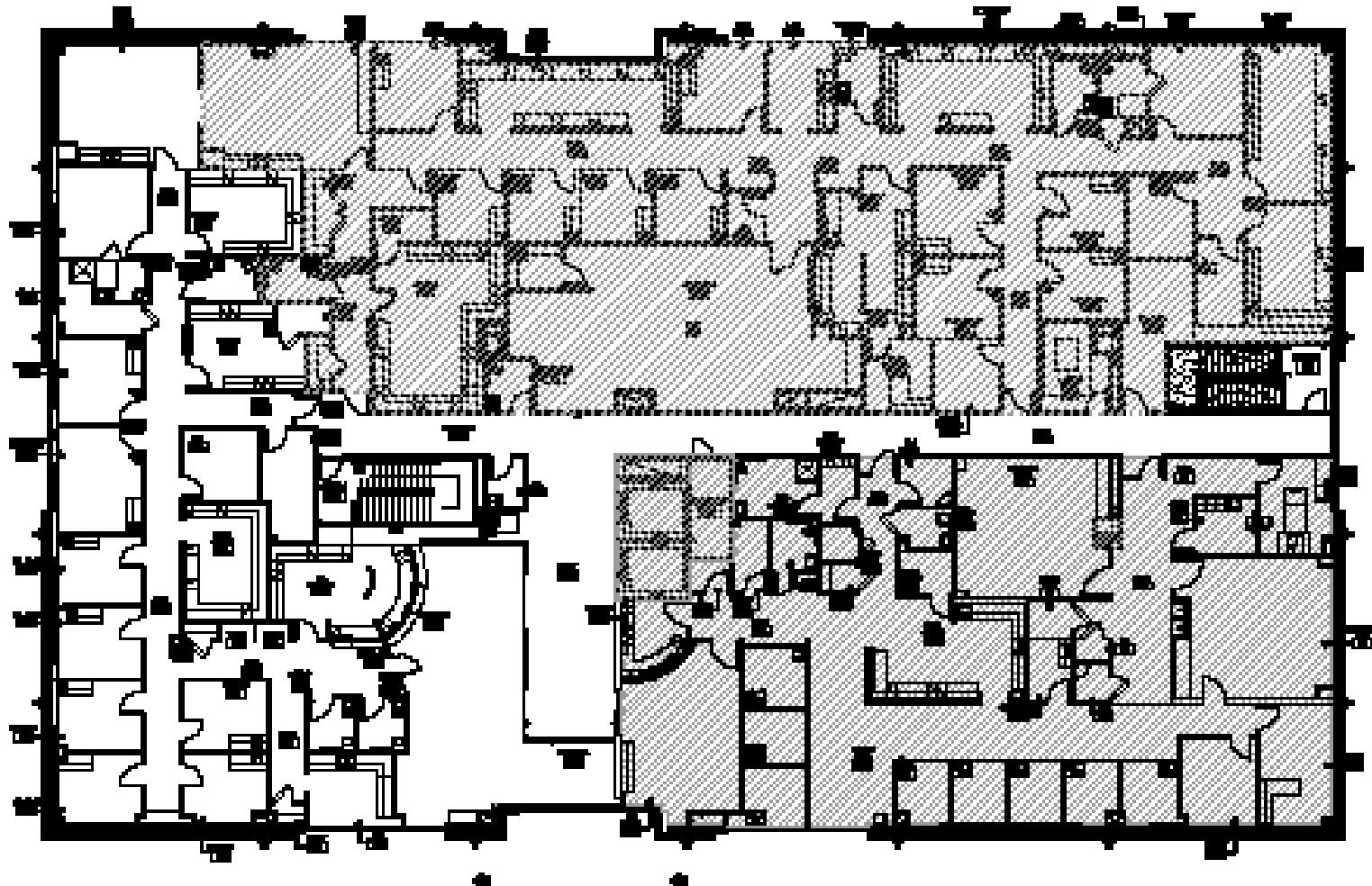
**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

## FLOOR PLAN | Third Floor



**RICHARD SMITH, JR., CCIM**  
[richard.smith@lee-associates.com](mailto:richard.smith@lee-associates.com)  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
[jcalo@lee-associates.com](mailto:jcalo@lee-associates.com)  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# LOCATION & DEMOGRAPHICS



## NEARBY HOSPITALS

2.7 miles	Emory Johns Creek Hospital via Brookwood Rd & McGinnis Ferry Rd
7.8 miles	Northside Hospital Forsyth via GA-141 N & US-19 N



## POPULATION

	2024	2029
1 mile	8,546	9,363
3 miles	65,028	68,102
5 miles	184,011	191,749



## HOUSEHOLDS

	2024	2029
1 mile	2,711	2,948
3 miles	20,695	21,703
5 miles	60,413	63,194



## AVG. HOUSEHOLD INCOME

	2024	2029
1 mile	\$192,038	\$215,235
3 miles	\$215,809	\$239,855
5 miles	\$196,065	\$221,101



**FOR LEASE**

Up to 20,429 SF MEDICAL OFFICE

**RICHARD SMITH, JR., CCIM**

richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**

jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.983.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# THE PADDOCKS

2685 PEACHTREE PARKWAY

SUWANEE, GA 30024



**FOR LEASE**

Up to 20,429 SF MEDICAL | OFFICE

**RICHARD SMITH, JR., CCIM**

richard.smith@lee-associates.com  
D: 404.442.2833 | M: 404.789.8788

**JOSTIN CALO**

jcalo@lee-associates.com  
D: 404.442.2844 | M: 770.910.4547

**±2 MILES SOUTH** | EMORY JOHNS CREEK HOSPITAL

**±7 MILES NORTH** | NORTHSIDE HOSPITAL FORSYTH

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES