

**PRICE REDUCED!**



**MEDICAL**

**8,400 SF FOR SALE  
3,910 SF FOR LEASE**

# 1305 HEMBREE RD

Roswell, GA 30076



404.252.1200 // [www.skcr.com](http://www.skcr.com)

900 Circle 75 Parkway #720, Atlanta, GA 30339

## AVAILABLE SPACES:



### FOR SALE:

- » 8,400 SF medical office building
- » 0.71 AC parcel
- » Multi-Tenant building with Rheumatologist and Occupational Medicine
- » Tenants have short-term leases, providing owner/user with the opportunity for cashflow and future expansion

### FOR LEASE:

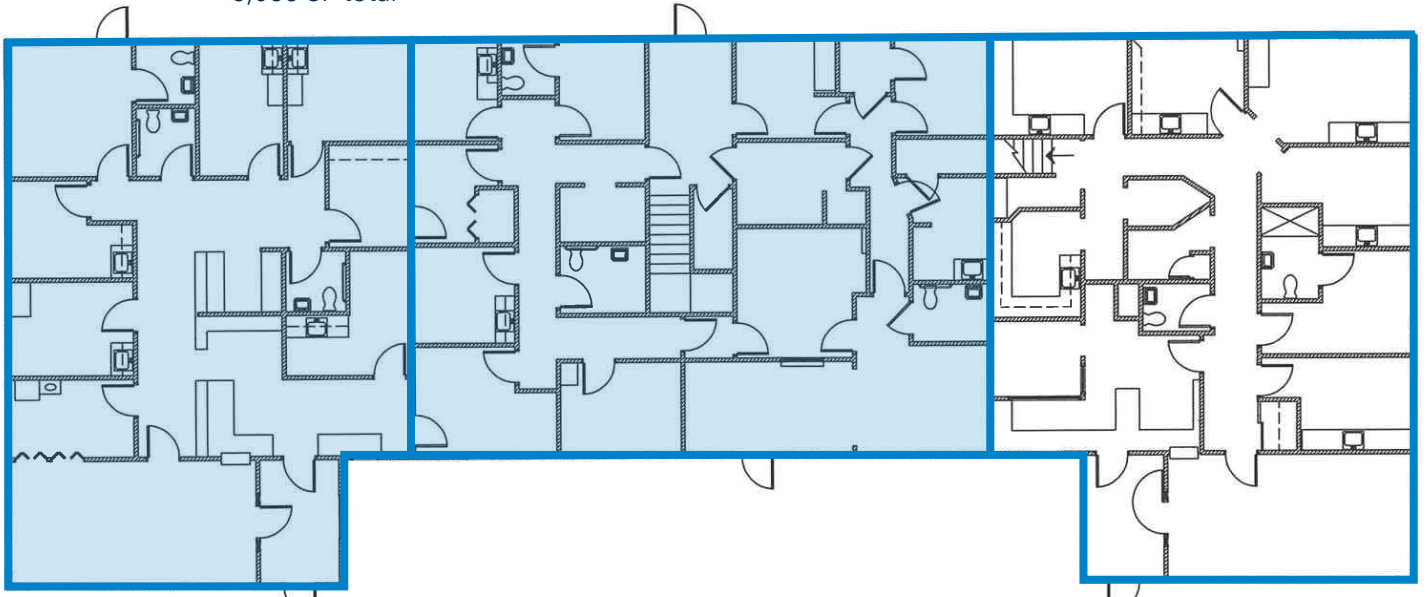
- » 3,910 SF 2nd-generation dental space
- » Includes 2nd floor training space

### AMENITIES:

- » Across Street from Wellstar North Fulton Hospital
- » Street visibility off Hembree Road
- » Building and monument signage available
- » 4/1,000 parking ratio
- » Neighbored by other medical professionals
- » Approx. 3 miles to Avalon
- » Approx. 2.6 miles to GA-400 / US-19



**First Floor**  
6,065 SF total

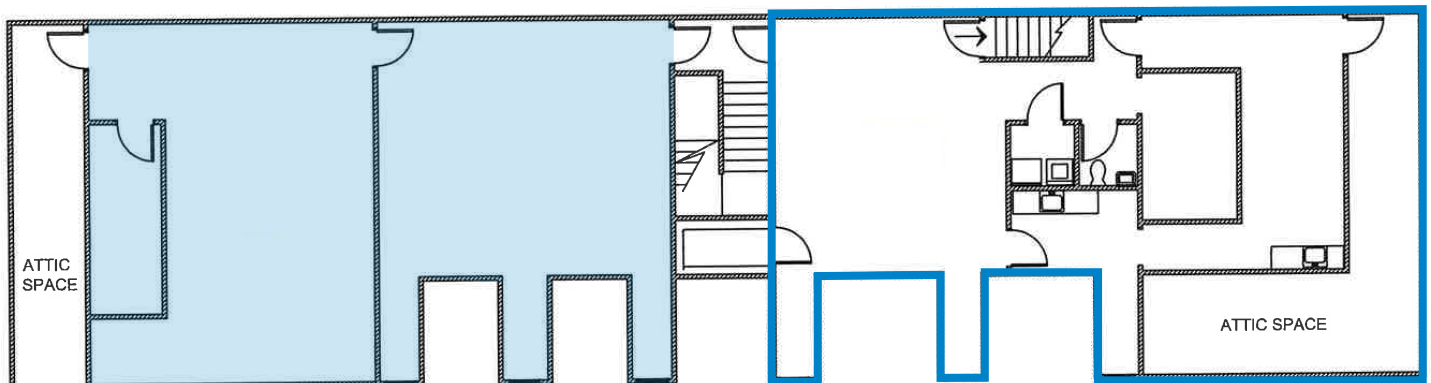


**SUITE 101**  
1,900 SF  
Occupied

**SUITE 102/103**  
2,180 SF  
Occupied

**SUITE 104**  
3,910 SF total  
1st Floor: 1,985 // 2nd Floor: 1,925 SF  
For Lease

**Second Floor**  
2,653 SF total



**SHARED STORAGE**  
728 SF  
Occupied

**SUITE 104**  
1,925 SF  
For Lease





## CONTACT:

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