

# Building B

4245 Johns Creek Pky, Suwanee, GA 30024



Presented By:  
Virtual Properties Realty



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## Property Details

**Price: \$5,500,000**

- Fully leased medical office building with multiple healthcare tenants.
- Situated in a high-demand medical corridor serving Johns Creek and surrounding communities.
- Located in an affluent area with strong demographics and growing healthcare demand.
- Professional medical park setting with monument signage and 24-hour access.
- Ample on-site parking with 38 spaces and easy access to major roadways.
- Well-maintained property built in 2004, offering modern infrastructure and systems.

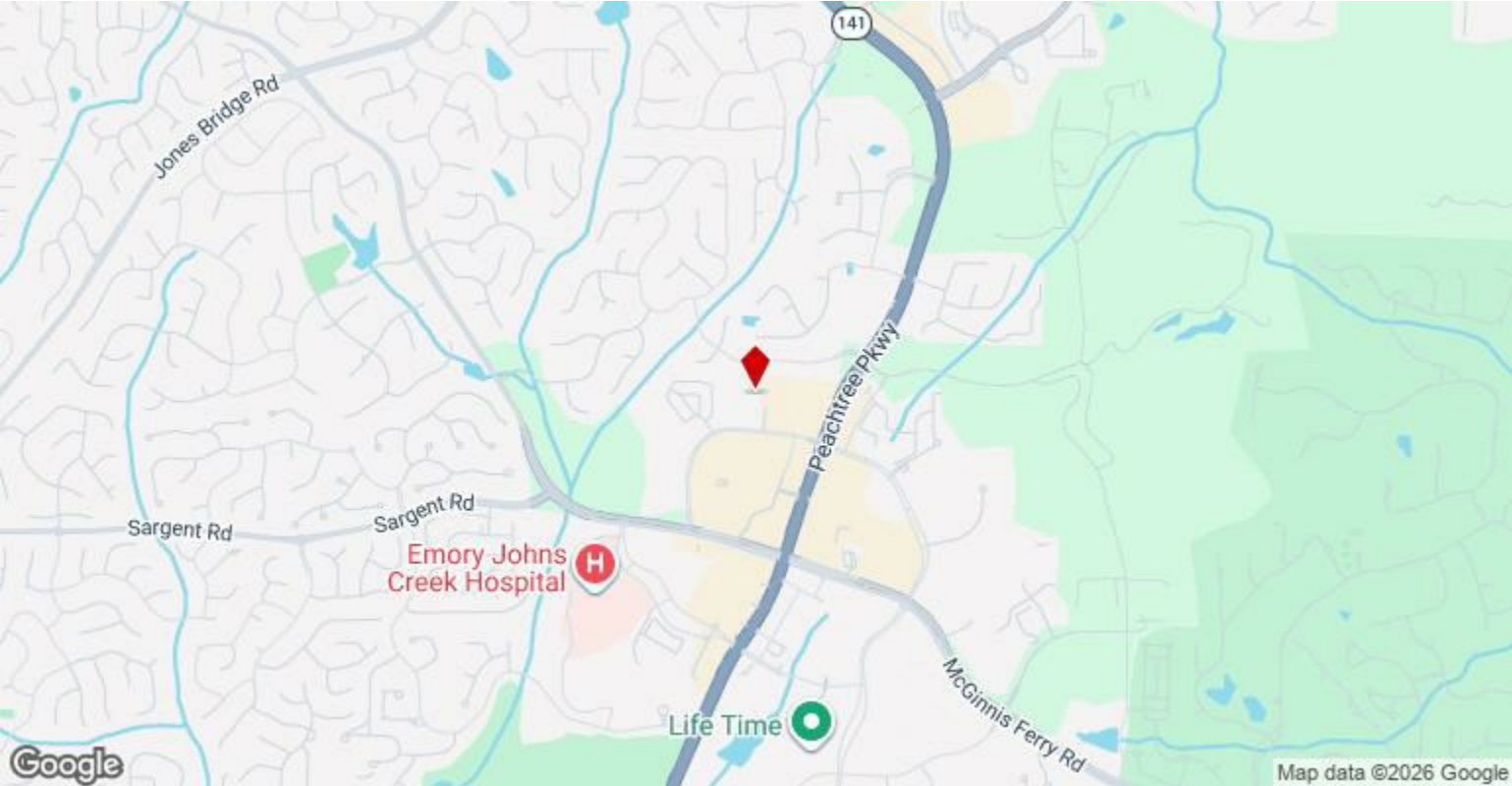
View the full listing here: <https://www.loopnet.com/Listing/4245-Johns-Creek-Pky-Suwanee-GA/39907752/>

|                         |                       |
|-------------------------|-----------------------|
| Price:                  | \$5,500,000           |
| Property Type:          | Office                |
| Property Subtype:       | Medical               |
| Building Class:         | B                     |
| Sale Type:              | Investment            |
| Cap Rate:               | 6.94%                 |
| Lot Size:               | 1.57 AC               |
| Gross Building Area:    | 13,600 SF             |
| Rentable Building Area: | 13,600 SF             |
| :                       |                       |
| Sale Conditions:        | Investment Triple Net |
| No. Stories:            | 1                     |
| Year Built:             | 2004                  |
| Tenancy:                | Multi                 |
| Parking Ratio:          | 5/1,000 SF            |
| Zoning Description:     | C3C1                  |

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## Location



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## Property Photos



Primary Photo



Building Photo

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## Property Photos



Interior Photo



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