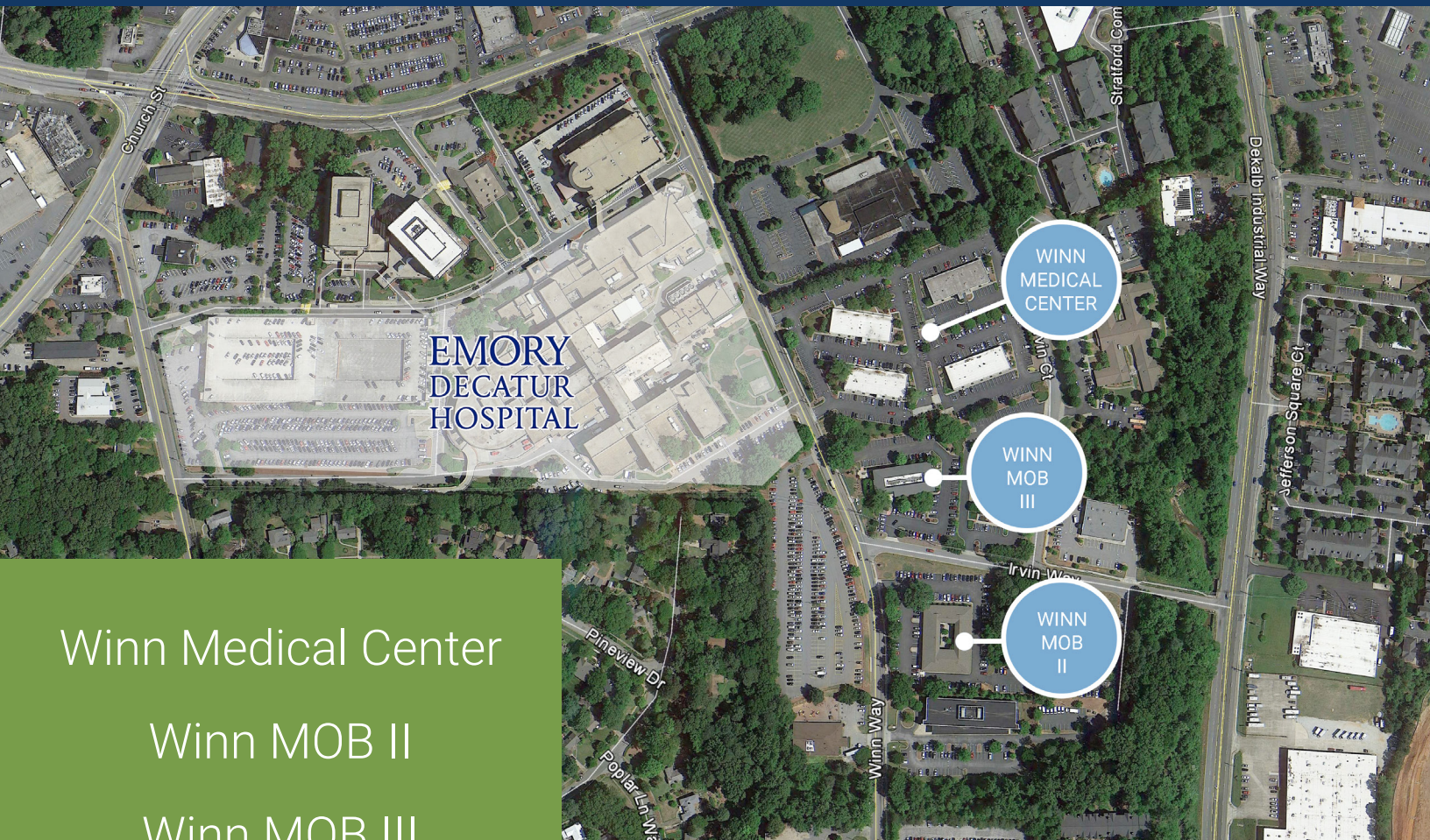


Medical Office Space For Lease



Winn Medical Center

Winn MOB II

Winn MOB III

Property Overview

- Six (6) medical office buildings totaling 103,853± sf
- 3 suites available - (2) 1,200± sf or (1) 1,500± sf
- 6.08 spaces / 1,000 sf
- Built in 1976, renovated 2010-2012
- Competitive lease rates



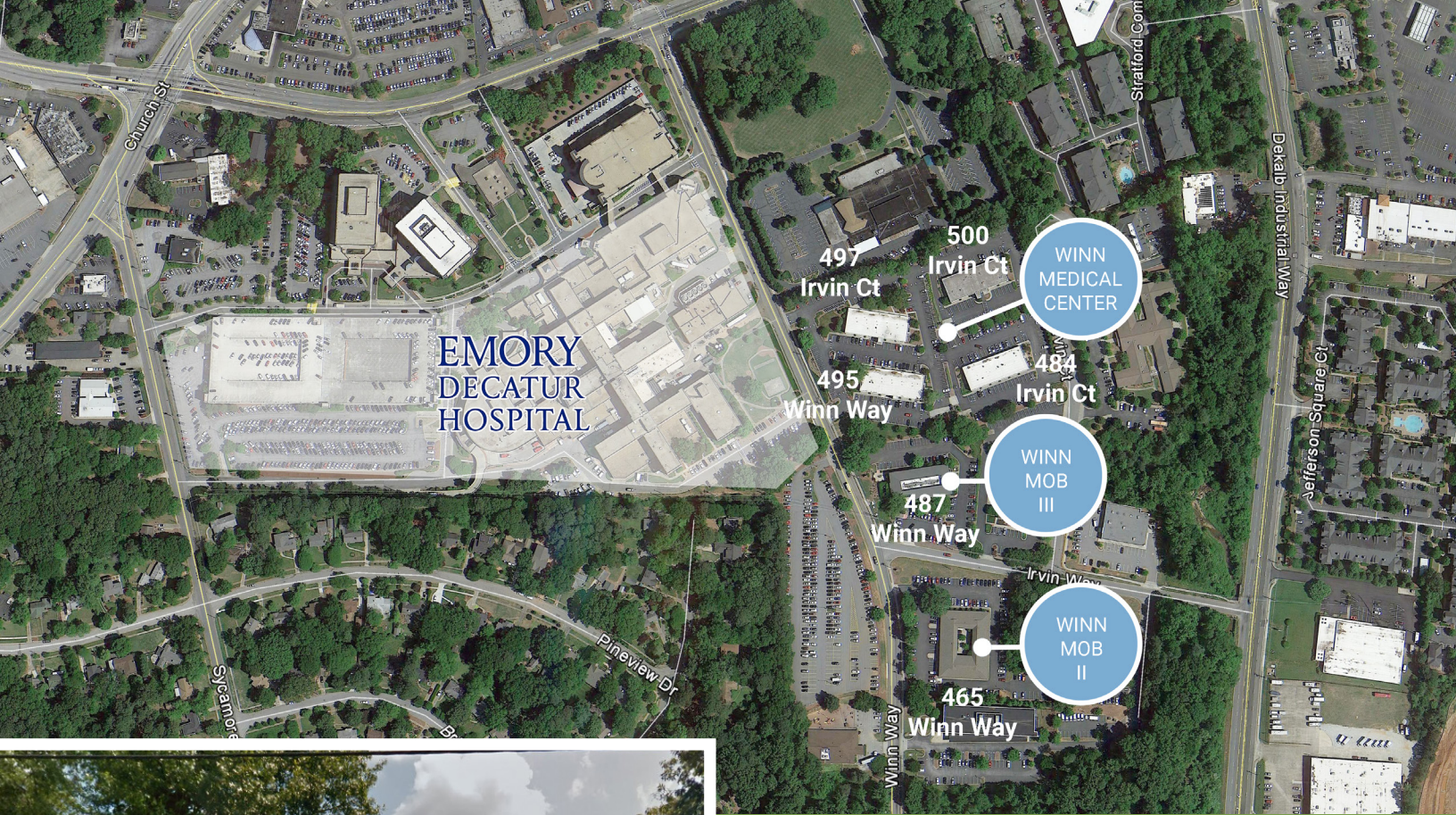
Justin Carswell
678.385.2715
jlc@mcwrealty.com

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Available Space

Winn Medical Center

- 495 Winn Way - Suite 170: 1,217 sf
- 484 Irvin Court - 100% leased
- 497 Irvin Court - 100% leased
- 500 Irvin Court - 100% leased

Winn MOB II - 487 Winn Way

100% leased

Winn MOB III - 465 Winn Way

- Suite 120: 1,220 sf
- Suite 150: 1,500 sf

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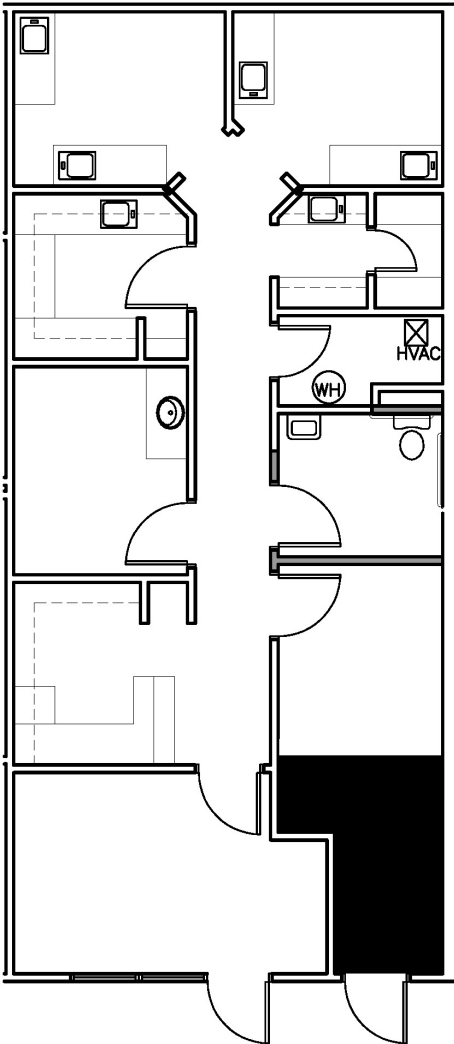
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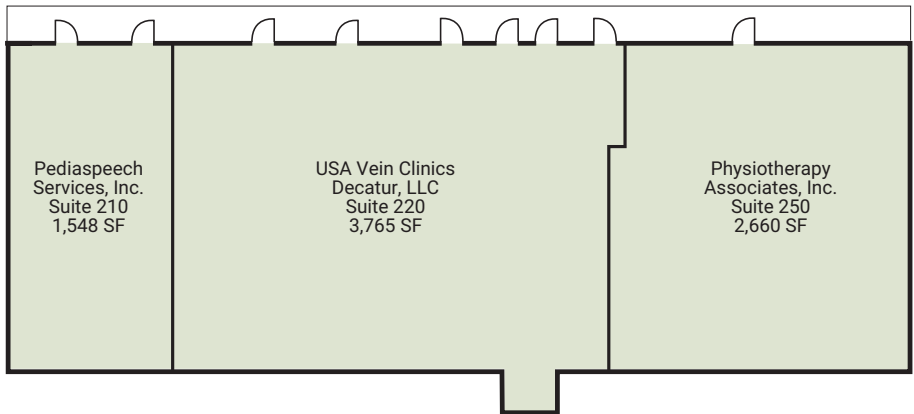


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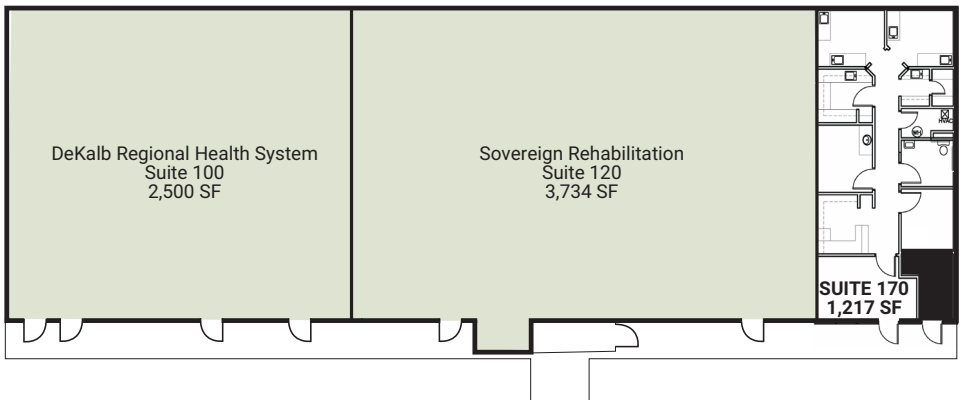
Winn Medical Center Suite 170 - 1,217 sf



Second Floor



First Floor



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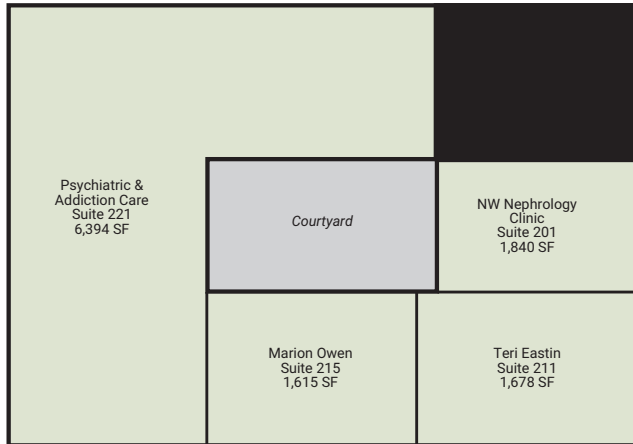
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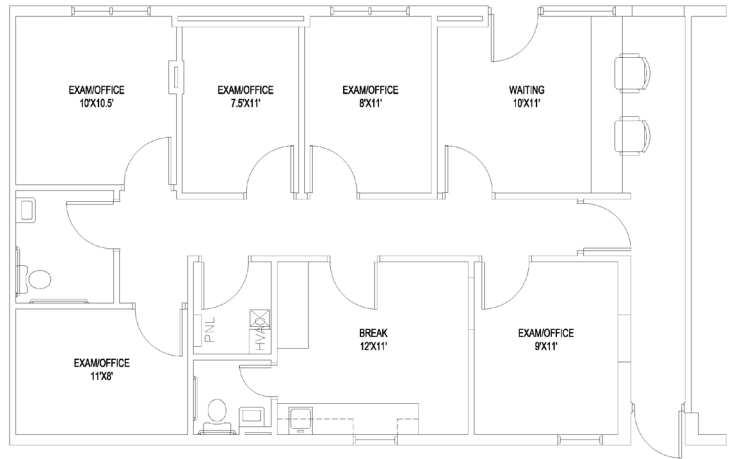
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Winn MOB III

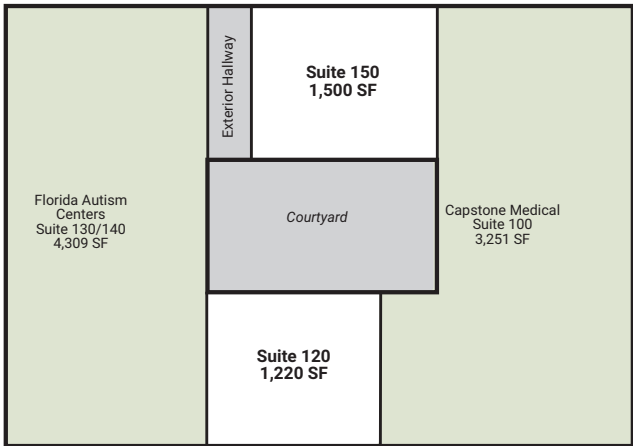
Second Floor



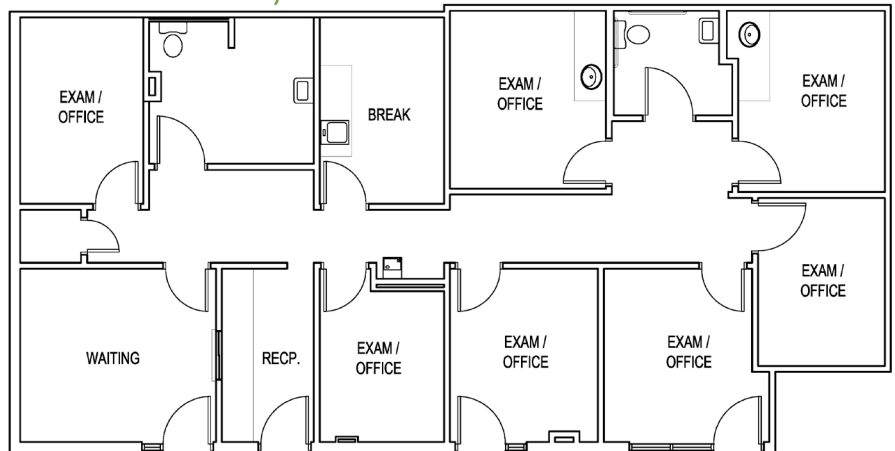
Suite 120 - 1,220 sf



First Floor



Suite 150 - 1,500 sf



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Winn Medical Center
 Winn MOB II
 Winn MOB III

Location

Winn Medical Center is located approximately 9 miles from Atlanta with convenient access to Interstate 285 and Highway 78. The property is adjacent to Emory Decatur Hospital’s main campus, a 451- bed short term acute care facility.

Emory Decatur Hospital

Emory Decatur Hospital, formerly DeKalb Medical Center is part of Emory Healthcare’s comprehensive academic health system that provides premier clinical care to patients in Georgia.

As a non-profit facility, Emory Decatur Hospital has served the area for over 50 years. Emory Decatur Hospital has 451 beds and is staffed by more than 600 private practices, 100 specialty physicians, and approximately 3,000 staff employees.



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