



**1725 Indian Trail Lilburn Rd,
Norcross, GA 30093**

1ST FLOOR

NORCROSS MEDICAL/DENTAL

FOR LEASE

4,305 USF

870 USF Expansion Space

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ABOUT

TRANSFORM YOUR PRACTICE

The possibilities are endless with this former bank building.

Envision a sleek, contemporary medical facility nestled in a prime Gwinnett County location. This former bank building offers an unparalleled opportunity to create a custom-designed space that perfectly aligns with your vision.

FEATURES

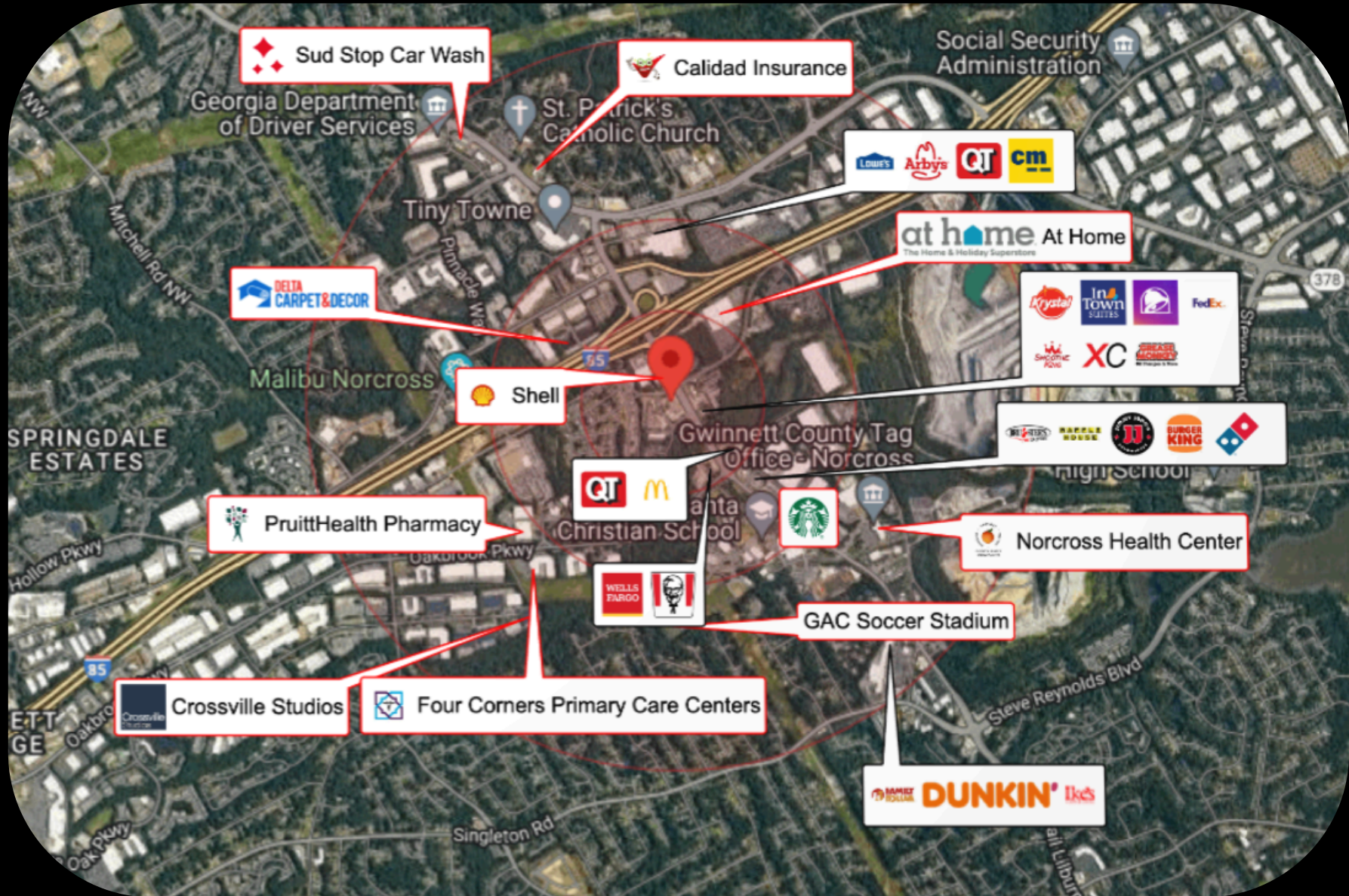
- Prime Corner Location: Situated 800 feet from I-85 with excellent visibility.
- Signage: Offers premium signage options on the building and potential monument.
- Parking: Features designated and handicap spaces, totaling 44+ parking spots.
- Customization: Provides the opportunity to design a space tailored to your specific needs on a blank canvas.
- Expansion Potential: Allows for the growth of your practice with available expansion space.
- Natural Light: Benefits from ample natural light through large windows, high ceilings, and a skylight.
- Access: Offers convenient 1st floor access with a designated entrances.
- Safety features: Includes ADA compliance, exterior lighting, and parking lot illumination.
- Efficiency: Equipped with zoned AC for optimal temperature control.
- Tenants: The 2nd floor is fully leased to a high-end Medical/Dental tenant.





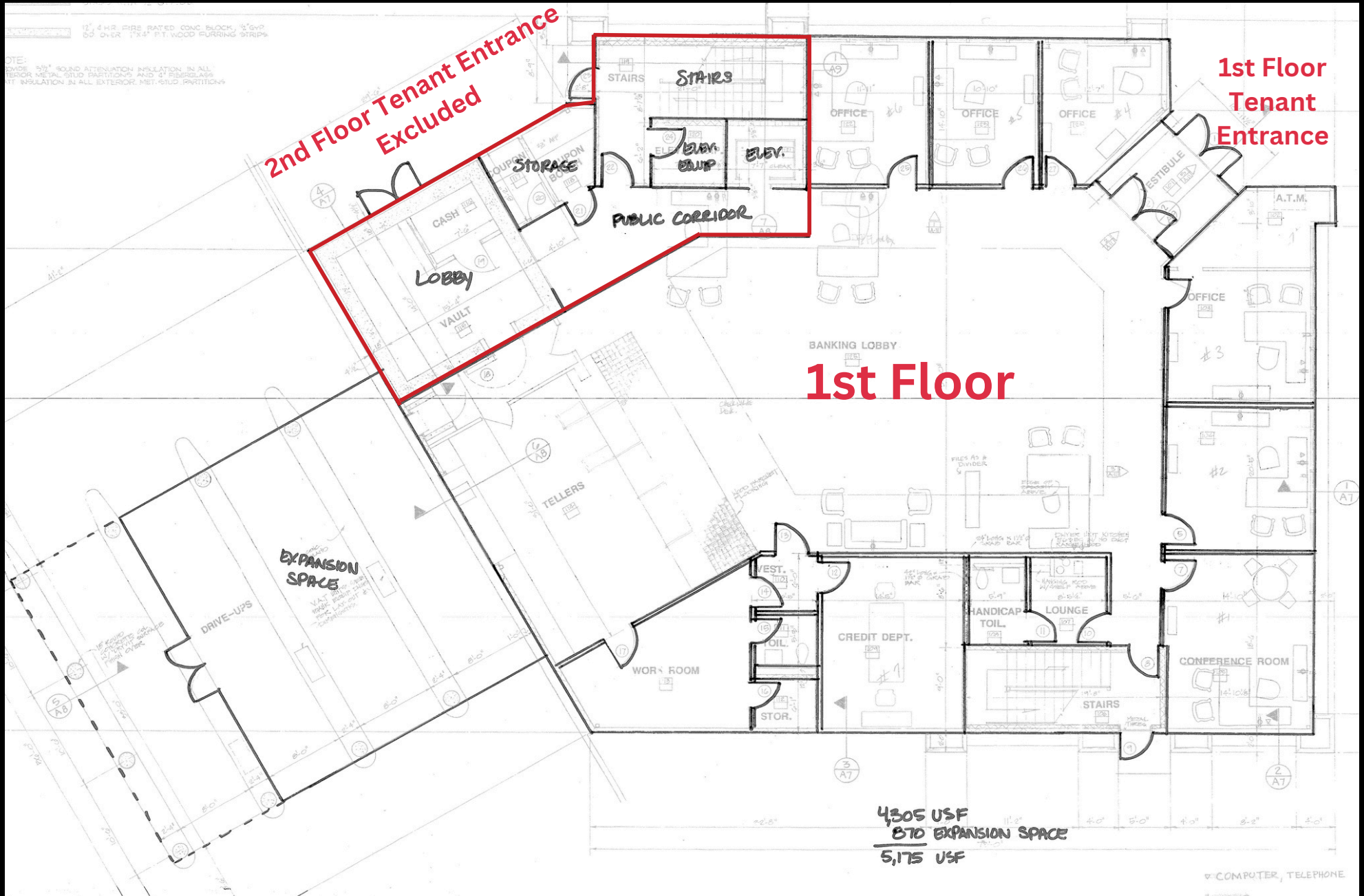


BUSINESS MAP



Situated on a high-visibility corner lot at the intersection of Indian Trail and Willow Trail Pkwy, this 4,305 square foot 1st floor space is ready to be transformed into your thriving medical practice. With ample parking and easy access to I-85, you will have the ability to grow and thrive.

ARCHITECTURAL BLUEPRINT



An additional 870 square feet of space is available, providing room for future expansion

DISCLAIMER



CAM Rates not yet determined.

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