

# EAST COBB MEDICAL CENTER

4800 Olde Town Parkway, Marietta, GA 30068

Meadows & Ohly



## Class A Medical Office Building

### Property Highlights

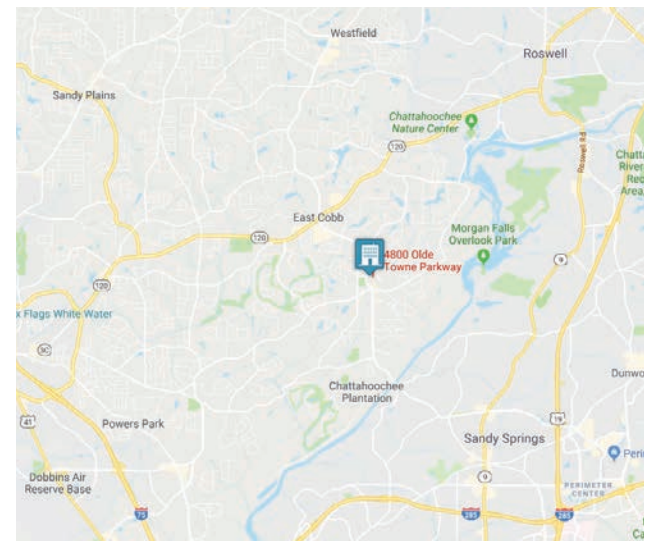
MEADOWS & OHLY is pleased to present Welltower's East Cobb Medical Center. The East Cobb Medical Center was completed in 2018 and is a 100,000 SF, 4-story, Class A medical office building. The convenient location is highly visible and features free, abundant parking for patients, visitors and staff.

### Building Features

- Suite 300 Available with 5,527 RSF (subdivisible)
- 1st Generation Space
- Competitive Rates
- Generous Tenant Improvement Allowance
- Unparalleled High-end Finishes
- Free Ample Surface Parking

Owned and Managed by

**welltower**



**Brandon Wallace**

*SVP, Brokerage Services*

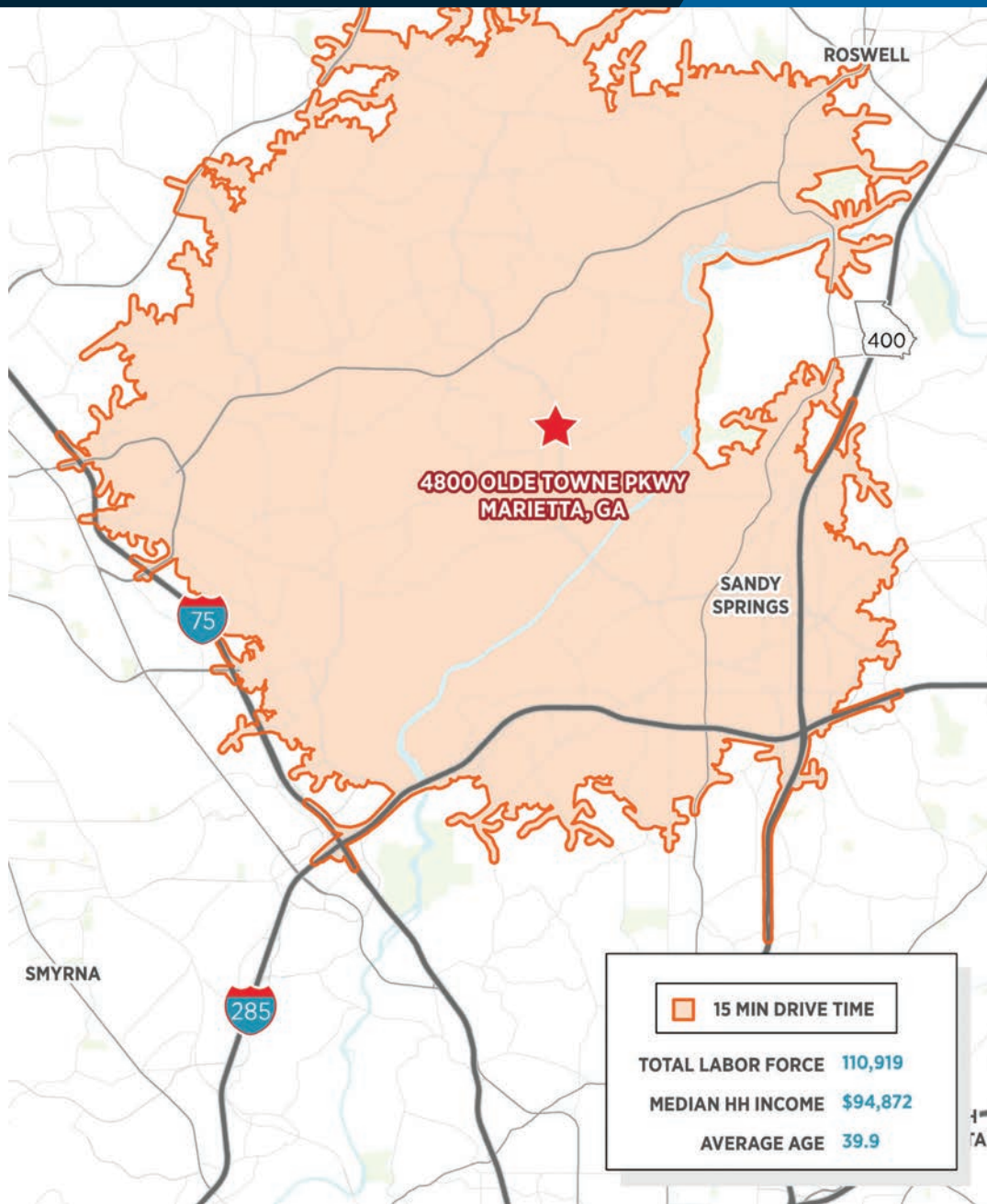
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## AREA DEMOGRAPHICS

CATEGORY	3 Miles	5 Miles	7 Miles
Total Population:	63,633	212,391	414,860
Daytime Population:	53,783	234,186	516,494
Median HH income:	\$117,528	\$94,255	\$86,507
Ages 65+:	11,202	33,220	58,588

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## Physician Need by Specialty

The graph below highlights the number of full-time physicians (FTE) for each specialty within a 3 mile radius of the property.



Source: Revista

## Tenant Mix

Practice Type	% Occupancy
Cardiology or Cardiac	6%
Dermatology	13%
ENT or Audiology	4%
Gastroenterology	4%
Imaging or Radiology	12%
Internal Med / Family Med	15%
Multi-specialty	14%
Obstetrics & Gynecology	15%
Orthopaedics	7%
Pharmacy	2%
Psychologist or Therapist	5%
Urology	3%

## Areas of Greatest Need



Pediatrics



Pulmonary

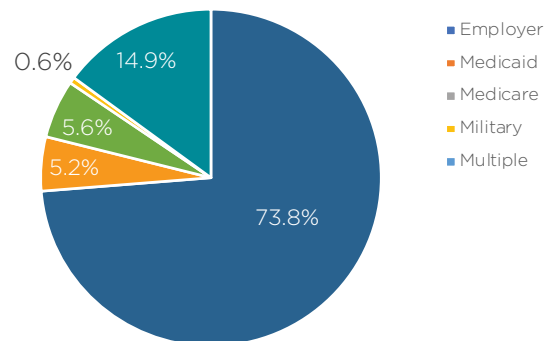


Internal / Family Med



Anesthesiology

## Payor Mix



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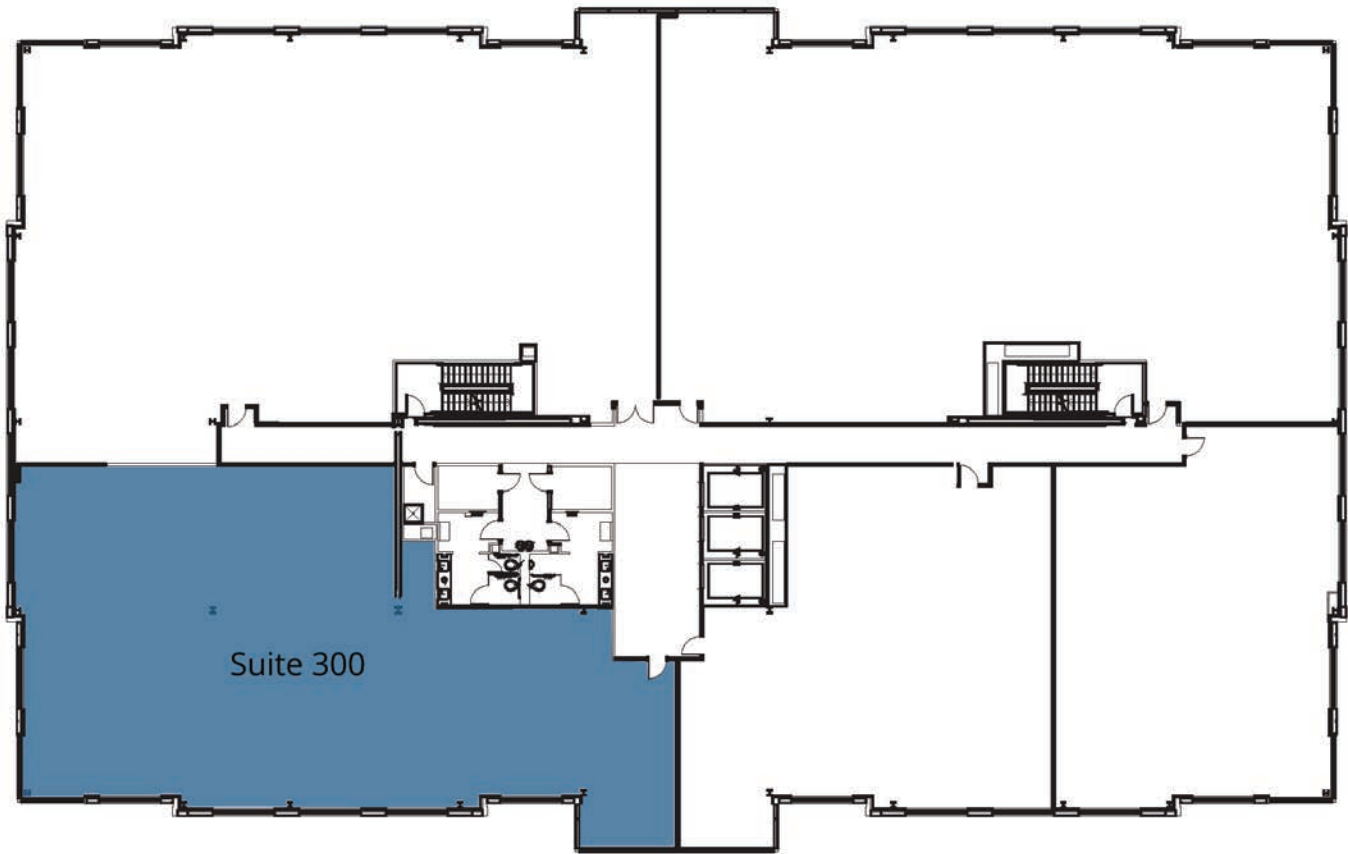
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## Available Space



AVAILABLE

SUITE	SIZE	SPACE NOTES
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Suite 300	5,527 SF	Currently in Shell Condition. Can be customized to meet your needs.
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