

# Medical Office Space For Lease

Walk to Wellstar Kennestone Regional Medical Center



## Property Overview

- 14,000± sf new construction Medical Office Building delivered in 2025
- 2,654± SF available (shell condition) – Ideal for medical, healthcare, or professional office users
- Located across from Wellstar Kennestone Regional Hospital – Premier medical corridor
- Outstanding Visibility & Access along Vann Street
- Surrounded by Established Medical Practices & Professional Offices
- Convenient Access to I-75, SR-120, and Downtown Marietta
- Strong Daytime Population & Built-In Referral Base
- Ample Area Parking
- Negotiable lease rate

121 Vann Street  
Suite 100  
Marietta, GA 30060



**Justin Carswell**  
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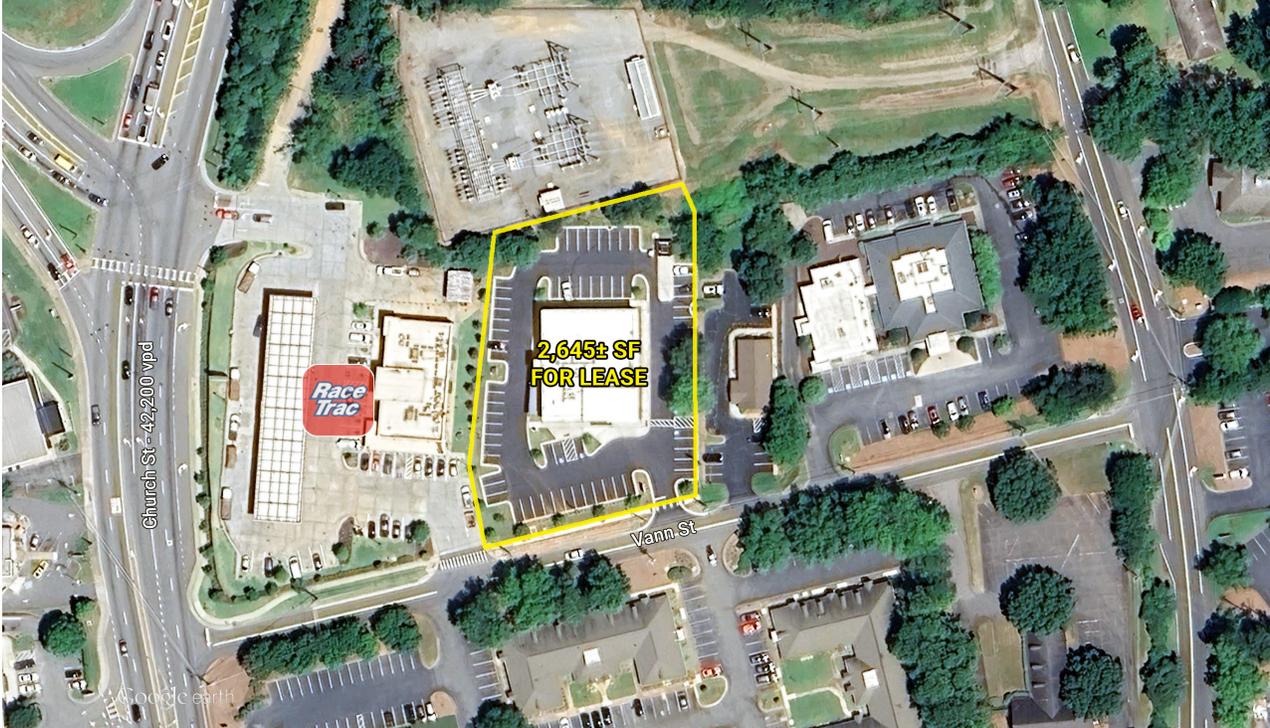
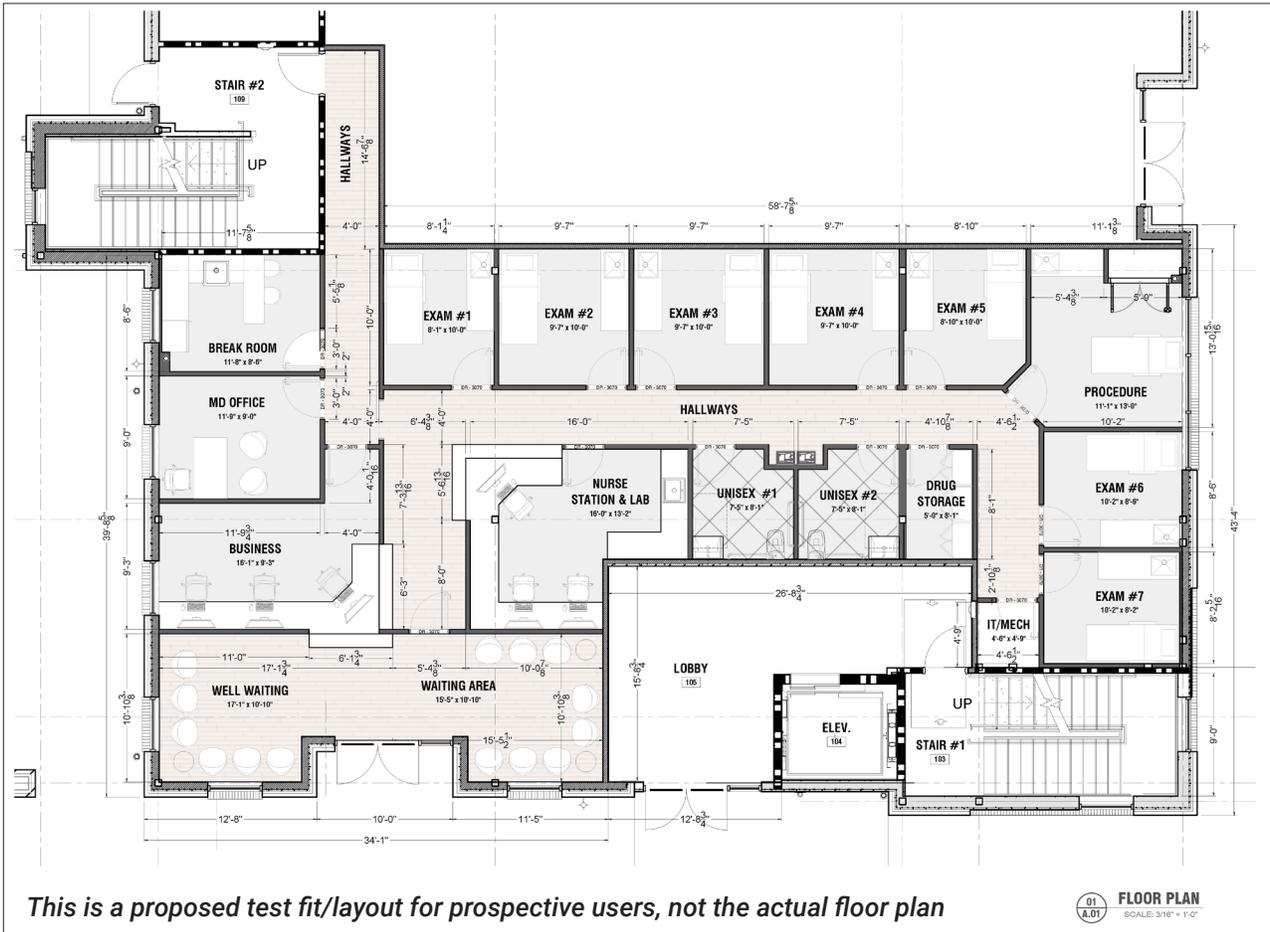
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