

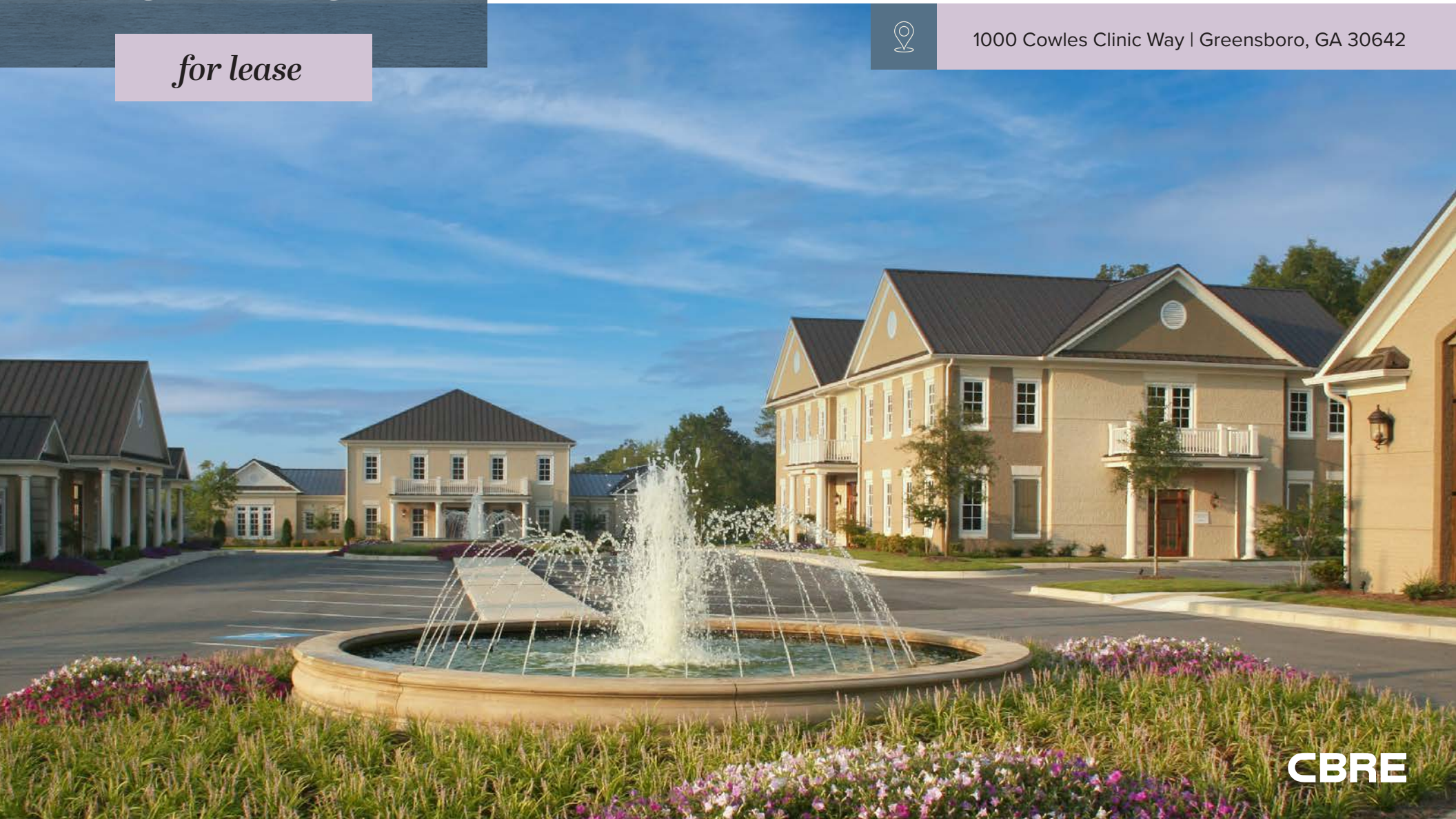
# COWLES CLINIC

*for lease*

Setting the  
Standard in  
*Exceptional Care*



1000 Cowles Clinic Way | Greensboro, GA 30642



**CBRE**

# Property Overview

*Cowles Clinic is strategically located in the Reynolds Walk mixed use development, directly across the street from Reynolds Lake Oconee.*

The eight building property offers easy access for care to the growing population of Lake Oconee and Greensboro, and further provides an enhanced patient experience with ample parking and Class A medical office space. The location offers a quick 5 minute drive to St. Mary's Good Samaritan Hospital, and provides ample opportunity to establish referral patterns within the current tenant mix.



## HIGHLIGHTS



*Excellent location  
across the street from  
Reynolds Lake Oconee*



*Adjacent to Northside  
Cancer Institute*



*Home to major  
Health System's*



*220,000 patient visits  
per year at Cowles Clinic  
Development*



*No use  
restrictions*



*2nd Generation  
space in  
Class A condition*

# Neighborhood Amenities

5 MIN DRIVE TIME  
2.7 MILES



18 MIN DRIVE TIME  
12.5 MILES



Greensboro Rd

# Site Overview

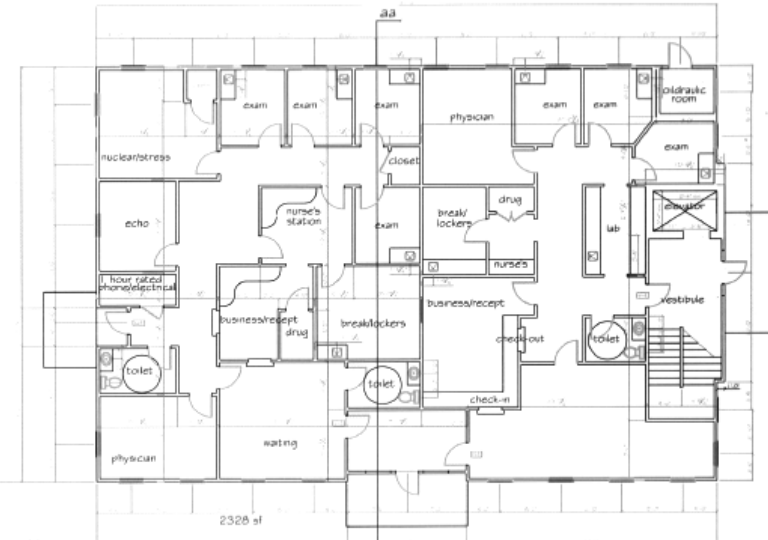
- A** Elm Building
- B** Pine Building
- C** Aspen Building
- D** Dogwood Building
- E** Cypress Building
- F** Spruce Building
- G** Willow Building
- H** Cedar/Oak Building



# Availabilities

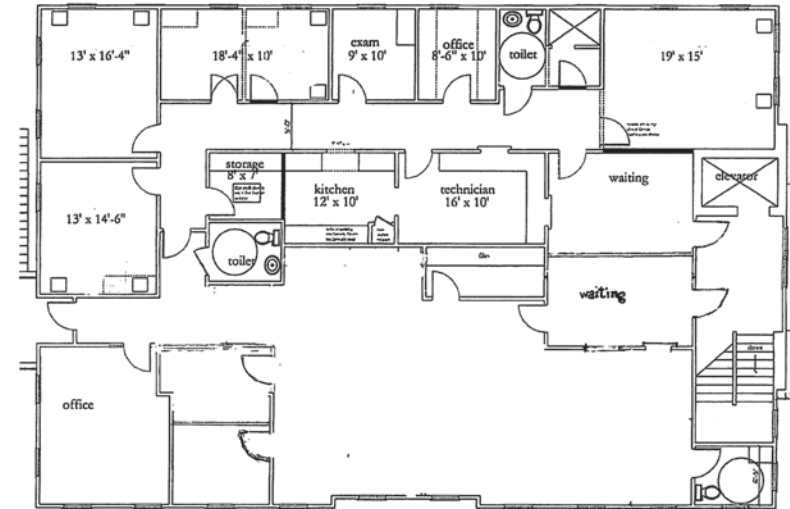
## ASPEN

Suite 100 - 4,404 SF



## ASPEN

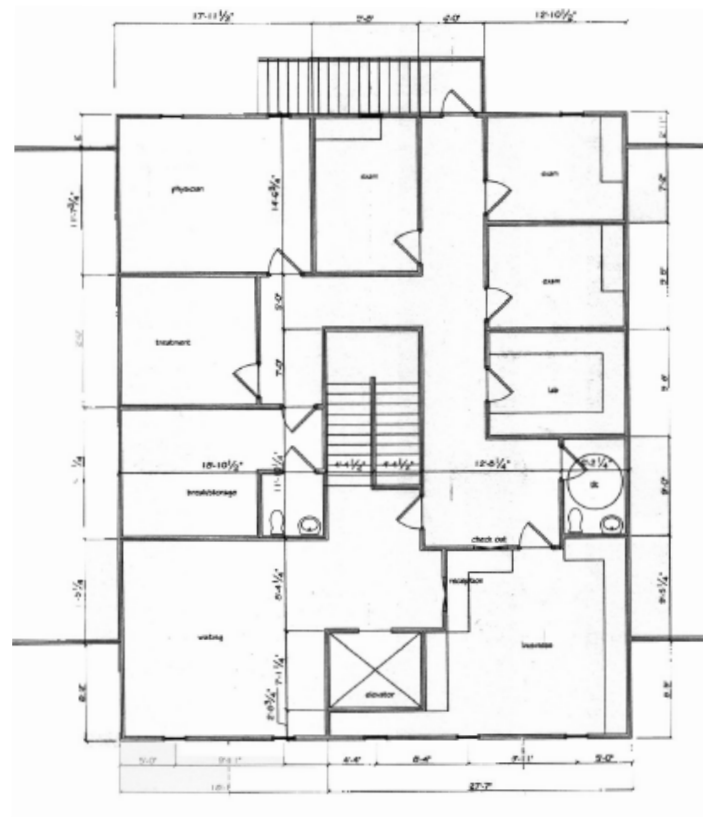
Suite 400/600 - 4,504 SF



# Availabilities

## CYPRESS

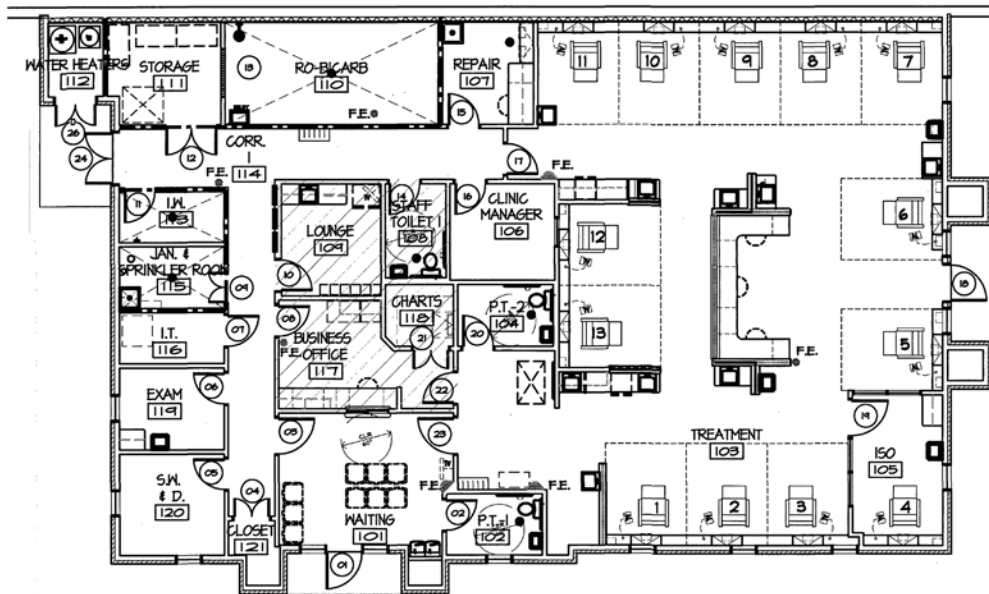
Suite 100 - 2,623 SF



# Availabilities

## SPRUCE

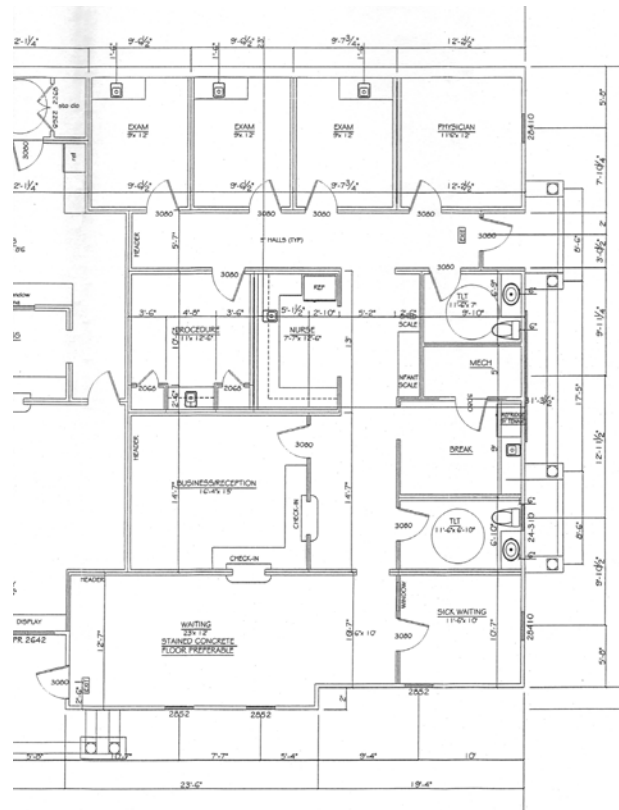
Suite 100 - 4,544 SF



# Availabilities

## WILLOW

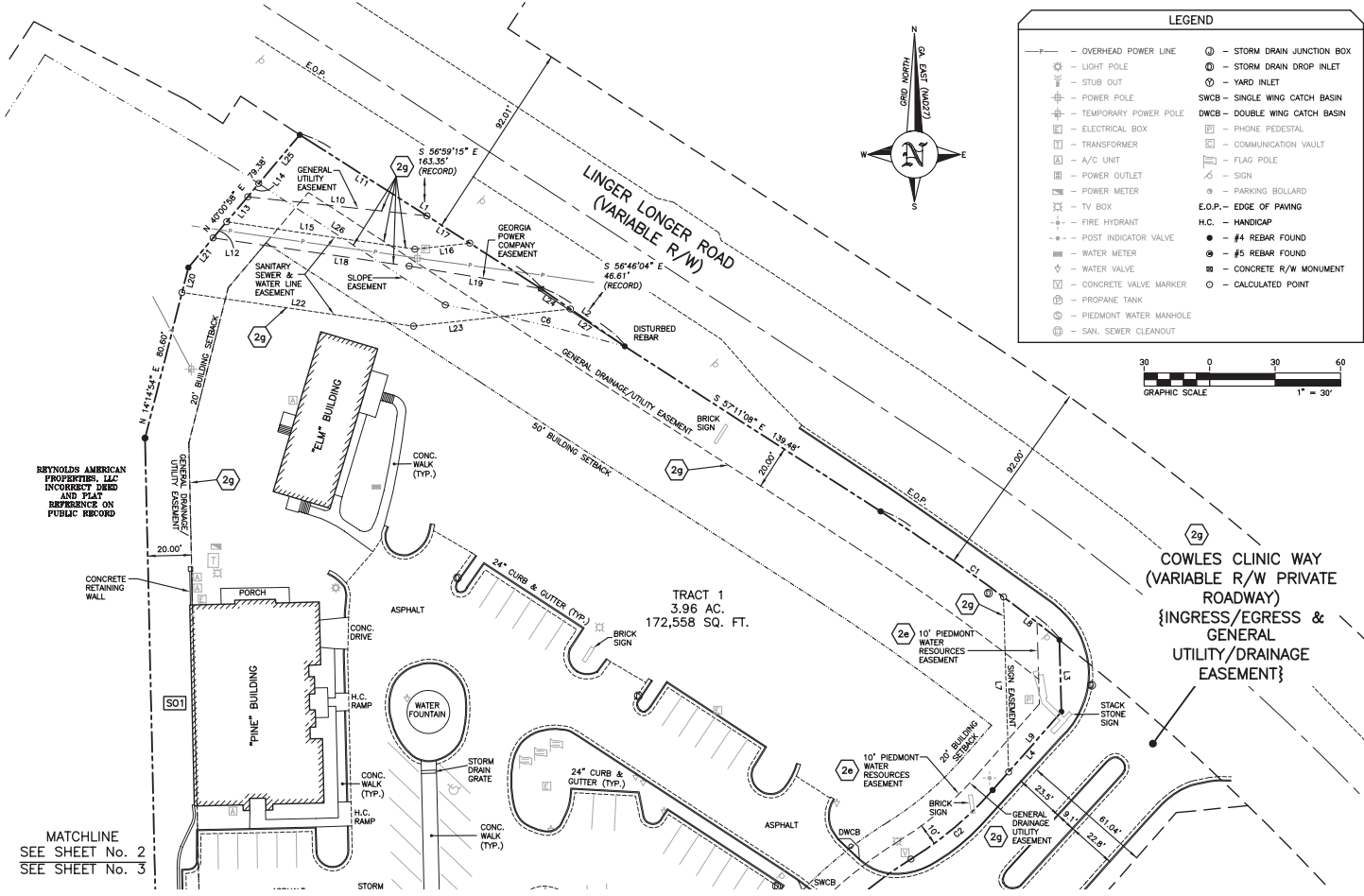
Suite 100 - 2,260 SF





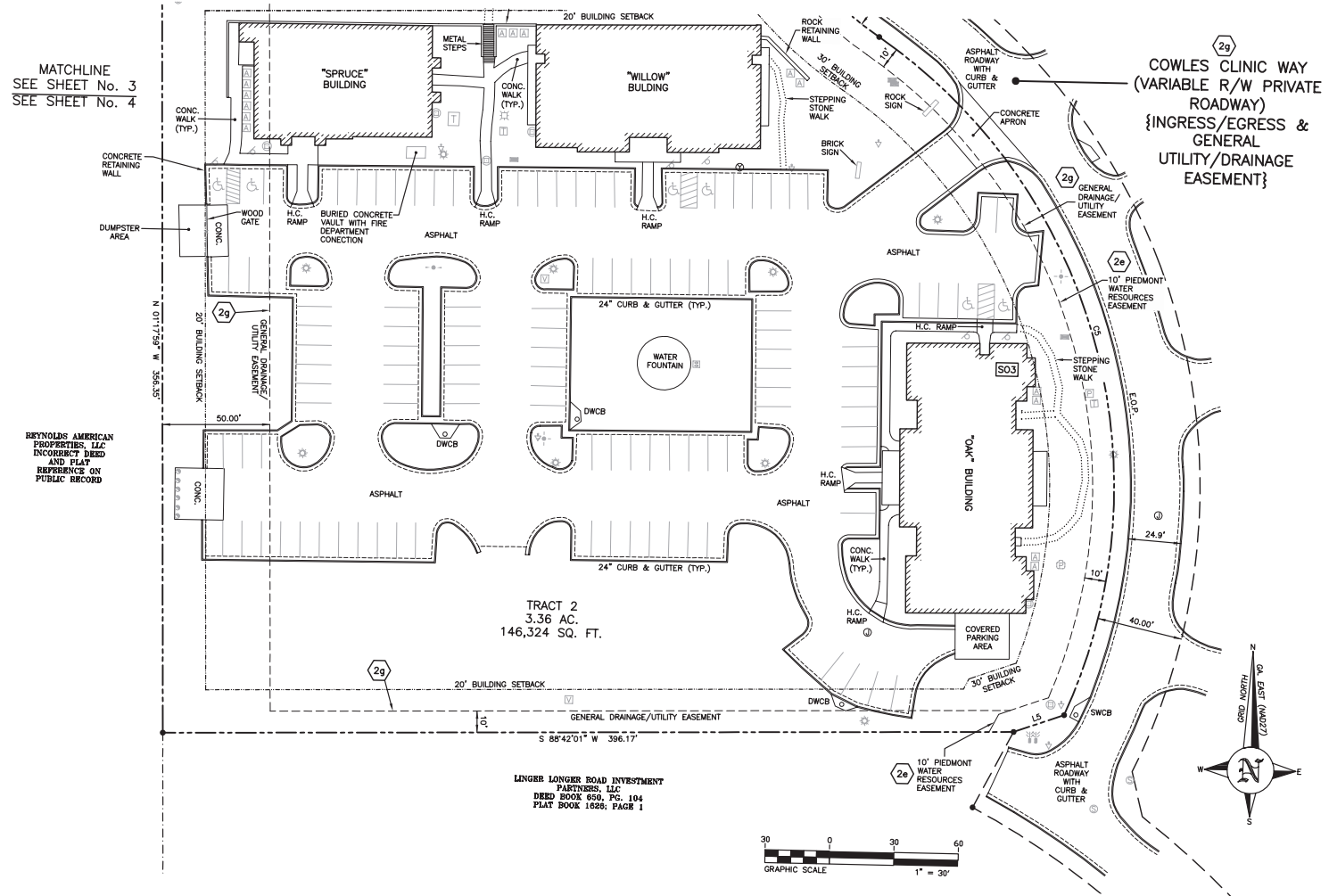
# Pad Sites Available for Build-to-Suit

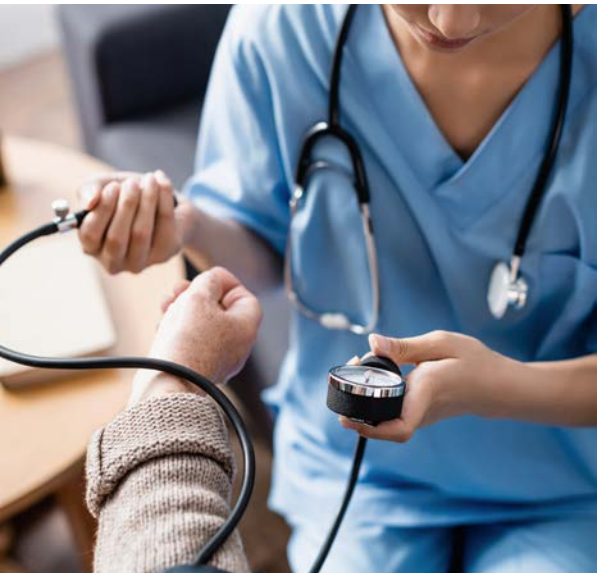
## Tract 1 - 1.17 Developable Acres



# Pad Sites Available for Build-to-Suit

## Tract 2 - 1.20 Developable Acres





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**1000 COWLES CLINIC WAY  
GREENSBORO, GA 30642**



For More Information, Please Contact:

**Garrett Benefiel**  
Vice President  
+1 251 680 8989  
garrett.benefiel@cbre.com

**CBRE, Inc.**  
3550 Lenox Rd, Suite 2300  
Atlanta, GA  
+1 404 504 7900  
cbre.com/atlanta

**CBRE**

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