



Presents:
100 Highpoint Park Way
Braselton, GA 30517

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Offered to you at \$19,990,000

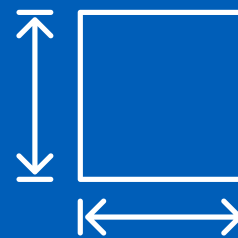


Offering a magnificent building in the Braselton Medical District
with a spectacular view and access to Northeast Georgia
Medical Center



Acreage

6.3 acres with room
for two more 25K SF
buildings



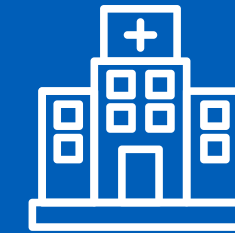
Rentable Space

25,000 SF of space
to rent



Property Type:

Office



Property Subtype

Medical

Property Facts

Sale Type: Investment

Sale Conditions: Option

Property Type: Office

Property Subtype: Medical

Building Size: 25,000 SF

Building Class: A

LoopNet Rating: 4 Star

Year Built: 2021

Price: \$19,990,000

Percent Leased: 100% Owner Occupied

Building Height: 2 Stories

Typical Floor Size: 12,500 SF



Accessibility

This property offers easy accessibility to the North Metro Market



Growth Potential

Two additional ready-to-develop building pads are equipped with generator pads with conduits in place



Prime Development Opportunity



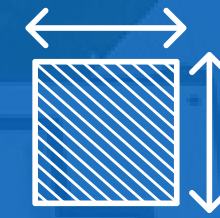
Existing

A 25K SF Building



Available

2 More Pad-Ready Sites



Potential

75K SF of usable space



Healthcare Hub



Braselton, Georgia, is rapidly emerging as a healthcare hub, with a range of medical facilities and services. Owning a property here not only positions you for success but also allows you to contribute to the health and wellness of the community.

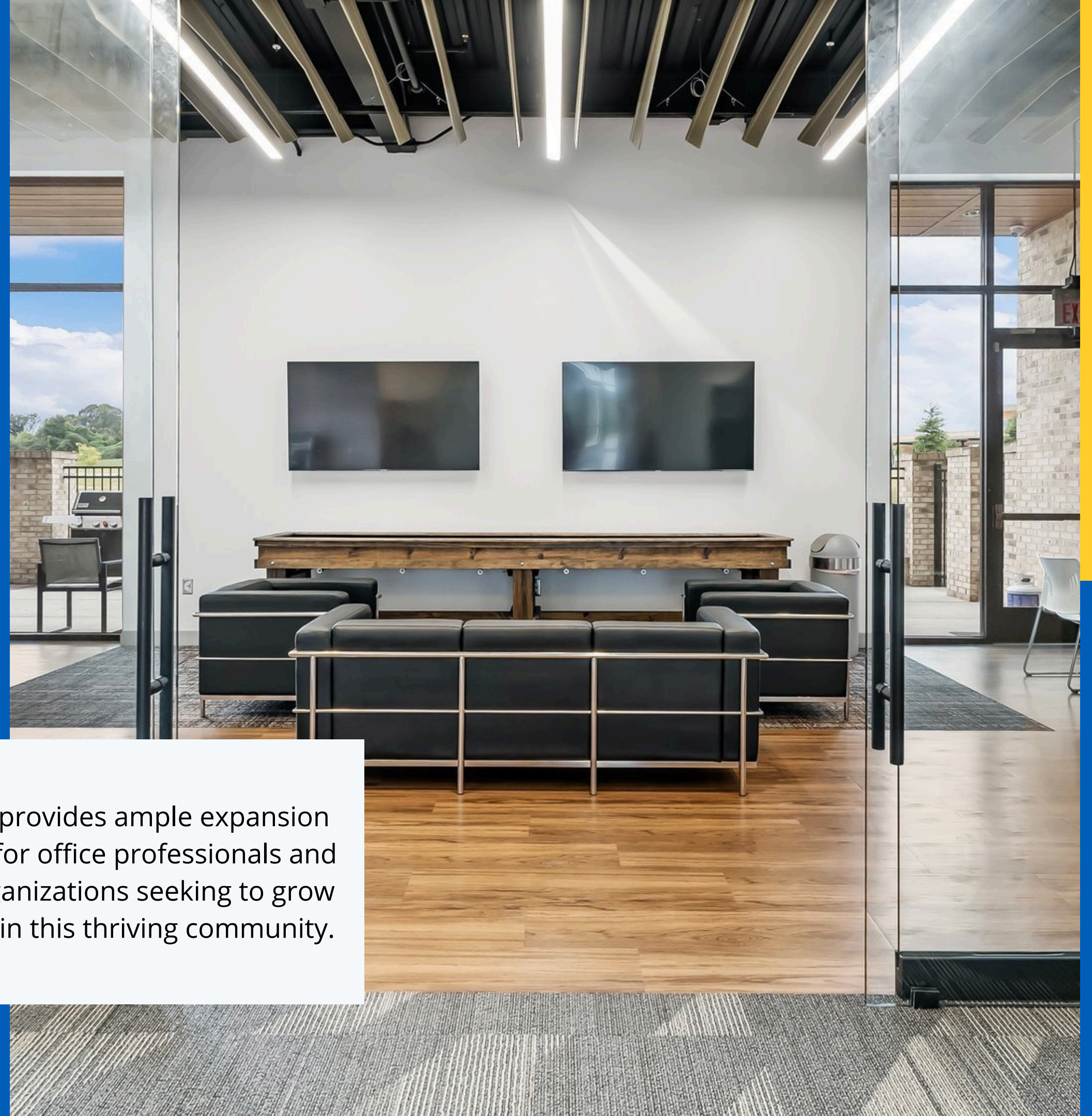


Modernity Embodied

The 25,000-square-foot building boasts contemporary design and construction, ensuring a world-class medical facility that meets the highest industry standards.



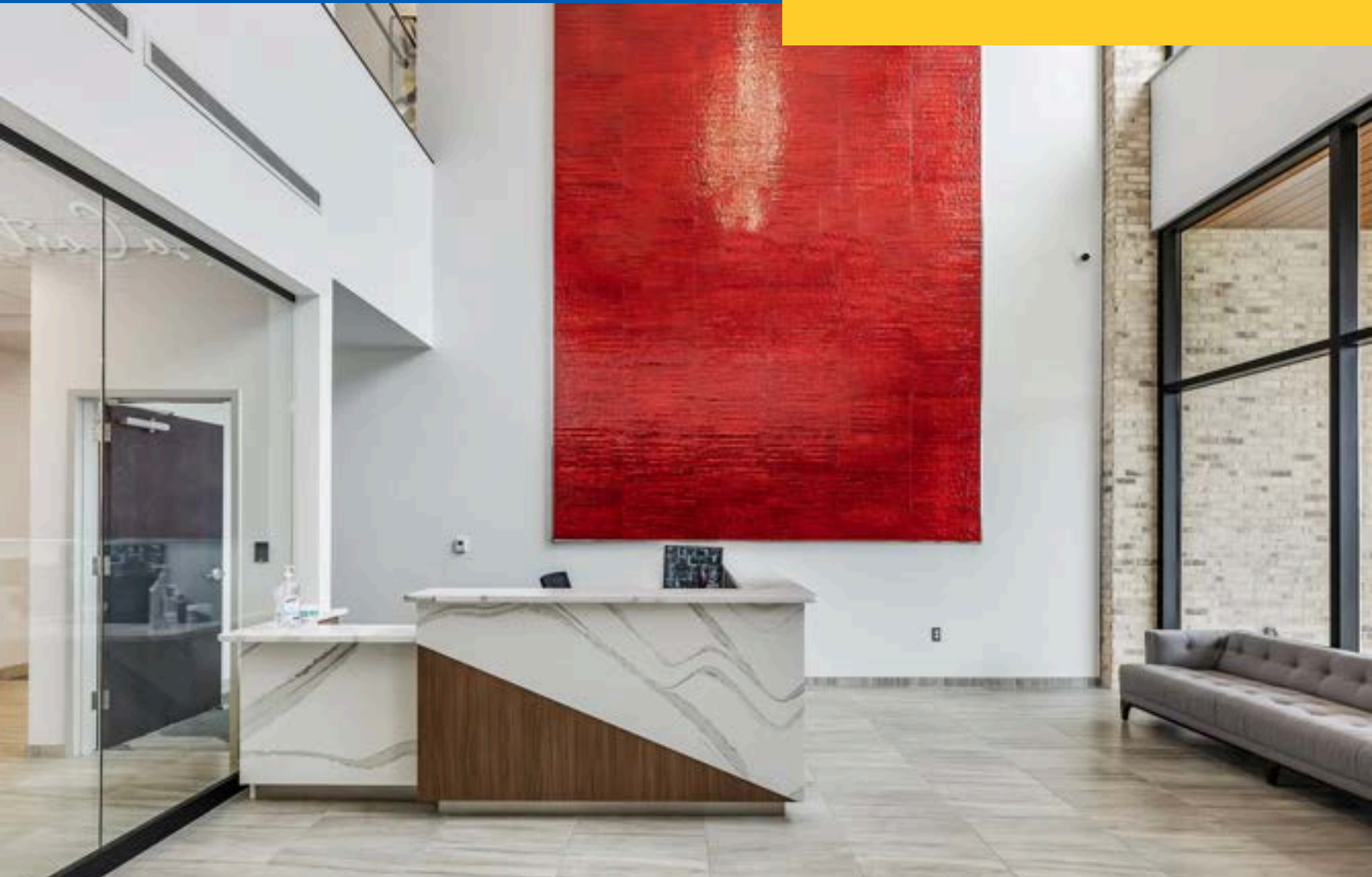
This property provides ample expansion opportunities for office professionals and healthcare organizations seeking to grow their presence in this thriving community.

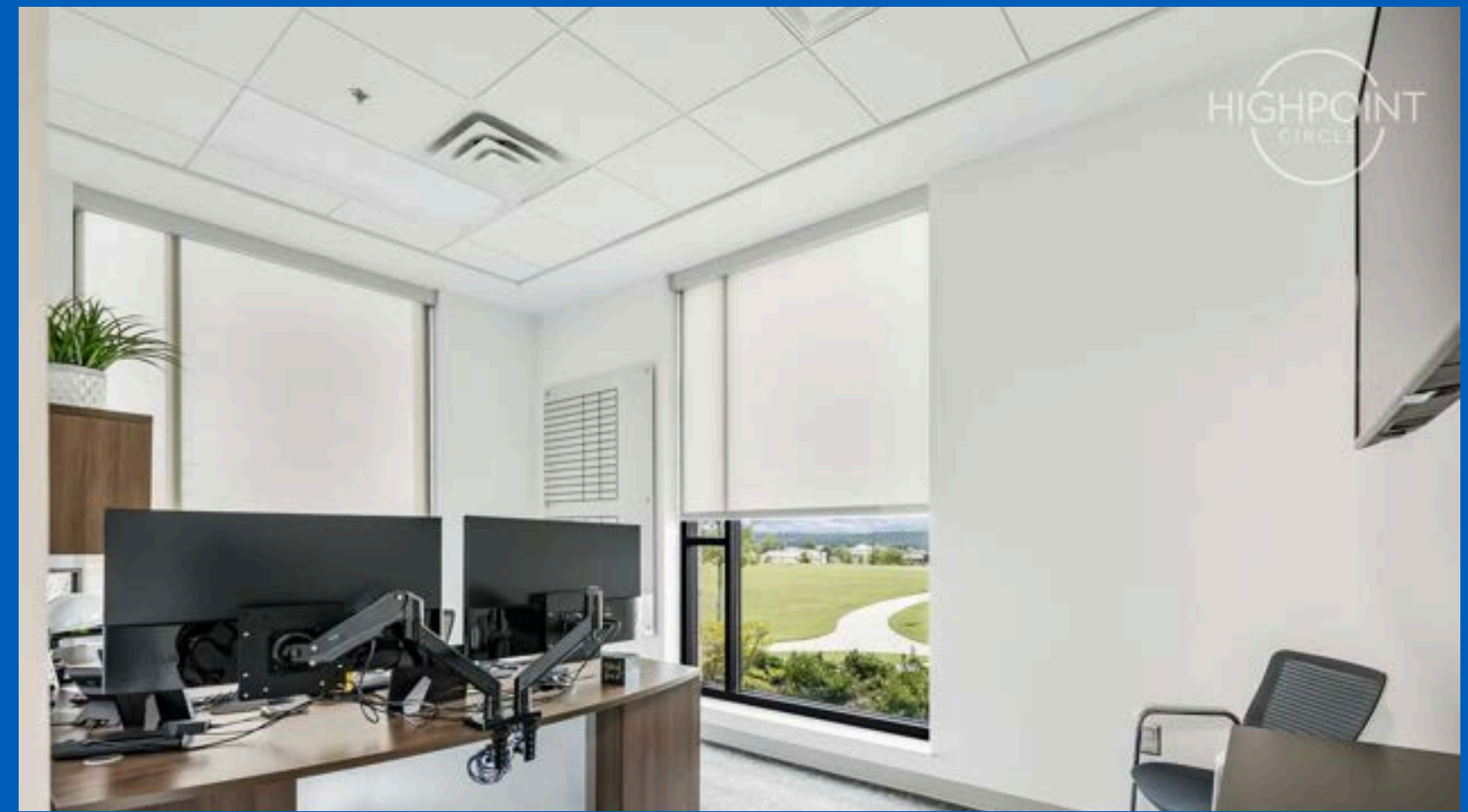


Investment Potential

With the ever-growing need for medical services, investing in this property offers not only the potential for significant returns but also the chance to make a lasting impact on the healthcare landscape in Braselton.



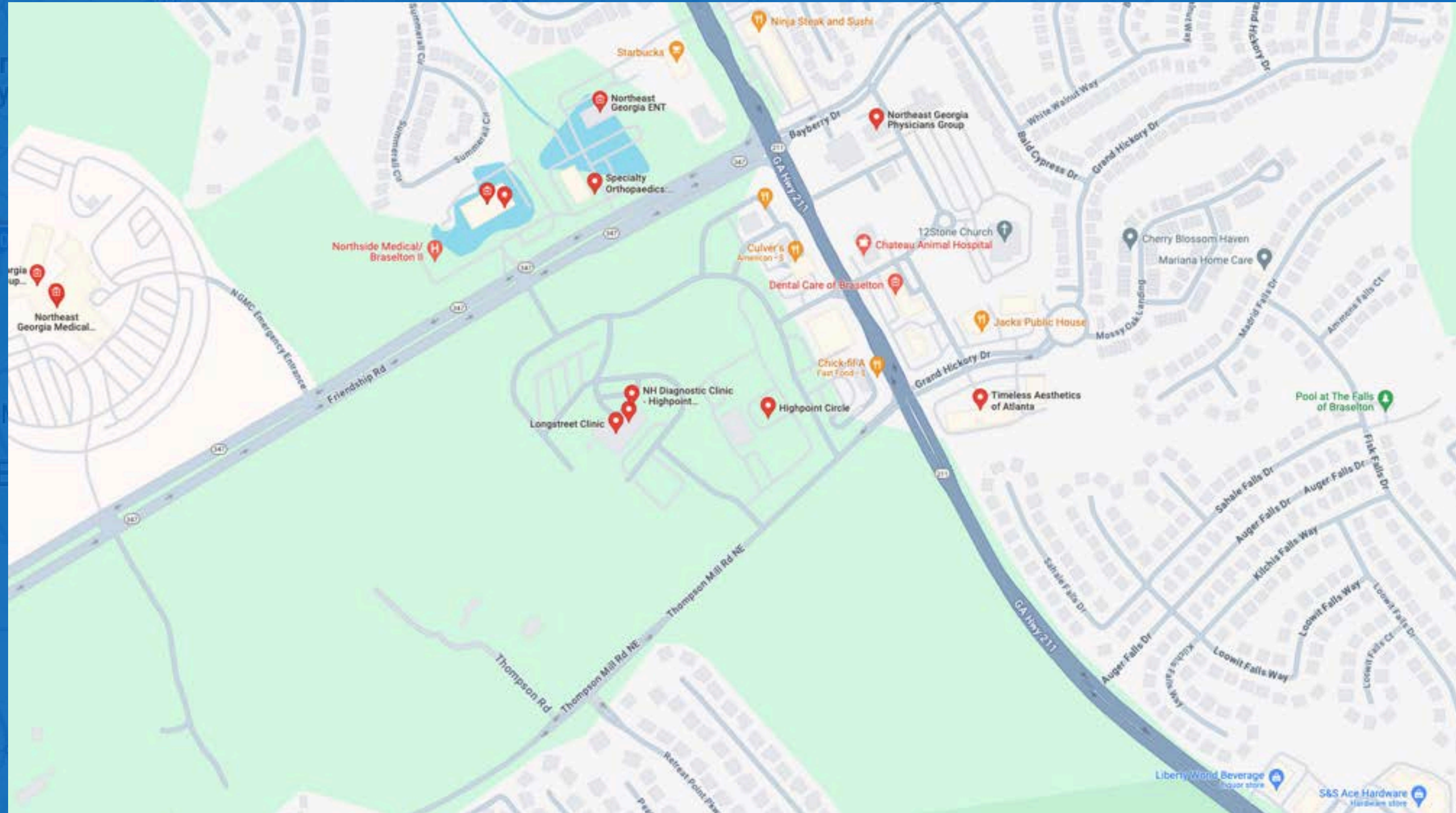




Optimal Location



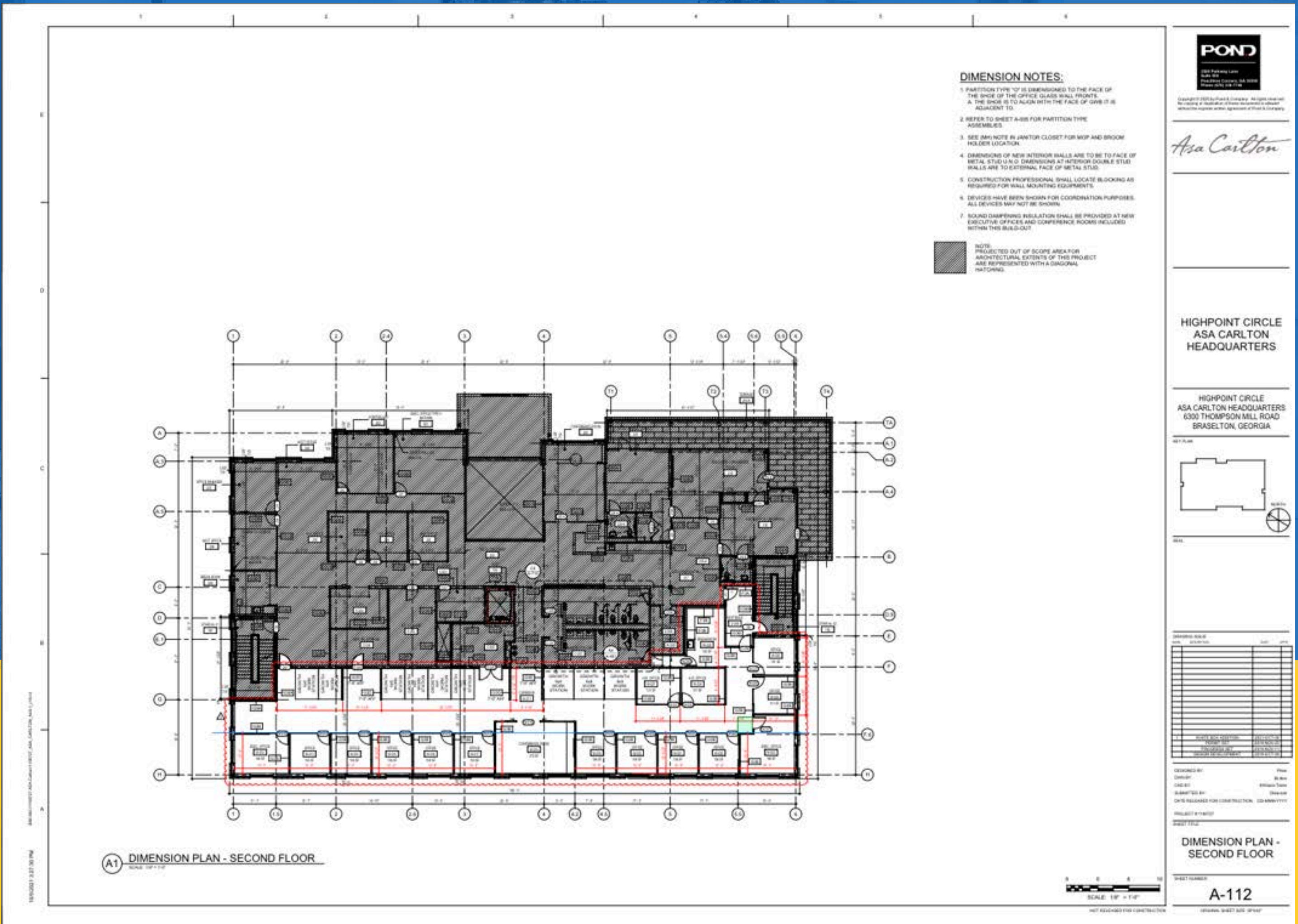
Highpoint Circle sits at the corner of Old Winder Highway (211) and Thompson Mill Road with parking adjacent to Longhorn Steakhouse and Chick-fil-a. At one of the highest elevations in the area, the new office campus is highly visible and accessible.





Envision the Possibilities

Uncover the expansive possibilities of Highpoint Circle's second floor with detailed layout insights. Envision your future within this prime development opportunity and witness the potential for growth and innovation in the ever-growing medical field.



Inquire Today

Don't miss out on this prime opportunity to shape the future of healthcare in Braselton, Georgia. Contact us today to explore how you can be a part of this dynamic medical development. Together, your vision and our location create a healthier tomorrow.



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Additional Resources

- ◆ [Covenants](#)
- ◆ [Website](#)
- ◆ [New growth in the area](#)



After perusing the information at the links above, email us today to be a part of this amazing growth opportunity at the heart of Braselton.

[See More](#)





Thank You



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