



**UNITED STATES DEPARTMENT OF VETERANS AFFAIRS
COMMUNITY BASED OUTPATIENT CLINIC**

NEWMARK

5566 Thomaston Road Macon, GA 31220

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PROPERTY OVERVIEW

EXECUTIVE SUMMARY

VA Community Based Outpatient Clinic

Opportunity to acquire a ± 30,475 SF build-to-suit for the U.S. Department of Veterans Affairs. The CBOC facility was built in 2018; a ± 5,432 SF expansion was completed in 2022. The subject property was constructed in response to a rapid increase in demand for medical care for veterans throughout mid/South Georgia. This facility contains specialized features required in order to provide more comprehensive services to eligible military veterans including Audiology, Cardiology, Dermatology, Optometry, Primary care, Specialty care, and Mental health services. About 6,300 veterans are treated at this location with about 20,000 visits annually.

- Firm term extended through the full lease term in a 2024 SLA - illustrating strong VA commitment to the facility
- Lease expiration: 8/11/2032 (firm throughout)
- ± 5,432 SF expansion completed in 2022 for a mental health wing. Further expansion behind the facility is possible
- 140 VA designated parking spots in front of and to the rear of the building
- Strong building usage - 20,000 visits annually



SALE PRICE:
\$9,317,600



NOI:
\$699,000



CAP RATE:
7.5%



BUILDING SIZE:
30,475 SF



PROPERTY INFORMATION

PROPERTY OVERVIEW

Address 5566 Thomaston Road Macon, GA 31220

Building Size ± 30,475 SF

Site Size 3.57 Acres

Year Built/ Renovated 2018/2022

Parking 140 VA designated parking spots

Zoning C-4

Stories 1

Tenancy Single Tenant



FINANCIAL OVERVIEW

Occupancy 100%

Price \$9,317,600

Lease Expiration 8/11/2032 (firm throughout)

Current Total Rent \$868,536.00

Current NOI \$699,000.00

Cap Rate 7.5%

LEASE OVERVIEW



U.S. Department
of Veterans Affairs

TENANT OVERVIEW

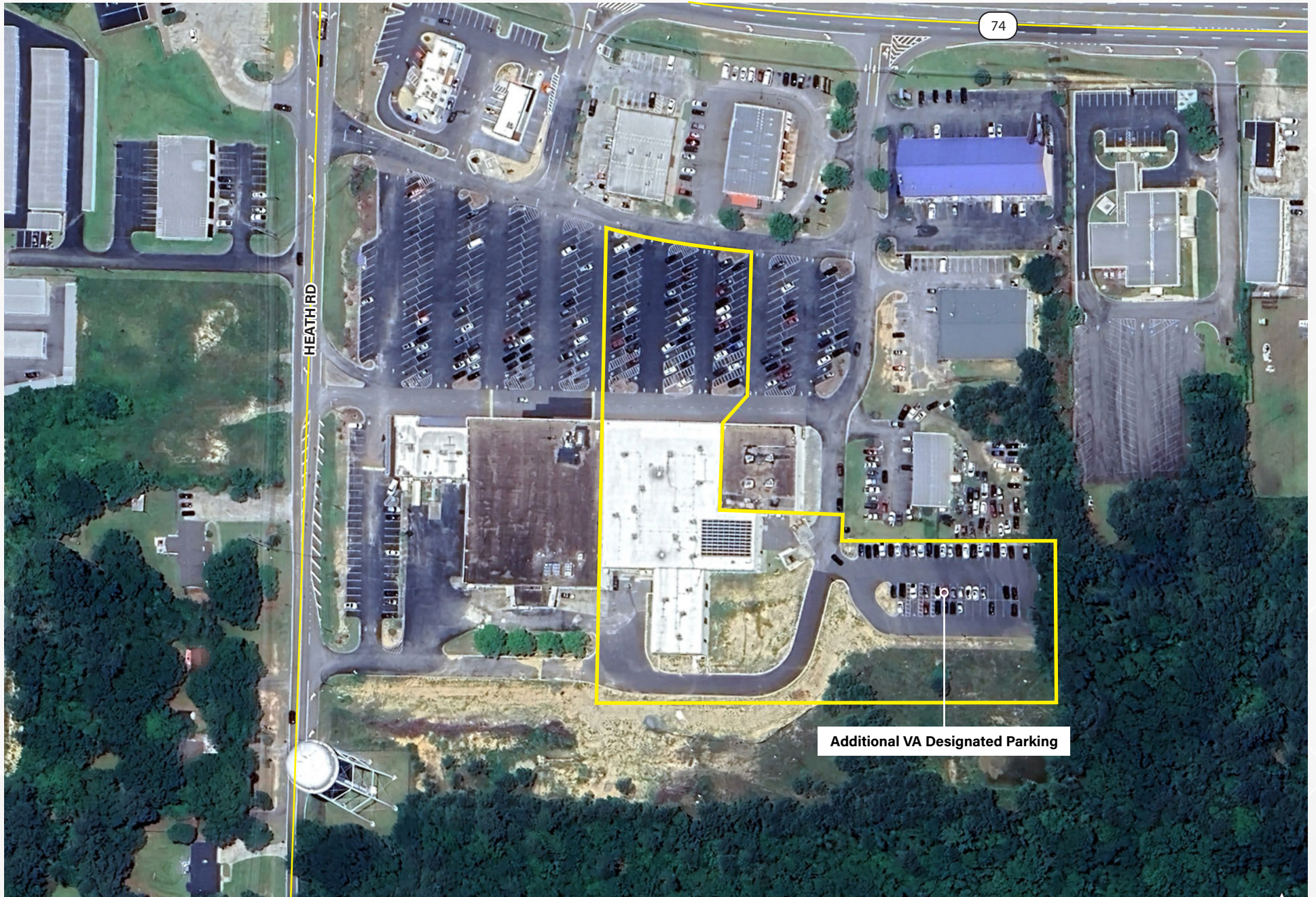
The United States Department of Veterans Affairs (VA) is a federal Cabinet-level agency that provides near-comprehensive healthcare services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country. The Veterans Health Administration implemented these clinics to make access to health care easier by providing the most common outpatient services, including health and wellness visits, without the hassle of visiting a larger medical center. VHA continues to expand their network of CBOCs to include more rural locations, making access to care closer to home. The VA mandatory funding request increased 21.6% from \$193.5 billion in 2024 to \$235.3 billion in 2025.

LEASE SUMMARY

Lease Square Footage	30,475 SF
Lease Commencement	8/12/2022
Lease Expiration	8/11/2032 (firm throughout)
Shell Rent	\$579,025.00
Operating Cost Rent	\$257,513.75
Operating Expense Escalation Total	\$31,997.25
Current Total Rent	\$868,536
Tax Base	\$49,045.85



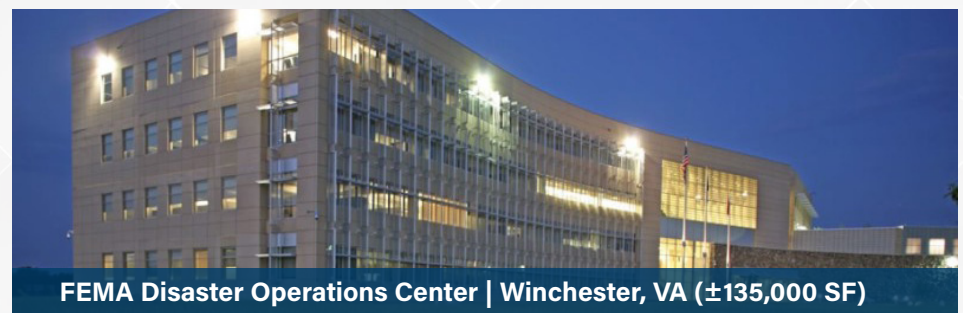
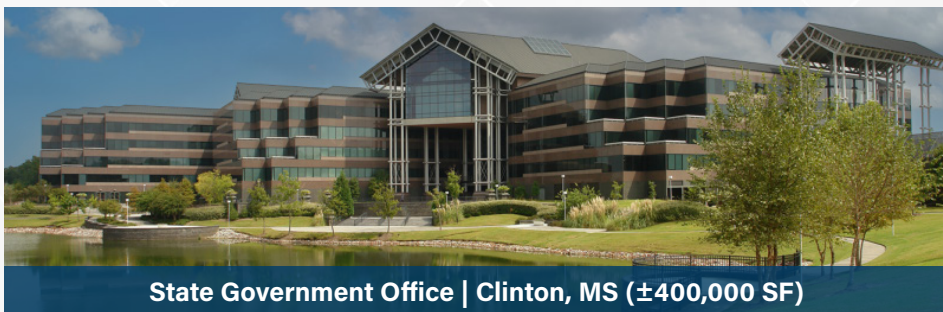
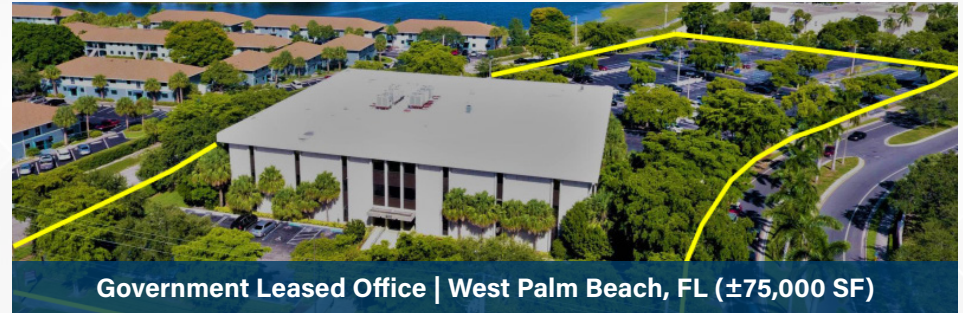
PARCEL



FLOOR PLANS



SAMPLE TEAM CLOSINGS



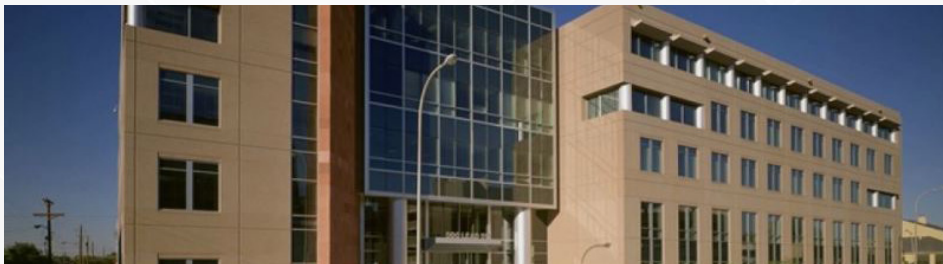
SAMPLE TEAM CLOSINGS



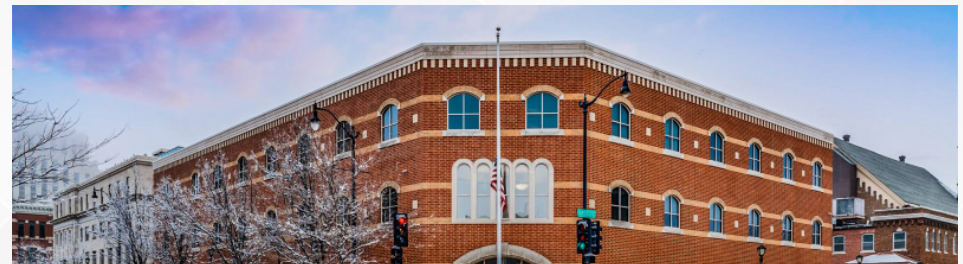
Government Contractor Facility | Peachtree City, GA (±163,000 SF)



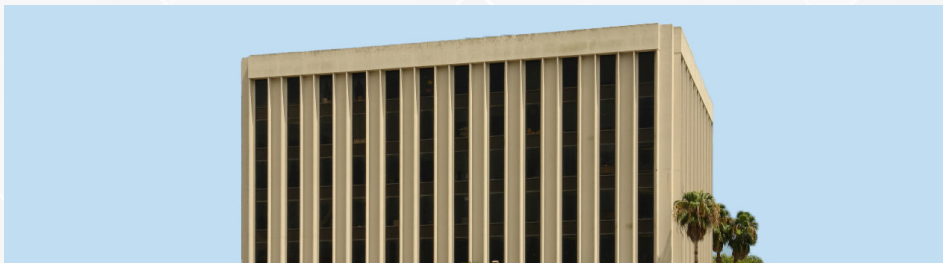
Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)



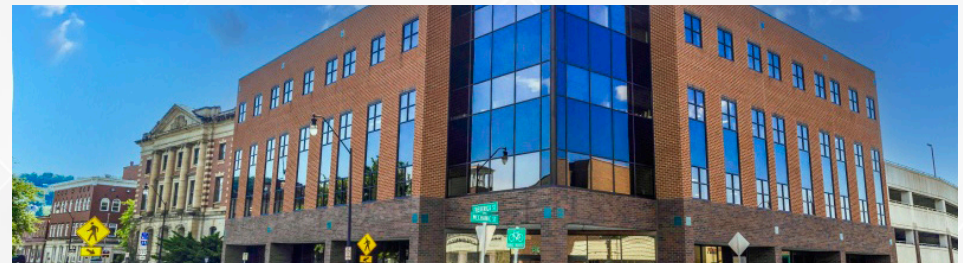
SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



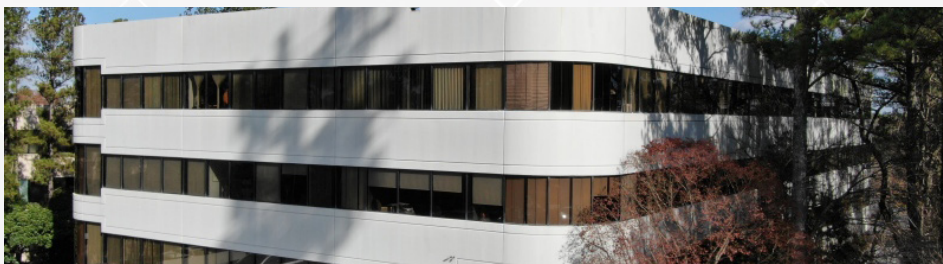
U.S. Attorney's Office | Springfield, IL (±44,000 SF)



State Government Office | Corpus Christi, TX (±85,000)



State Government Office | Cumberland, MD (±56,000 SF)



VA & OSHA Office | Atlanta, GA (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)

GLOBAL REACH

Newmark By The Numbers

Newmark's company-owned offices and business partners as of June 30, 2023.

7,400+

PROFESSIONALS

~170

OFFICE LOCATIONS

\$2.5B+

ANNUAL REVENUES*

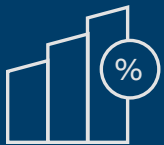
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Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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