

# FOR SUBLEASE

±3,750 SF Medical Office Suite

2680 Lawrenceville Hwy, Suite 101, Decatur, GA 30033



[CLICK HERE FOR EXTERIOR DRONE VIDEO](#)

[CLICK HERE FOR VIRTUAL TOUR](#)

## PROPERTY SUMMARY

Bull Realty is pleased to offer a sublease opportunity through 1/31/2027 for a ±3,750 SF, 1st floor medical office suite with 5 exam rooms. This medical office property is located in Decatur, GA, approximately 5 miles north of Emory University Hospital, Children's Healthcare of Atlanta, Emory University, Atlanta VA Medical Center and 3 miles from Emory Decatur Hospital.

## HIGHLIGHTS

- High visibility and excellent traffic counts of 21,690 VPD on Lawrenceville Hwy
- Easy access from I-285
- Onsite property management
- Monument signage available
- 5 exam rooms with sinks
- Sublease through 1/31/2027

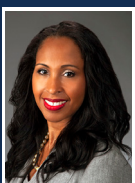


**LEASE RATE: CONTACT BROKER**

## OVERVIEW

No. of Suites Available:	1
Space Available:	±3,750 SF
Building Size:	±17,422 SF
Year Built:	1989
Year Renovated:	2018
Zoning:	O-I
Floors:	1
Tenancy:	Single
Signage:	Monument

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## SUITE INFORMATION

SUITE	AVAILABILITY	SUITE SIZE
SUITE 101	7/1/2025	±3,750 SF

[CLICK HERE FOR SUITE 101 VIRTUAL TOUR](#)



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## SUITE 101



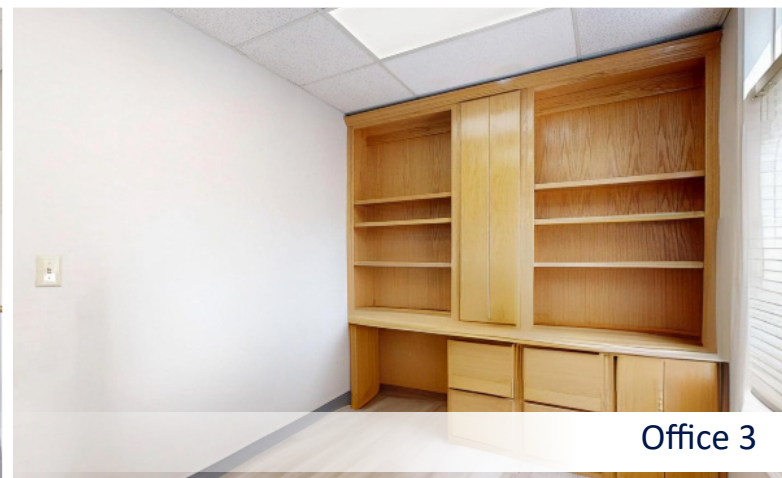
Open Area



Exam Room



Reception



Office 3



Restroom (TLT-2)



Common Area / Lobby



Breakroom

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## MEDICAL AND RETAIL MAP



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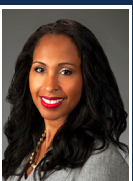
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## DECATUR, GA

Decatur, Georgia, is a historic and lively city located just six miles east of downtown Atlanta in central DeKalb County. With a population of approximately 25,000, Decatur blends the charm of a small town with the cultural vibrancy of an urban hub. The area was originally home to the Muscogee (Creek) people before European-American settlers arrived in the early 1800s. The city was incorporated in 1823 and named after Stephen Decatur, a naval hero of the War of 1812.

Today, Decatur is known for its walkable downtown, rich arts scene, and progressive, inclusive community. It hosts a variety of well-attended events throughout the year, such as the Decatur Book Festival and the Decatur Arts Festival. Residents enjoy access to multiple green spaces, including Glenlake Park and Decatur Recreation Center. The city is served by the City Schools of Decatur, a highly ranked independent public school district known for its academic excellence.

Dining and shopping thrive in Decatur's bustling downtown square, which features an array of locally owned boutiques, cafes, and award-winning restaurants. With its deep historical roots, thriving community culture, and close proximity to Atlanta, Decatur continues to be a sought-after destination for families, professionals, and creatives alike.



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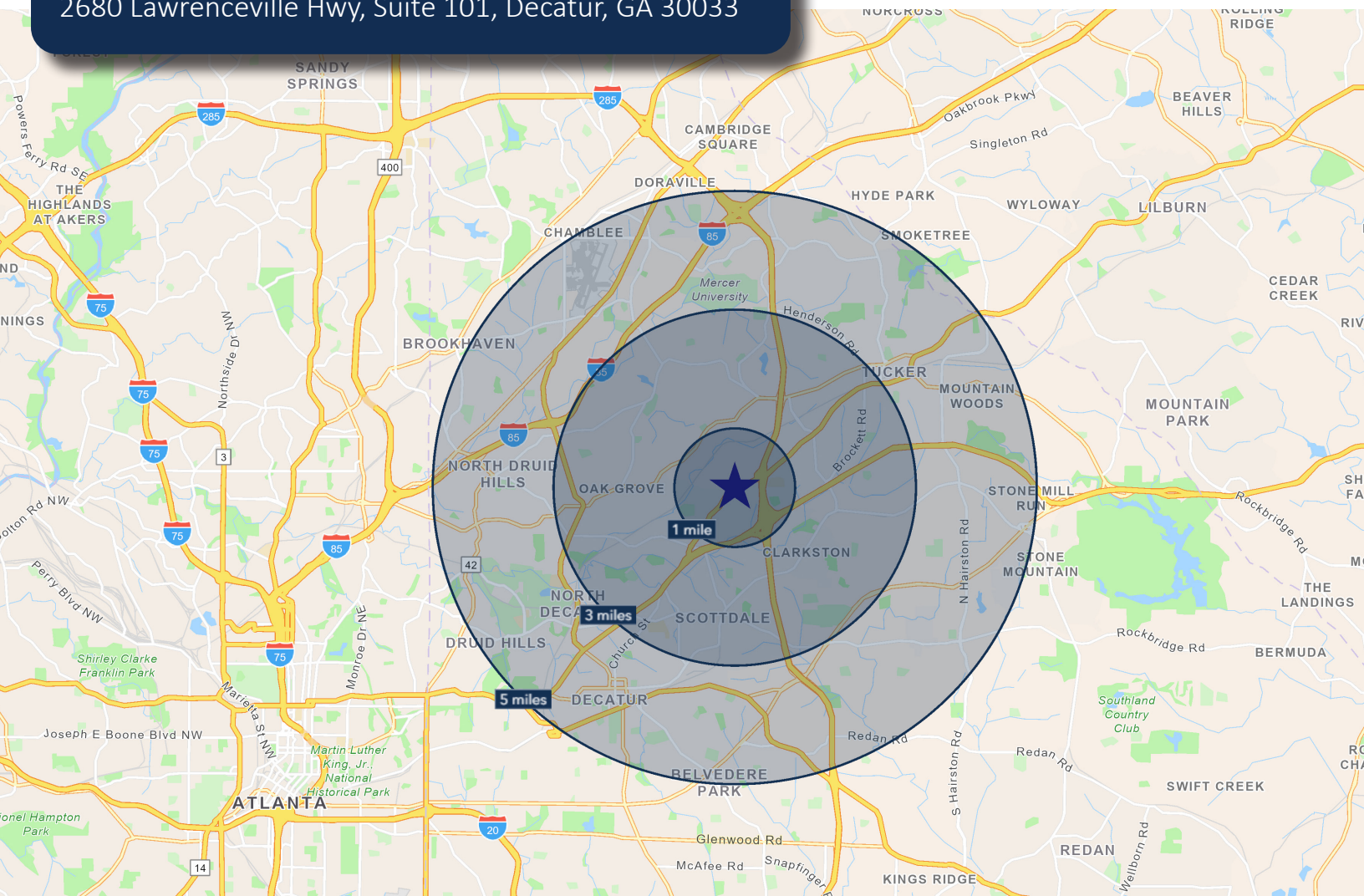
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**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	10,385	106,070	303,688
 <b>Households</b>	4,363	42,684	122,768
 <b>Avg. Household Income</b>	\$122,659	\$128,945	\$129,203

Source: 2025 ESRI

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