

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.An architectural rendering of the Woodstock Medical Center building, showing a modern two-story structure with large glass windows and a brick facade, set against a blue sky with clouds. A white box with the word "Rendering" is overlaid at the bottom left.

Rendering

A photograph of the Woodstock Medical Center building under construction. The building features a brick and metal facade with large glass windows. A red Skyjack scissor lift is positioned in the foreground, and a concrete walkway is visible. A white box with the text "Current Status" is overlaid at the bottom right.

Current Status

For Lease

Woodstock Medical Center

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- **Rate:** Negotiable
- **Building Size:** ± 36,218 RSF
- **Available Space:** ± 2,450 - 22,260 RSF
- **Stories:** 2
- **Free Parking:** 4.5/1,000

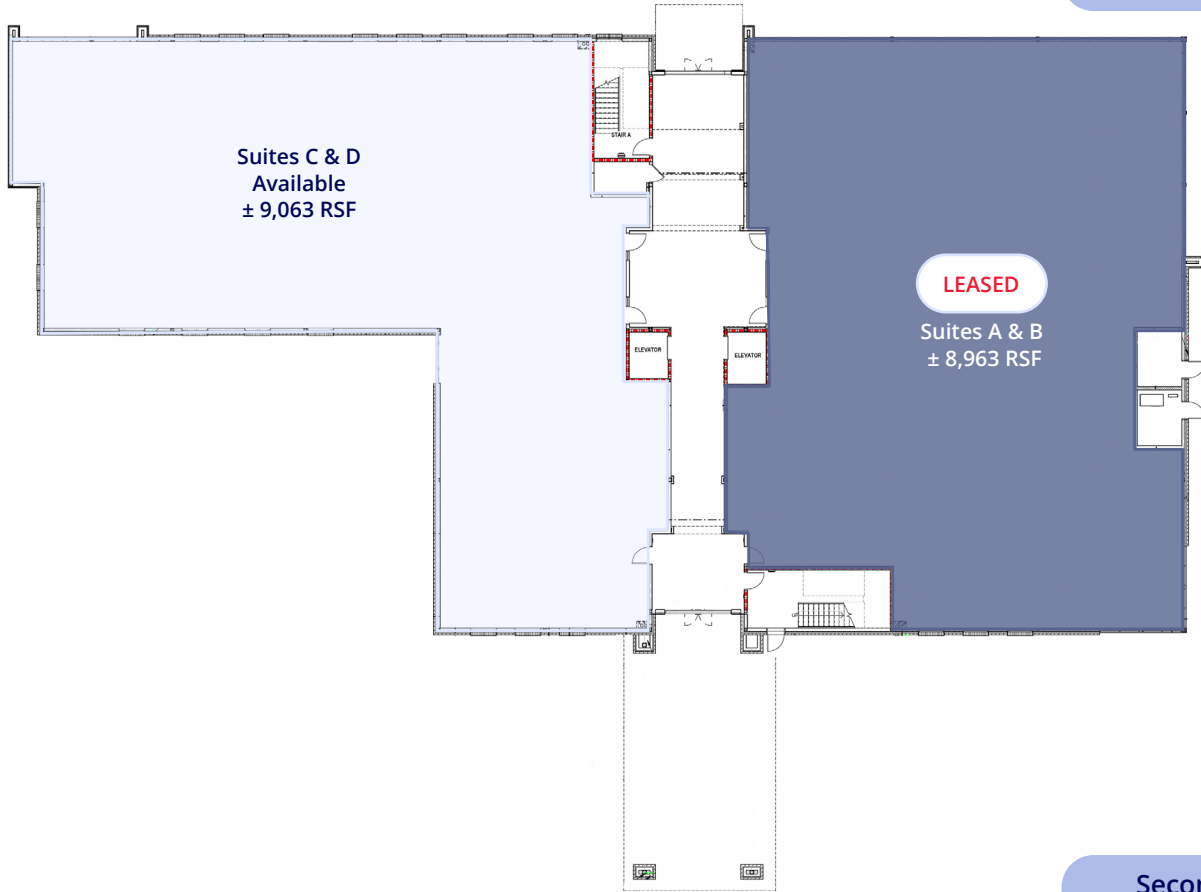
- Suites with Lobby Exposure Available
- Close proximity to "The Outlet Shoppes", restaurants and other retail
- ± 4 Miles from Wellstar Cherokee Health Park
- ± 1.2 Miles to I-575
- ± 1.7 Miles from Downtown Woodstock
- ± 12 Miles to Northside Cherokee Hospital

Current Construction Timeline

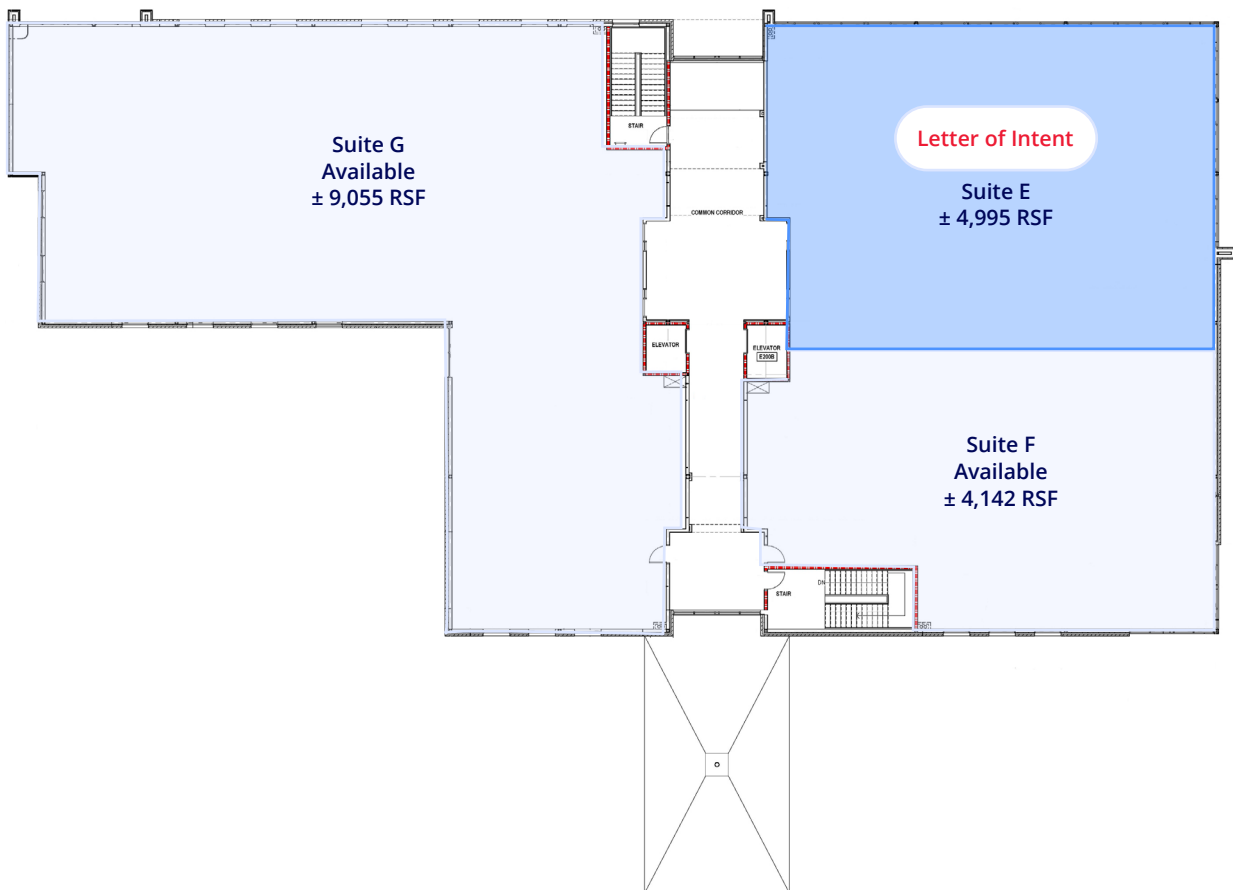
- Commencement of Tenant Buildout - January 2026
- Shell Completion Date - February 2026

Floor Plans

First Floor
Remaining Availability
± 9,063 RSF



Second Floor
Remaining Availability
± 13,197 RSF



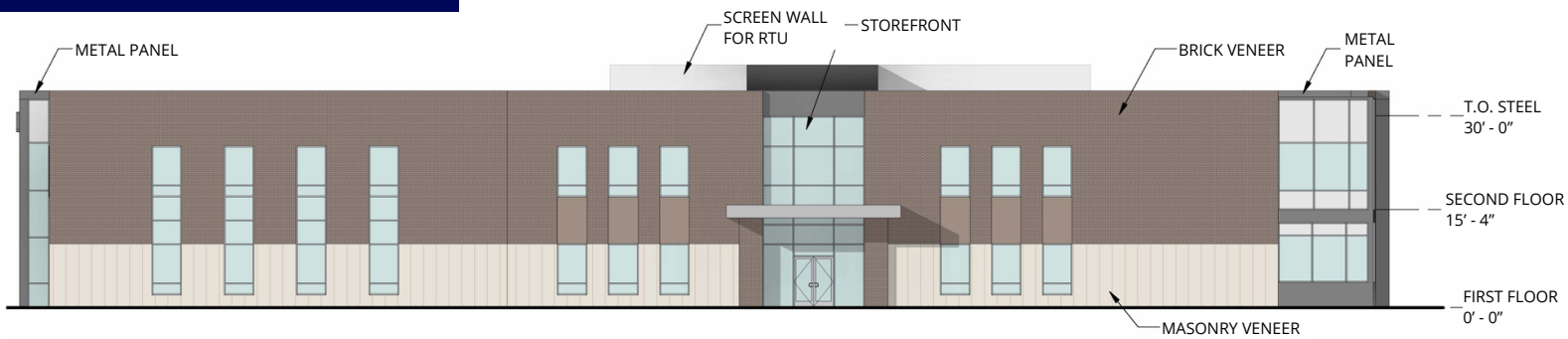
Site Plan & Renderings



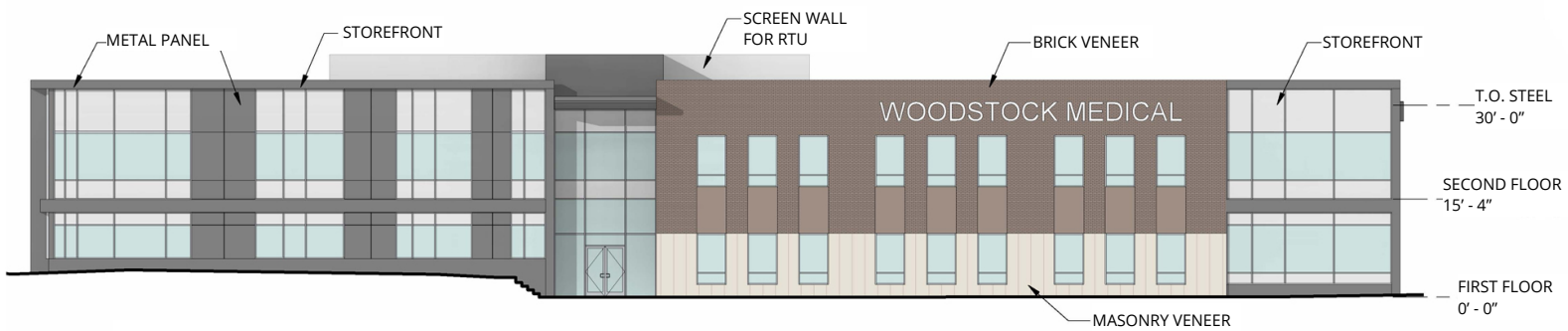
Updated Photos - Construction Progress



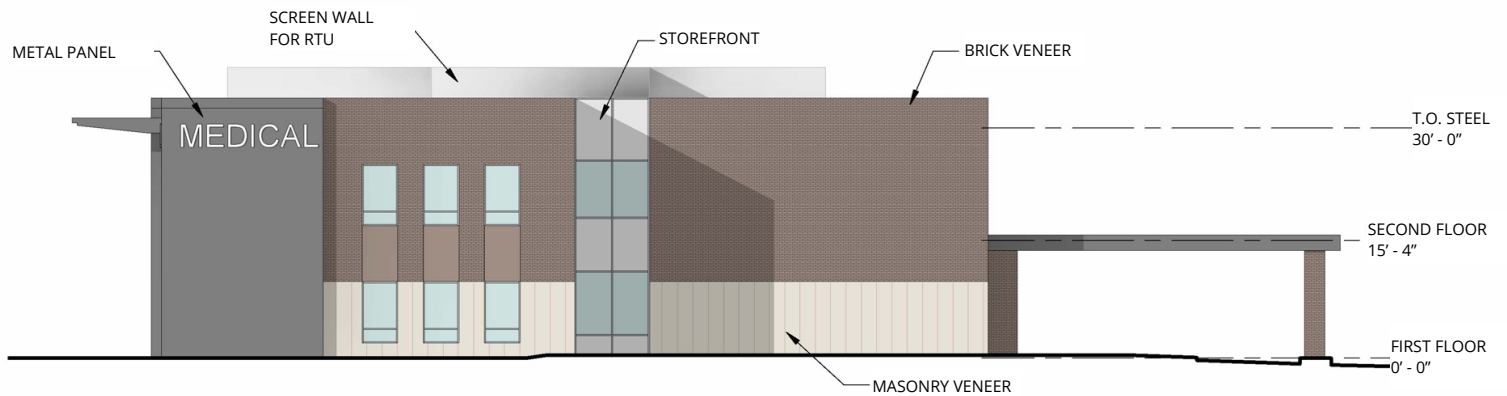
Building Elevations



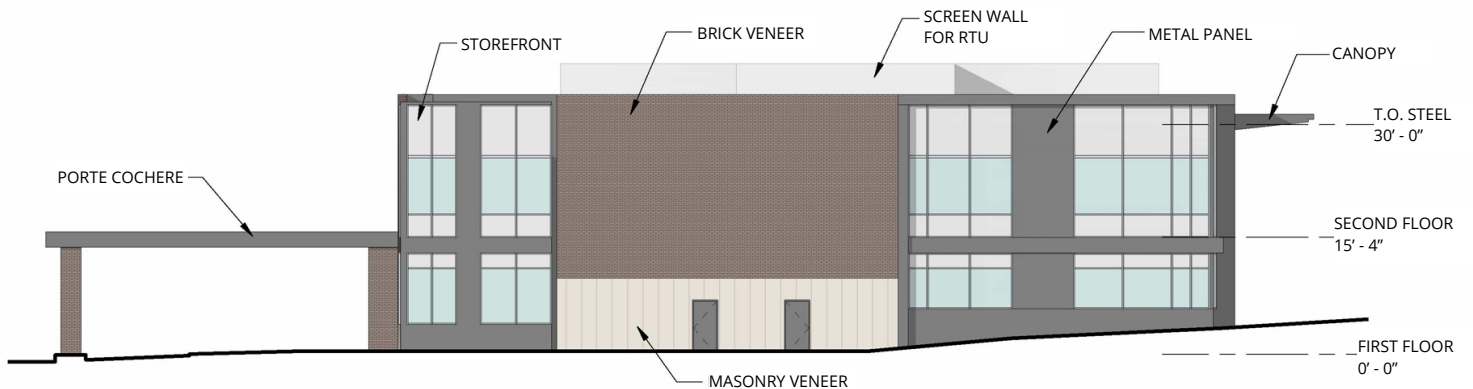
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

Demographics

	<u>Within 3 Mile</u>	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
	62,737	161,950	501,136
POPULATION		POPULATION	POPULATION
	42.54%	26.85%	19.62%
POPULATION GROWTH SINCE 2010		POPULATION GROWTH SINCE 2010	POPULATION GROWTH SINCE 2010
	\$124,500	\$131,230	\$145,756
AVG HH INCOME		AVG HH INCOME	AVG HH INCOME
	\$8,224.37	\$8,762.85	\$9,640.87
AVG HEALTHCARE SPENDING		AVG HEALTHCARE SPENDING	AVG HEALTHCARE SPENDING
	\$5,319.82	\$5,680.43	\$6,253.06
AVG HEALTH INSURANCE SPENDING		AVG HEALTH INSURANCE SPENDING	AVG HEALTH INSURANCE SPENDING

Location

