

Brookhaven Medical Office FOR LEASE

2678 Buford Highway NE, Atlanta GA, 30324



OVERVIEW

Bull Realty is pleased to present the opportunity to lease $\pm 3,994$ - $\pm 9,000$ SF of medical office space in Brookhaven, near the intersection of Lenox Road and Buford Highway just off I-85. The approximate 4,323 SF upper level has a medical buildout including a procedure room. The approximate 3,994 SF rear entrance terrace suite has a medical buildout and also has a procedure room.

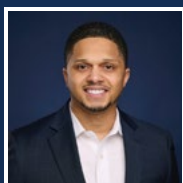
Built in 2013, this $\pm 9,000$ SF structure sits on a ± 1.03 acre site with excellent visibility. The property will be available for your practice within 30 days of closing. This is a great opportunity for a healthcare practice or investor looking to take advantage of this property's high visibility, ease of access to Interstate 85, and other medical facilities such as the Children's Healthcare of Atlanta Hospital, Emory Healthcare Sports Medical Center and Brookhaven Health Center.

With its excellent synergy from other surrounding offices, and close proximity to numerous restaurants and retailers, this location is extremely well-located within the city's most prominent neighborhoods of Brookhaven, Buckhead, and Lindbergh.

Address	2678 Buford Hwy NE Atlanta, GA 30324
County	DeKalb
Building Size	$\pm 9,000$ SF
Floors	2
Suites	2
Site Size	± 1.03 Acre
Year Built	2013
Zoning	C-1 Local Community District

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CONTACT



PHILLIP KELLY O.D.
V.P. Healthcare Real Estate Services
404-876-1640 x159
Phillip@BullRealty.com



MICHAEL BULL, CCIM
President, The Office Group
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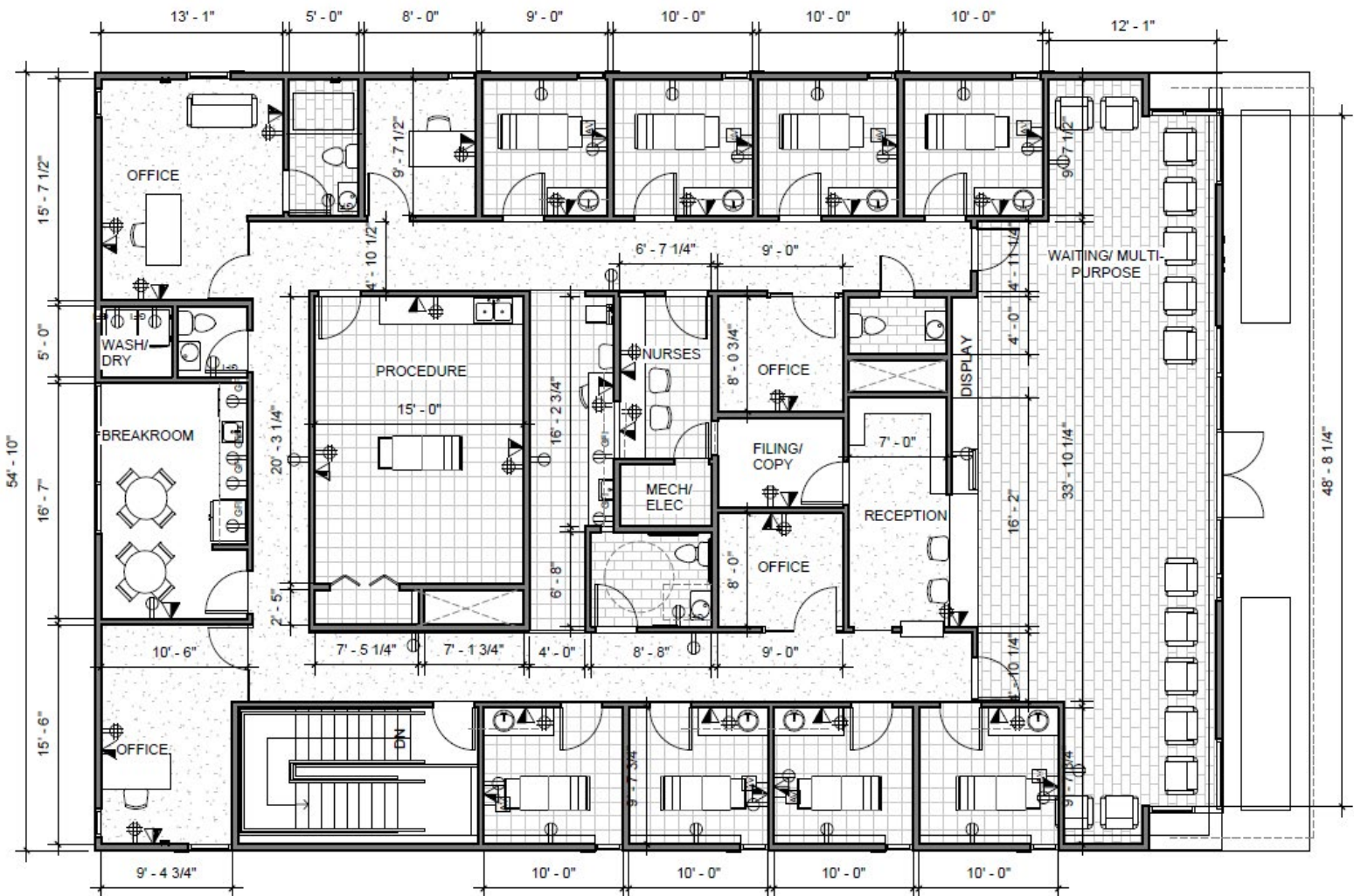
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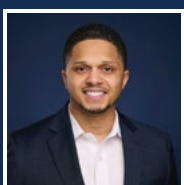


Upper-Level

Suite	Size	Lease Rate
1	4,323 SF	\$24/SF/YR



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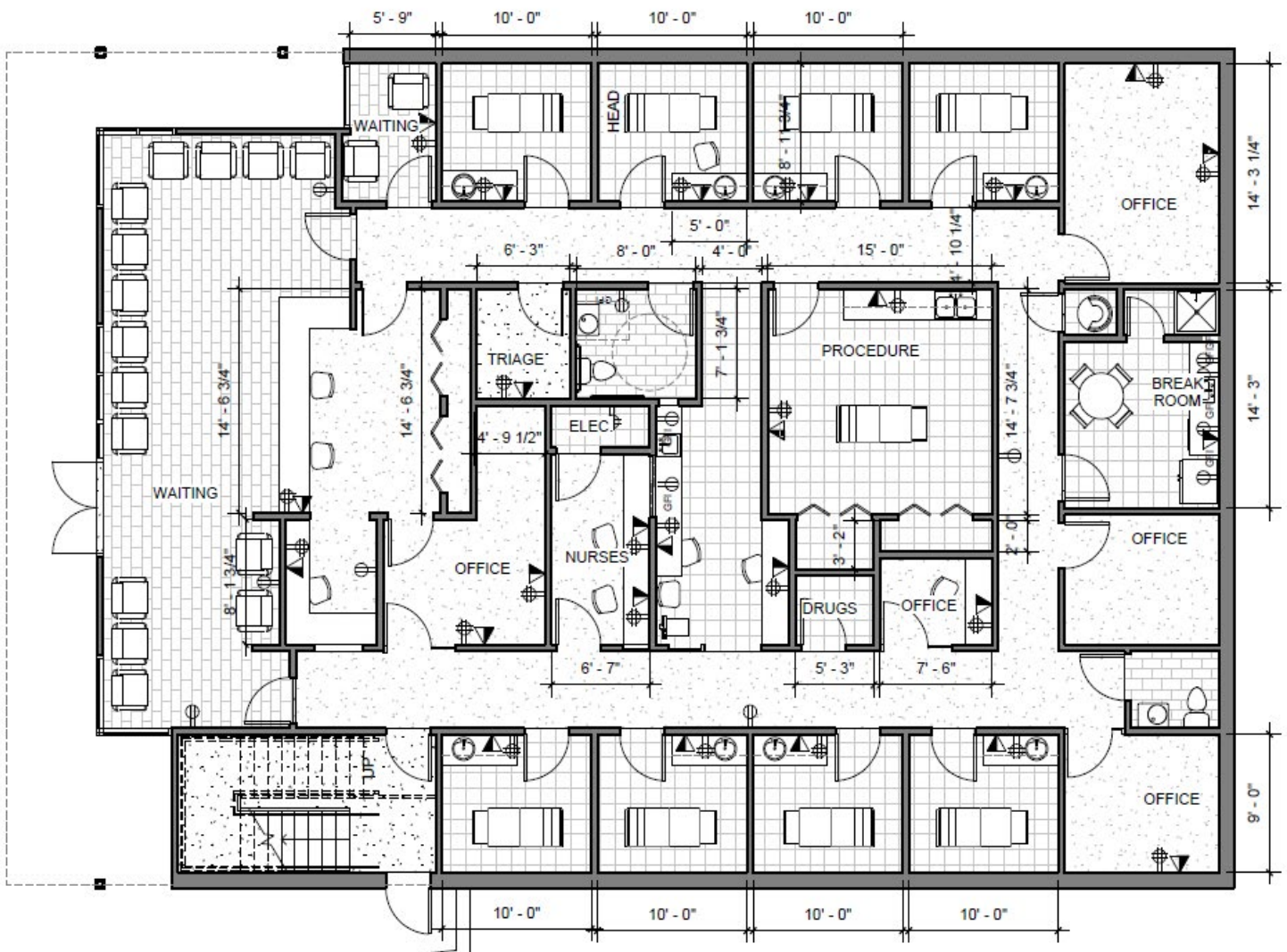
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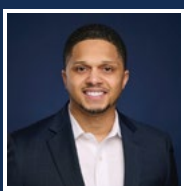


Lower-Level

Suite	Size	Lease Rate
2	3,994 SF	\$22/SF/YR



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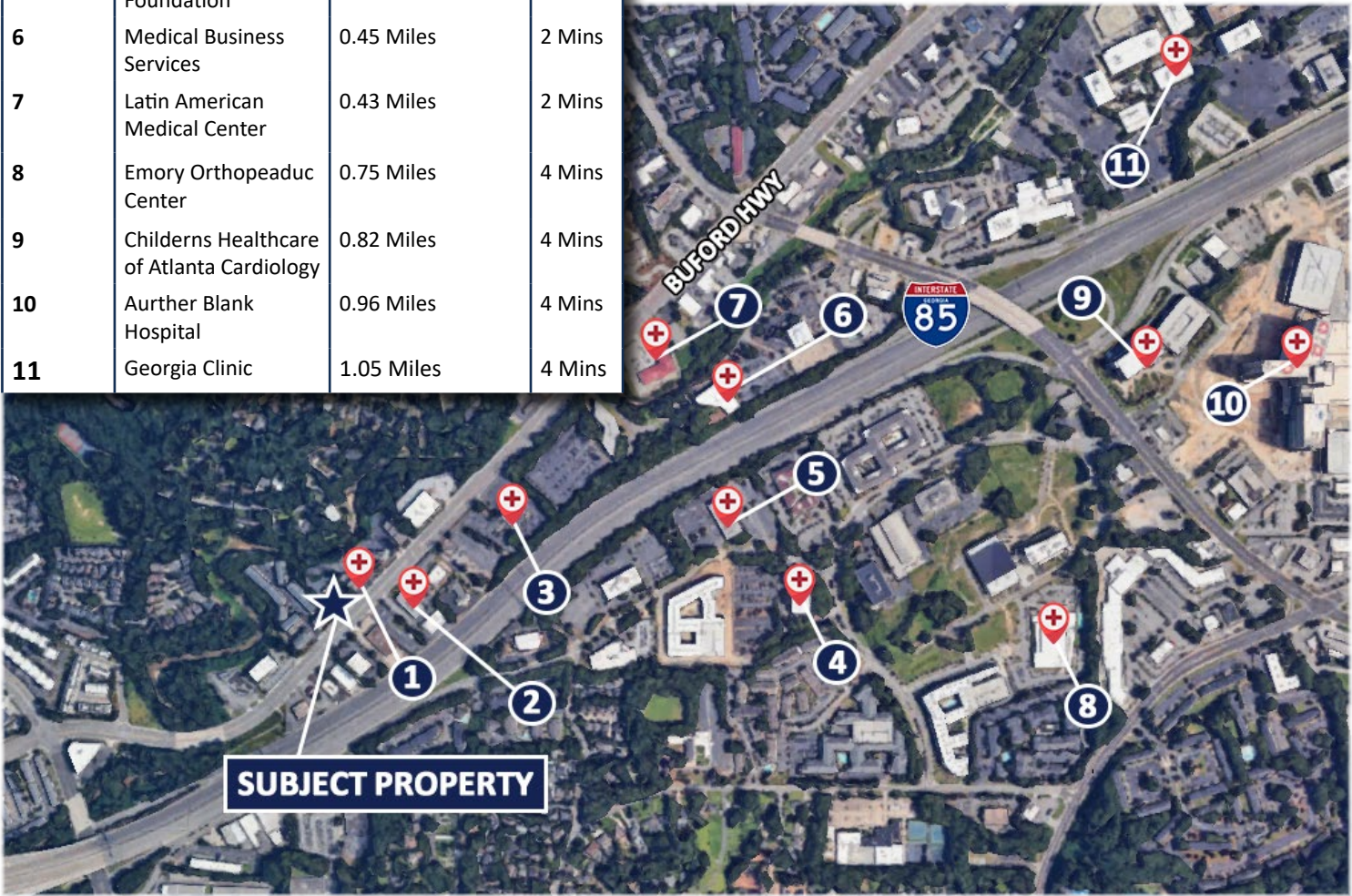
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Number	Medical Center	Distance to Subject Property	Drive Time
1	Buckhead Spine Specialists	0.02 Miles	0 Mins
2	Brookhaven Dialysis	0.08 Miles	0 Mins
3	Siegel & Dolt Dental Care	0.22 Miles	1 Min
4	Executive Park Dentistry	0.52 Miles	2 Mins
5	Cystic Fibrosis Foundation	0.41 Miles	2 Mins
6	Medical Business Services	0.45 Miles	2 Mins
7	Latin American Medical Center	0.43 Miles	2 Mins
8	Emory Orthopeduc Center	0.75 Miles	4 Mins
9	Childrens Healthcare of Atlanta Cardiology	0.82 Miles	4 Mins
10	Aurther Blank Hospital	0.96 Miles	4 Mins
11	Georgia Clinic	1.05 Miles	4 Mins

MEDICAL MAP



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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	18,561	143,271	379,398
Households	10,565	72,337	201,202
Avg. Household Income	\$177,773	\$129,544	\$165,457
Healthcare Expenditures	\$86,846,689	\$796,180,194	\$1,191,131,120

Source: 2024 ESRI

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