

# 2870 Ronald Reagan

AVAILABLE FOR LEASE

2870 Ronald Reagan Blvd, Cumming, GA 30041

Available  
For Lease

Only 1 Suite  
remaining

3,540 RSF  
Medical Office

High Visibility  
Location





## About The Property

2870 Ronald Reagan Blvd is a newly constructed, two-story medical office building featuring first-generation space and strong visibility in a professional park setting. Located just minutes from GA-400 (Exit 13), the property offers 400 feet of frontage, 19,000+ daily traffic counts, and ample free parking—supporting excellent access and branding for a wide range of medical users. The site is also conveniently positioned near Northside Hospital Forsyth and Emory Johns Creek Hospital.

- 19,844 RSF+ Medical Office Building, built in 2023
- 2-story, elevator-served 10,000 SF per floor
- <4 Miles from Northside Hospital Forsyth
- <7 Miles from Emory Johns Creek Hospital
- <3 minutes from GA 400 exit 13, Peachtree Parkway / GA Hwy 141
- Ample Free Parking for patients & staff with 115 Spaces (Ratio of 6 / 1,000 SF)



## PROPERTY OVERVIEW

Purpose-built for modern medical and professional users, the property offers flexible first-generation space suited for a range of outpatient and office uses. Positioned in a highly visible, high-growth corridor, the building benefits from strong accessibility, proximity to major healthcare providers, and a growing patient base within the greater Forsyth County market.

# ±19,844 SF

Total Size

## 2870 RONALD REAGAN

Designed for patient convenience and provider visibility, the building features a covered entry, ample surface area parking, and excellent accessibility.



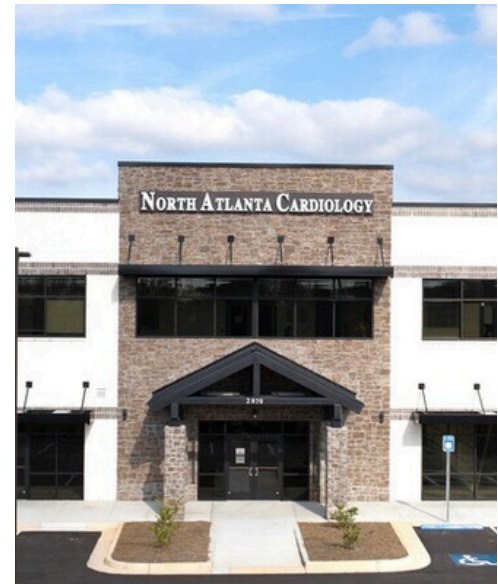
### SURFACE PARKING

The property offers 115 surface parking spaces, providing convenient access for both patients and staff.



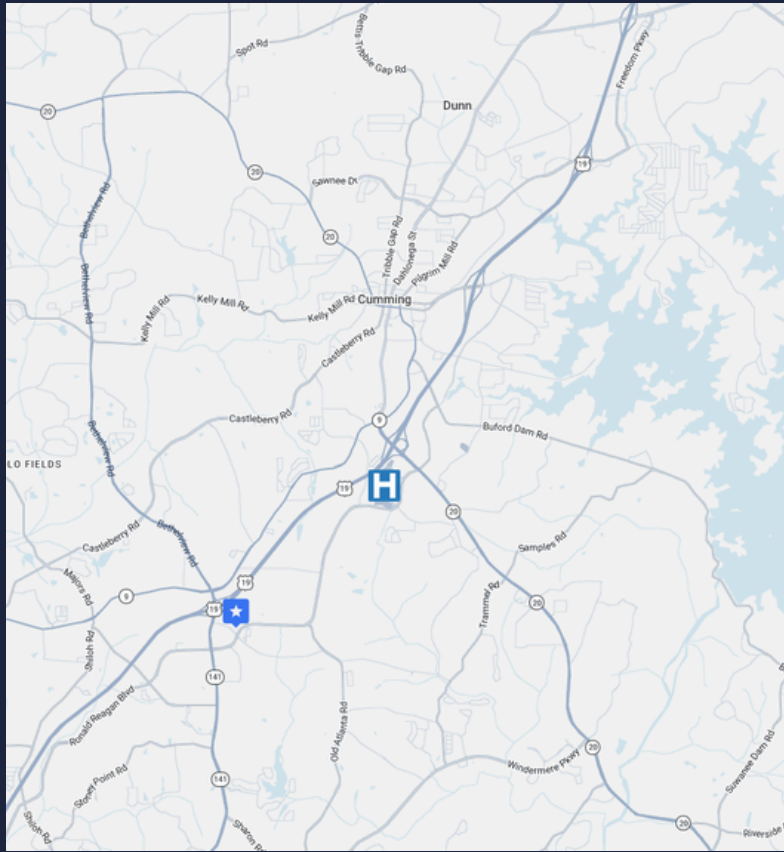
### COVERED ENTRY

Prominent covered entry canopy provides a defined and welcoming arrival point for patients and visitors.



### ACCESSIBILITY

The building is wheelchair accessible and designed to support patient circulation throughout.



## LOCATION OVERVIEW

Located in one of metro Atlanta's fastest-growing submarkets, this Cumming address along Ronald Reagan Blvd offers strong visibility and seamless access to major corridors serving Forsyth County's expanding population. The area benefits from significant residential growth and a highly educated, affluent patient base, supporting sustained demand for healthcare services. In addition, proximity to Northside Hospital Forsyth and a concentration of nearby specialty practices and outpatient facilities position the property within an established medical corridor, providing built-in referral opportunities and convenient access for patients.

## 2870 RONALD REAGAN

High visibility and a prime location have helped tenants achieve more than 25% year-over-year growth since moving in.



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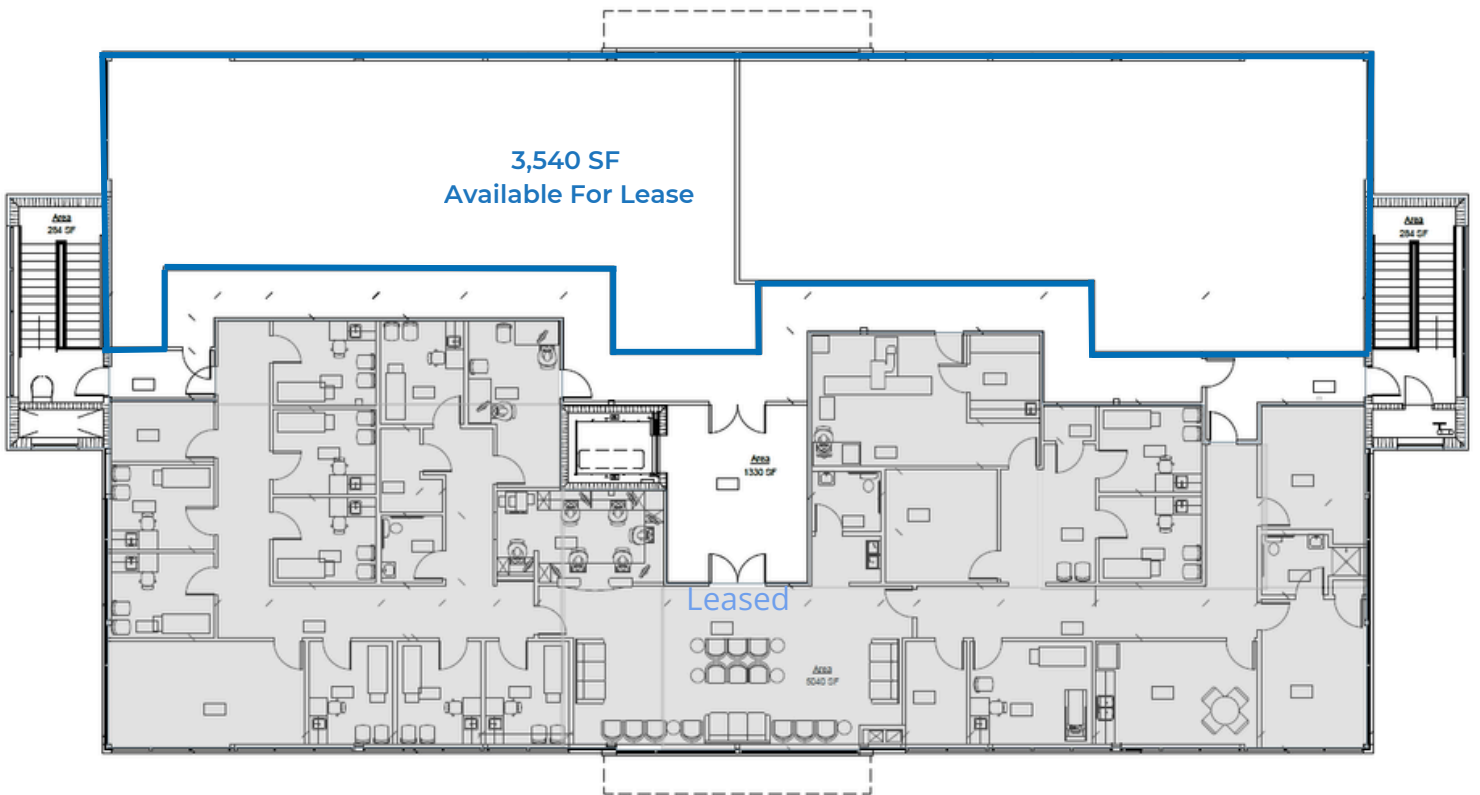
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Suite 200  
2<sup>nd</sup> Floor

3,540 RSF  
Available

Medical  
Office Suite

Available  
Now



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