

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE



VIRTUAL
TOUR
LINKS
INSIDE

Gwinnett 500 Building

1,334 – 7,159 RSF Available

500 Medical Center Blvd, Lawrenceville, GA 30046

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GWINNETT 500 BUILDING

500 MEDICAL CENTER BLVD, LAWRENCEVILLE, GA 30046



PROPERTY OVERVIEW

This three-story Class-A property is located on the Northside Hospital Gwinnett campus, connected via an elevated, fully enclosed bridge walkway. On-site specialties include podiatry, emergency care, women's care, gynecology, obstetrics, fertility treatment, and rheumatology. The property is easily accessible from University Pkwy/Georgia 316, US-29/Lawrenceville-Suwanee Rd, and is three miles from the Gwinnett County Airport.

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Campus Setting

On-Campus – Attached via Skywalk to Northside Hospital Gwinnett Campus

Building Details

Built: 1996/Renovated: 2006
74,636 RSF
Three stories
Class-A Facility

Available

Suite 135: 1,334 RSF
Suite 290: 7,159 RSF
Suite 345: 4,206 RSF
Suite 350: 2,300 RSF Available 6/1/26
Suite 365: 3,639 RSF

Access

Convenient access to US-29

Parking

5.6/1000 Parking Ratio

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CAMPUS OVERVIEW

Attached via an enclosed walkway to the Gwinnett 500 Building, Northside Hospital Gwinnett is a Level II Trauma Center. In addition, this 388-bed hospital includes the Strickland Heart Center's cardiovascular specialties, the Gwinnett Women's Pavilion, and cancer genetic testing.

AREA OVERVIEW

Lawrenceville is part of the greater metro Atlanta region. As the county seat of Gwinnett County and just 47 miles to the northeast of downtown Atlanta, Lawrenceville is a growing suburb with over 30,000 residents. Gwinnett County is the second-largest community in the state of Georgia, expected to exceed one million residents in the next decade. Also, it is one of the most ethnically diverse populations in the United States. Gwinnett Public County School System is consistently ranked as one of the best in the country, contributing to an educated workforce.

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DEMOGRAPHICS

| Distance | Total Population | Median Household Income |
|----------|------------------|-------------------------|
| 1-Mile | 13,346 | \$56,481 |
| 3-Miles | 83,086 | \$63,763 |
| 5-Miles | 207,654 | \$70,078 |

AREA HEALTHCARE



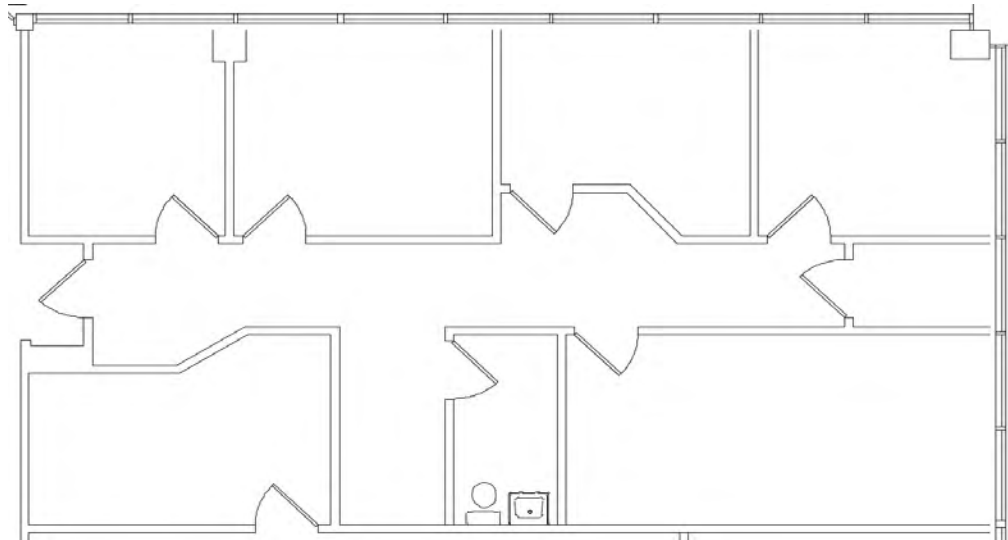
- Albany, GA
- Phoebe Putney Memorial Hospital
- Athens, GA
- St. Mary's Health Care System
 - Piedmont Athens Regional Medical Center
 - Landmark Hospital of Athens
- Atlanta, GA
- Emory Health Care
 - Grady Health System
 - Northside Hospital
 - Atlanta VA Med Center
 - Piedmont Atlanta Hospital
- Augusta, GA
- Doctors Hospital of Augusta
 - Charlie Norwood VA Medical Center
 - Augusta University Medical Center
- Columbus, GA
- Piedmont Columbus Regional Midtown
 - Jack Hughston Memorial Hospital
 - Piedmont Columbus Regional Northside
 - St. Francis Medical Group
- Macon, GA
- Atrium Health Navicent The Medical Center
 - Piedmont Macon Medical Center
 - Northside Hospital Cancer Institute Radiation Oncology - Macon
- Savannah, GA
- Memorial Health University Medical Center
 - Candler Hospital

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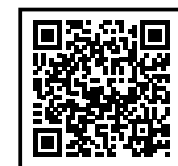
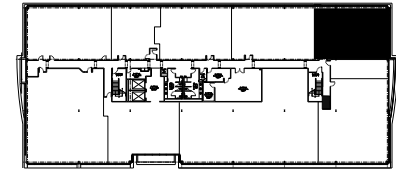
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FIRST FLOOR



Suite 135
1,334 RSF

Key Plan



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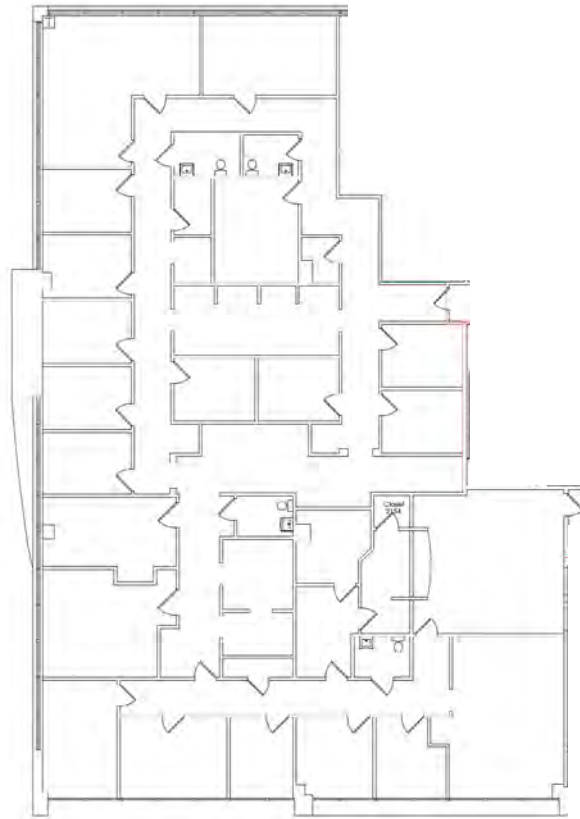
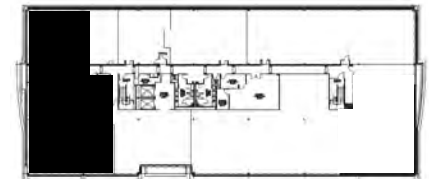
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SECOND FLOOR

Suite 290
7,159 RSF

Key Plan



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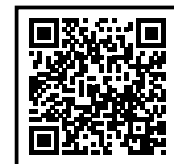
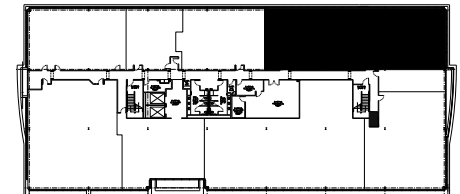
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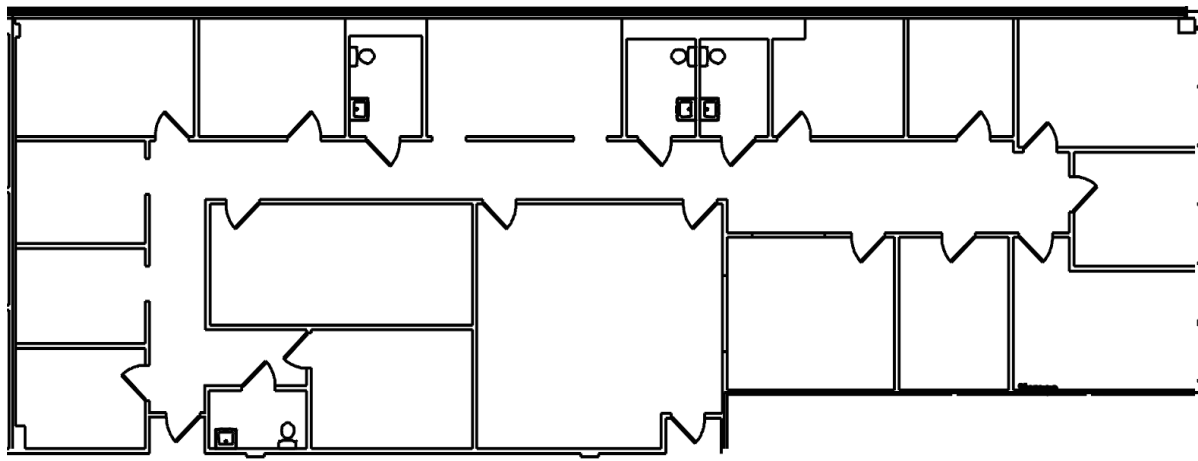
THIRD FLOOR

Suite 345 4,206 RSF

Key Plan



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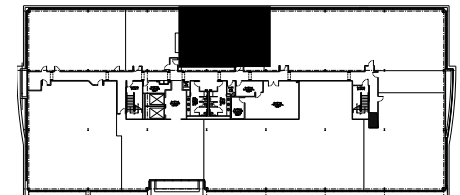
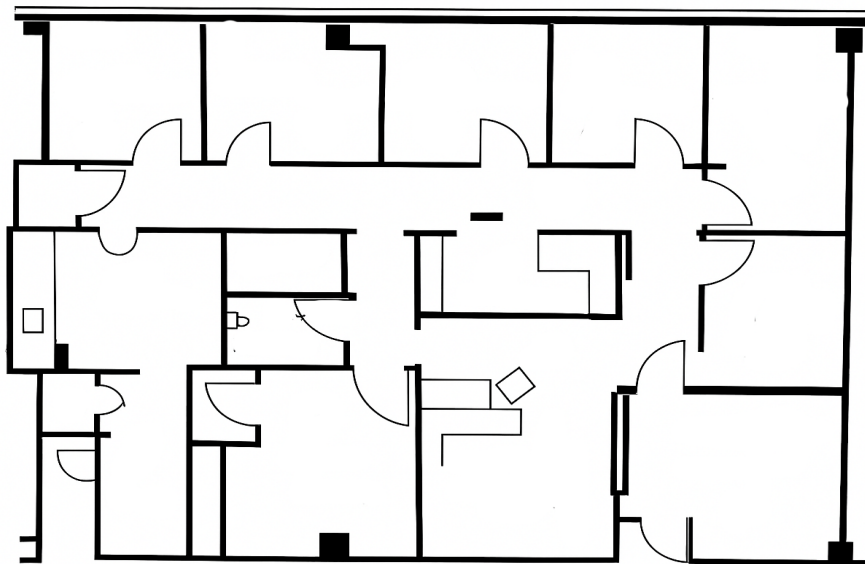
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THIRD FLOOR

Suite 350 2,300 RSF

Available 6/1/26

Key Plan



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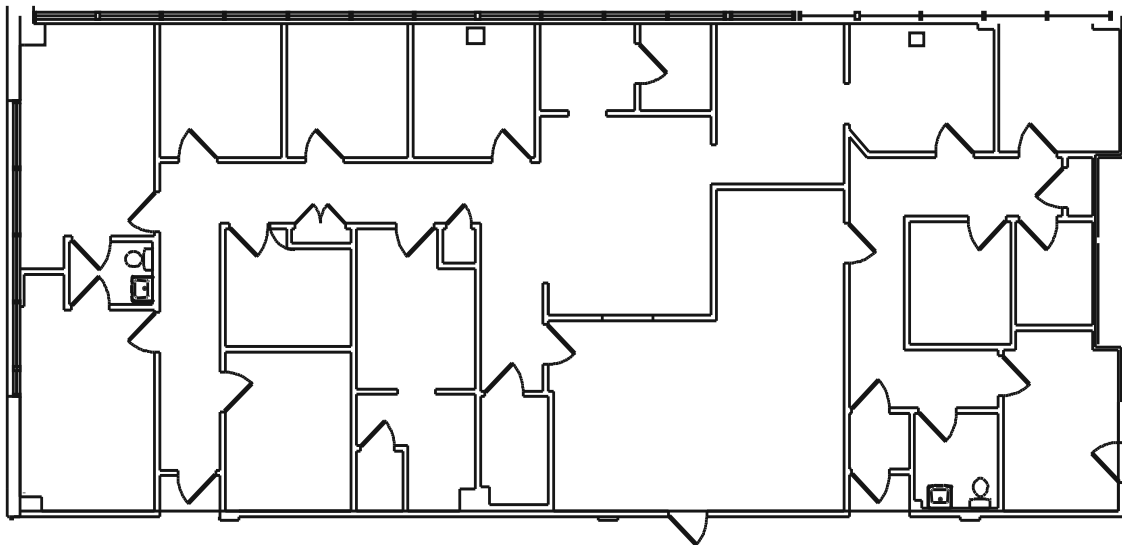
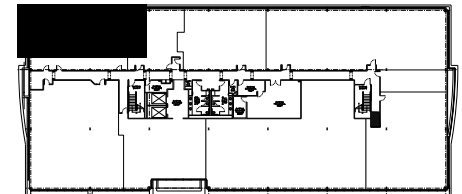
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THIRD FLOOR

Suite 365
3,639 RSF

Key Plan



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SCOTT DUNKLE
Direct 414.367.5556
Mobile 407.620.1496
SDunkle@healthpeak.com

