

FOR LEASE

ANWAN PROFESSIONAL CENTER

2227 IDLEWOOD ROAD , TUCKER, GA 30084

Centrally Located in Tucker, GA at Lawrenceville Hwy and Main Street

Full Built Out Medical Suite on 2nd Floor

Suite has marble countertops, redwood cabinets, hardwood flooring, and two bathrooms in the suite. Class-A space.

Available for occupancy on August 1, 2024

Lift in Building for Handicapped

5 -10 year Lease Term

Parking in Front, on the Side and in the Rear of Building

Monument Sign Space Available

1,600 SF Suite on First Floor Suite

Available for Immediate Occupancy

Minimum 3 year Lease Term

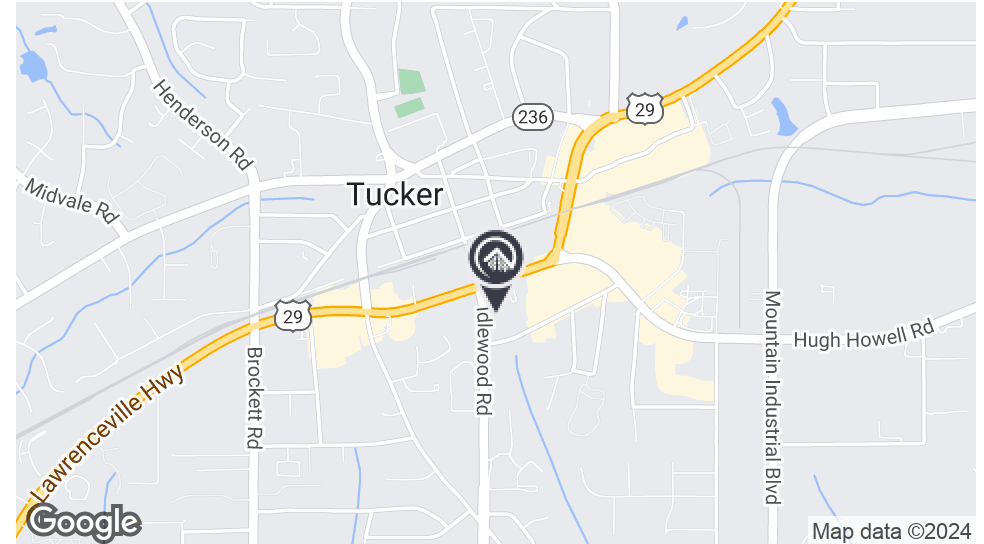
Ideal for a Physical Therapist

JEFF SMITH

770.767.0456

jsmith@perimetercre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 - \$25.00 SF/yr (Full Service/MG)
Building Size:	11,500 SF
Available SF:	1,600 - 2,400 SF
Lot Size:	
Year Built:	1984
Submarket:	Northlake

PROPERTY OVERVIEW

Medical office space in downtown Tucker, Ga.

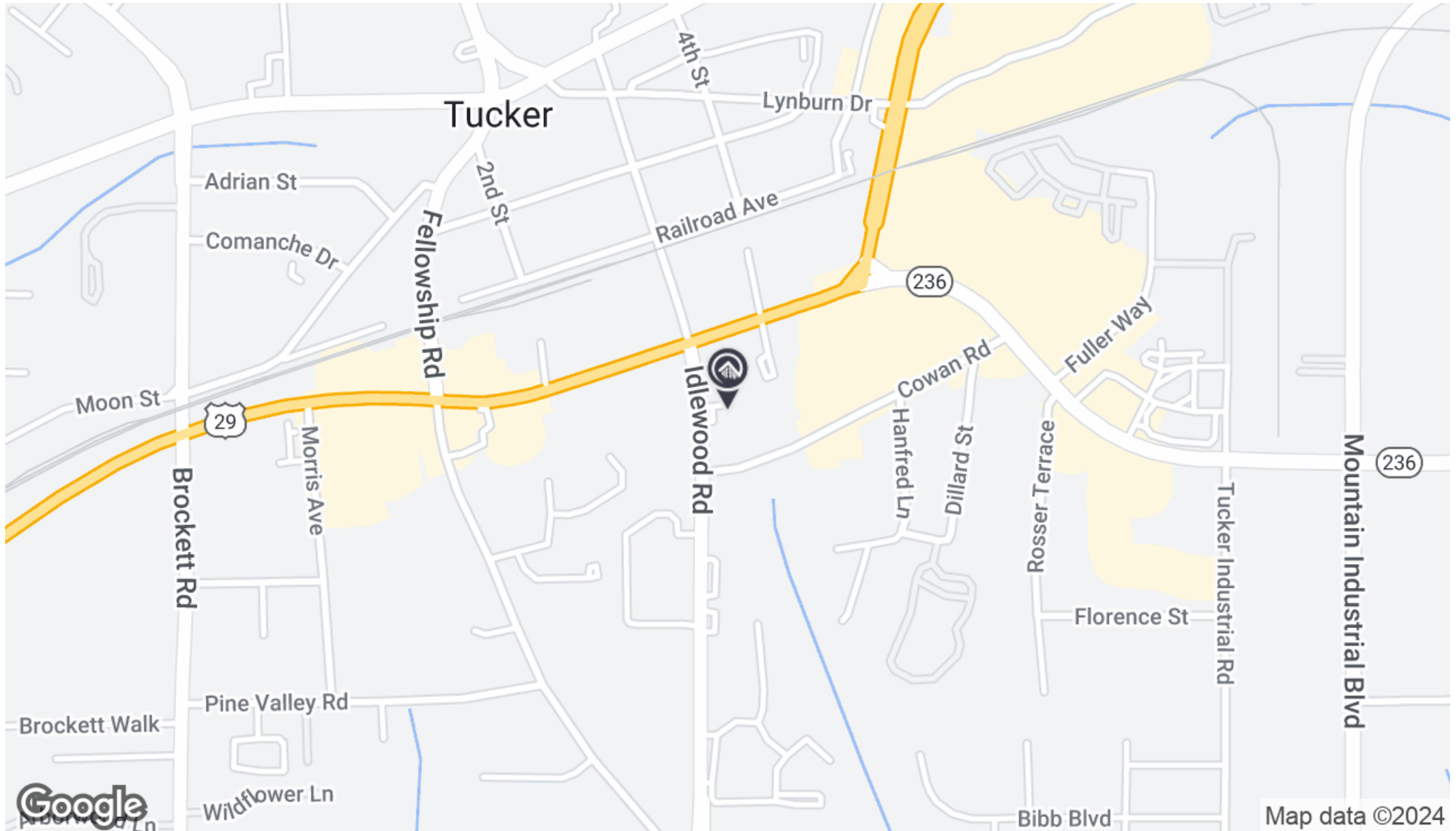
PROPERTY HIGHLIGHTS

- 1,600 SF available for immediate occupancy on the first floor
- \$18.00 SF full service, 3-7 year lease
- 2400 SF fully built out Medical 2nd floor suite with 7 exam rooms; 6 with water, Full lab, 2 Private Bathroom
- Suite has marble countertops, redwood cabinets, hardwood flooring, and two bathrooms in the suite. Class-A space
- \$25.00 SF MG, 5 -10 year lease
- Available August 1, 2024 for occupancy
- Lift Inside Building for Handicapped

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LOCATION MAP



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PHOTOS



Reception Area 2nd Floor Medical Suite



1 of 7 Exam Rooms 2nd Floor Medical Suite

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ADDITIONAL PHOTOS



Anwan Lab 2nd Floor Medical Suite



Anwan Lab 2nd Floor Medical Suite

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ADDITIONAL PHOTOS



Administrator's Office 2nd Floor Mediac Suite

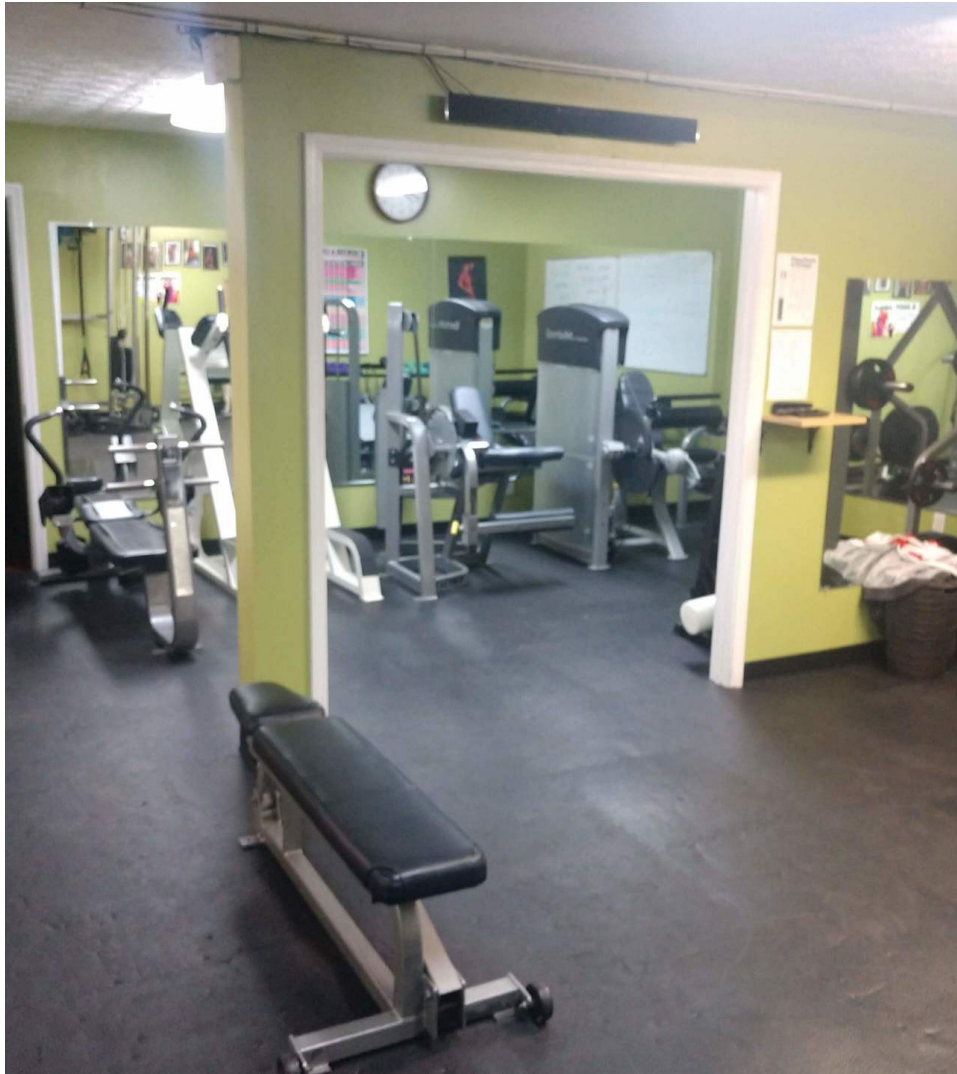


Building Monument Sign

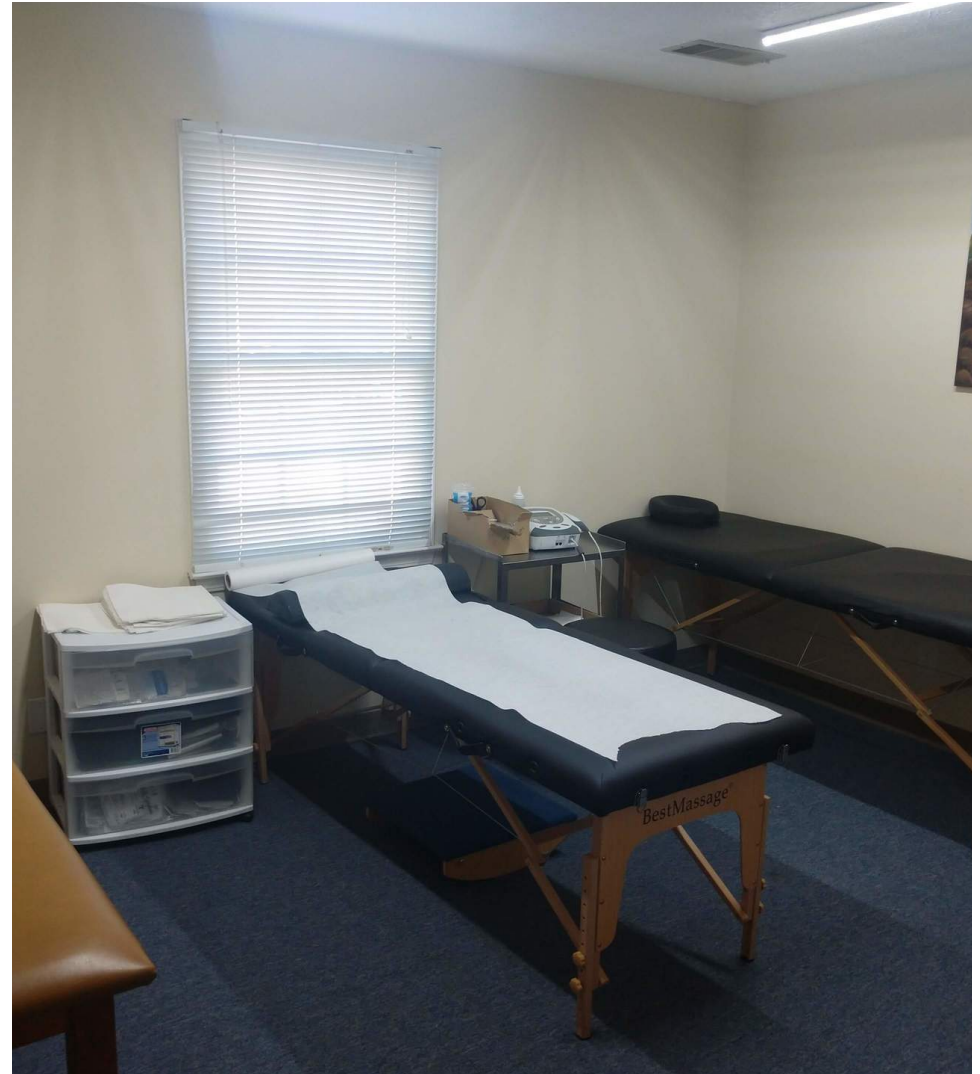
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ADDITIONAL PHOTOS



Physical Therapy Area 1st Floor Suite



Chiropractor Treatment Room 1st Floor Suite

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Direct: 770.767.0456 **Cell:** 770.296.3157

PROFESSIONAL BACKGROUND

Experienced Vice President with a demonstrated history of working in the real estate industry. Skilled in Real Estate Transactions, Investment Properties, Contract Negotiation, Commercial Real Estate, and Real Estate. Strong professional graduated from Georgia Southern University.

A CRE veteran, Jeff came to the commercial industry after 30 years in food industry sales; calling on corporate offices of food service distributors, retail and restaurant chains. Experienced in business negotiations, he is comfortable talking to business/building owners and investors alike. He has represented numerous Tenants and Landlords in leasing transactions, sourced off-market acquisitions and sold/leased office buildings in completed transactions that range from 1,000 square feet up to 60,000 square feet and cover a variety of businesses, including restaurants. Currently he represents Landlord/Owners on over 300,000 square feet of office space. Please contact him for assistance with all your commercial real estate needs.

EDUCATION

Ga Southern University

MEMBERSHIPS

ABCR Member

Million Dollar Club

Perimeter Commercial Real Estate

2400 Herodian Way Suite 205

Smyrna, GA 30080

770.988.5550

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