

**FOR LEASE: OUTPATIENT MEDICAL SPACE ON "PILL HILL"**



SCAN OR CLICK  
FOR VIRTUAL  
SPECULATIVE TOUR



# **Peachtree Dunwoody Medical Center**

**1,155 – 5,557 RSF Available**

**5505 Peachtree Dunwoody Road NE, Atlanta, GA 30342**

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### PROPERTY OVERVIEW

Strategically located on "Pill Hill"—Atlanta's premier medical destination—Peachtree Dunwoody Medical Center offers prime medical suites featuring professional on-site property management. Amenities include a pharmacy, daytime concierge services, and an ATM. Specialties include orthopedics, ophthalmology, dermatology, podiatry, dentistry, psychiatry, Internal medicine, family medicine, physical therapy, occupational therapy, a surgery center, and a medical spa. In addition, the property has convenient access points to Interstate 285, GA-400, T. Harvey Mathis Parkway, and the MARTA Medical Center station.

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**Campus Setting** Located on Atlanta's "Pill Hill"

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**Building Details** 131,553 RSF  
Six stories

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**Available** Suite 380: 4,068 RSF  
Suite 420: 4,443 RSF  
Suite 440: 1,155 RSF  
Suite 460: 3,722 RSF  
Suite 470: 3,610 RSF  
Suite 548: 5,557 RSF  
Suite 640: 3,682 RSF  
Suite 645: 1,441 RSF | Storage 269 RSF

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**Access** Convenient access to I-285

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### LOCAL HOSPITALS

Located in the heart of Atlanta's most dynamic health care market, Pill Hill is known as an exceptional center for medical innovation and patient care. The area features three nationally acclaimed hospitals: Northside Hospital of Atlanta, Emory at Saint Joseph's, and Children's Healthcare of Atlanta at Scottish Rite. These hospitals provide a diverse array of services to residents in and around Atlanta's metropolitan area. In addition to the hospitals, there are hundreds of physician practices and outpatient centers within the area, all served by a dedicated MARTA station, Medical Center Station.

### AREA OVERVIEW

As the capital of Georgia and home to the world's most traveled airport, Hartsfield-Jackson Atlanta International Airport, Atlanta also has the country's third-largest concentration of Fortune 500 companies, including Coca-Cola, Delta Airlines, The Home Depot, UPS, Chick-fil-a, and Porsche. With more than 1.9 million jobs forecasted to be created by 2040 and the most affordable cost of living among the U.S.'s ten largest metro areas, this growing city offers a prime location for your medical practice.

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## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	8,373	\$94,635
3-Miles	118,177	\$99,725
5-Miles	276,272	\$95,319



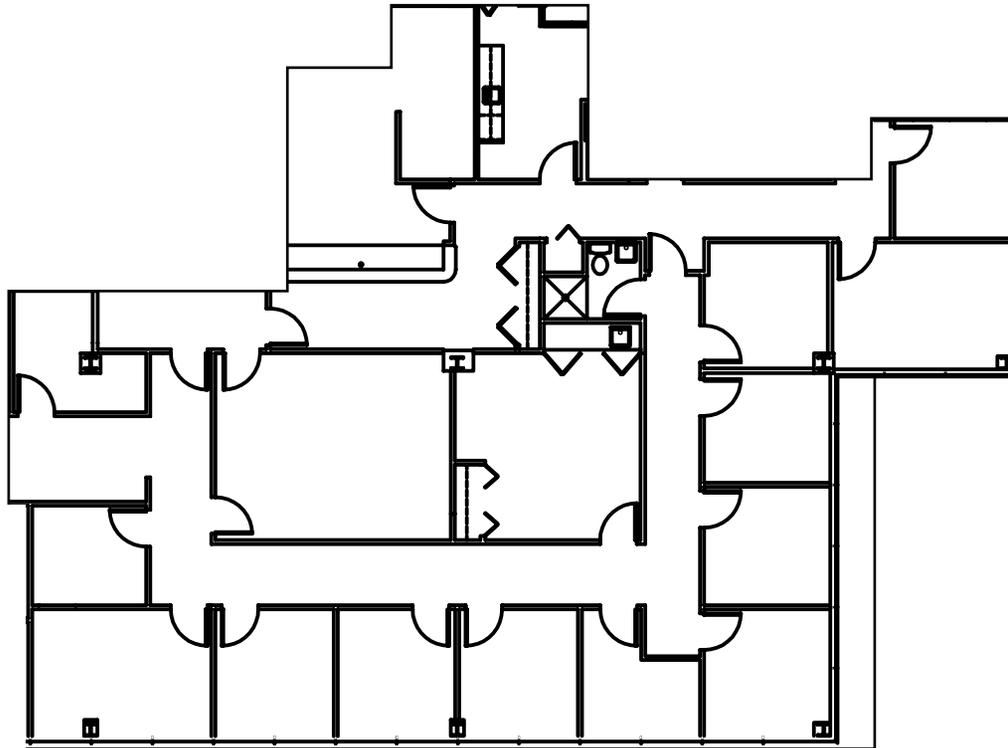
### Area Healthcare

- Athens, GA**
- St. Mary's Health Care System
  - Piedmont Athens Regional Medical Center
  - Landmark Hospital of Athens
- 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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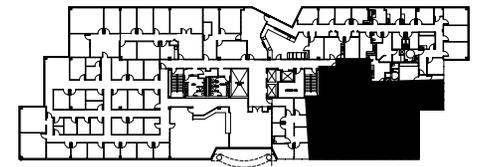


## THIRD FLOOR

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**Suite 380**  
**4,068 RSF**

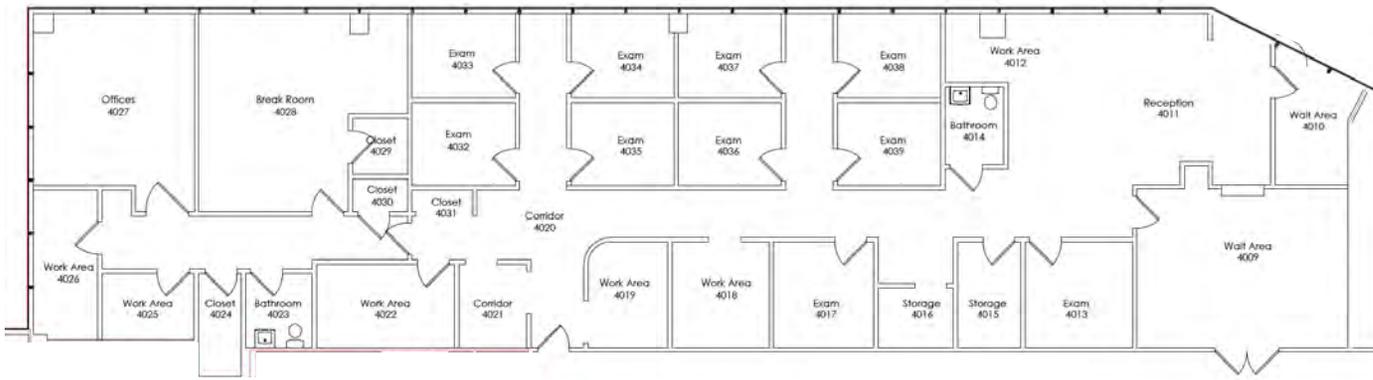
Key Plan



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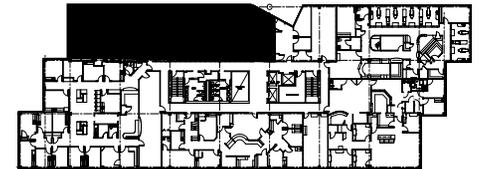
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# FOURTH FLOOR

**Suite 420**  
**4,443 RSF**

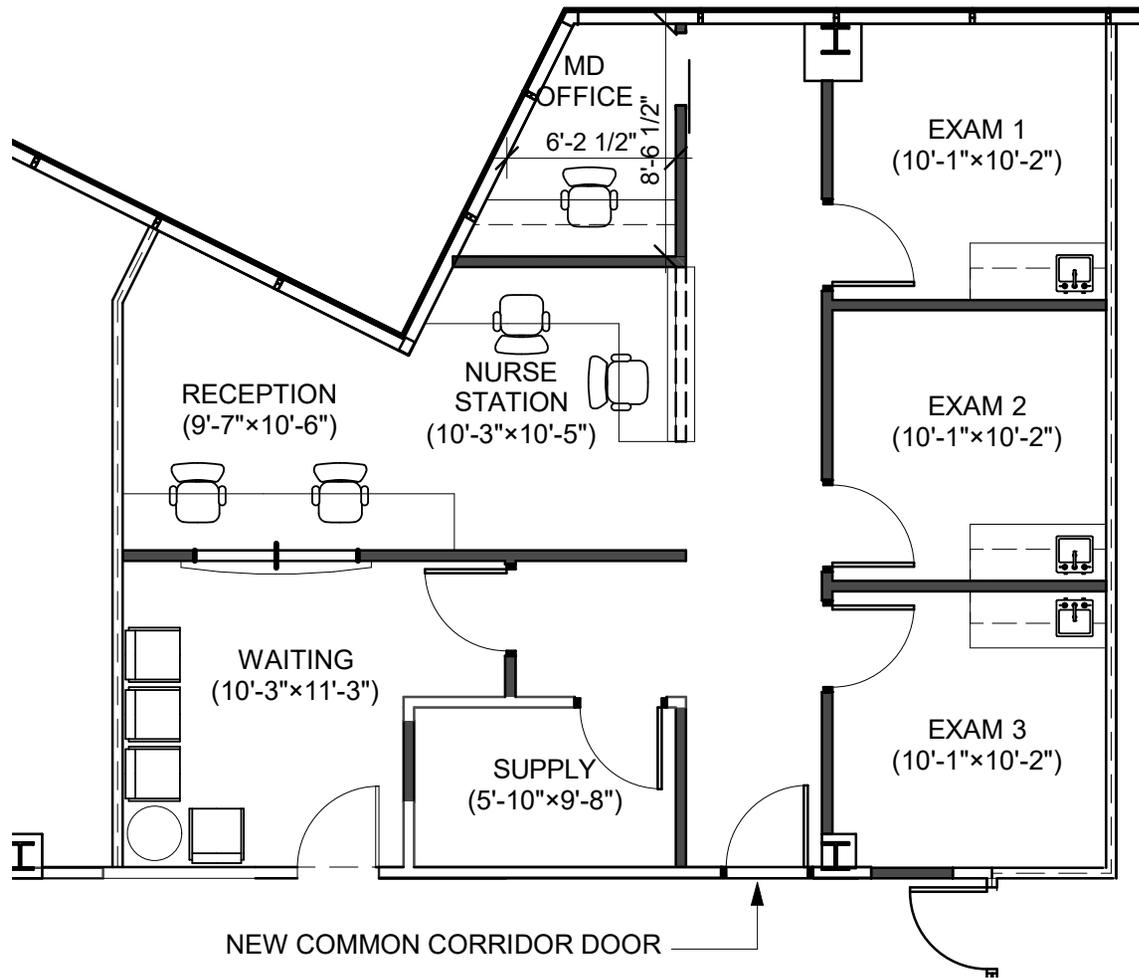
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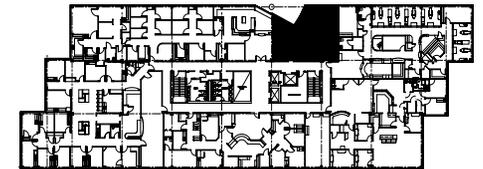
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# FOURTH FLOOR

## Suite 440 1,155 RSF

Key Plan



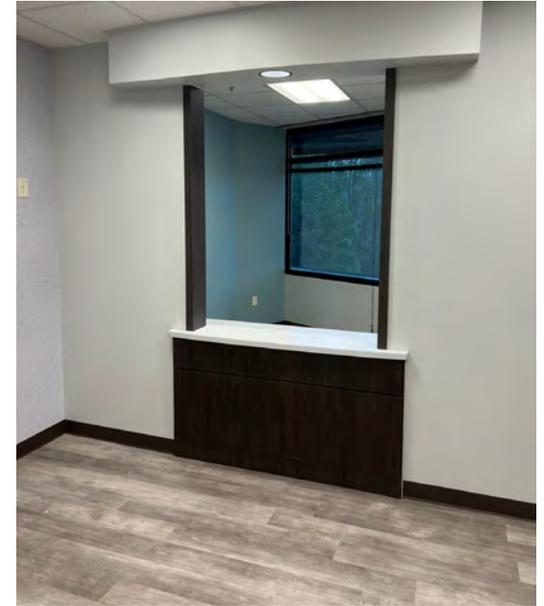
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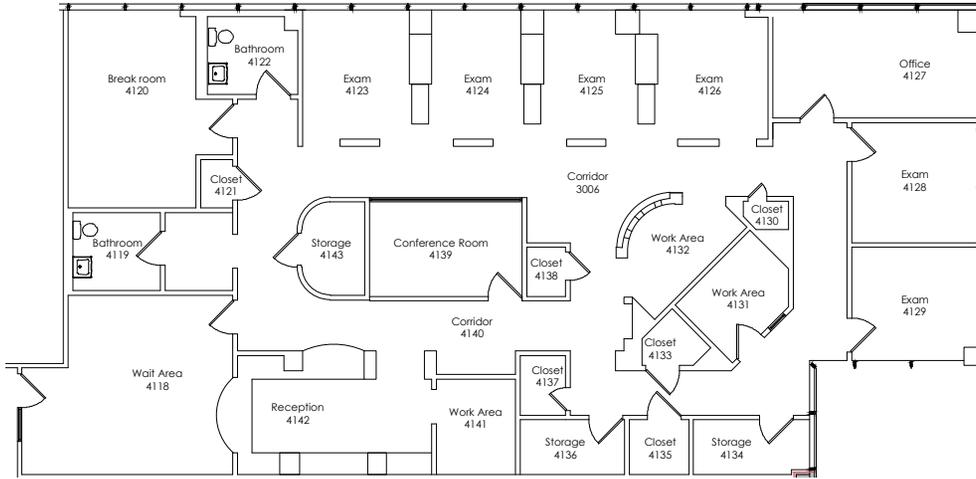
## 440 SPEC SUITE PHOTOS



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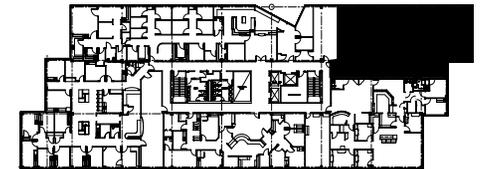


Fully built out dental suite

# FOURTH FLOOR

**Suite 460**  
**3,722 RSF**

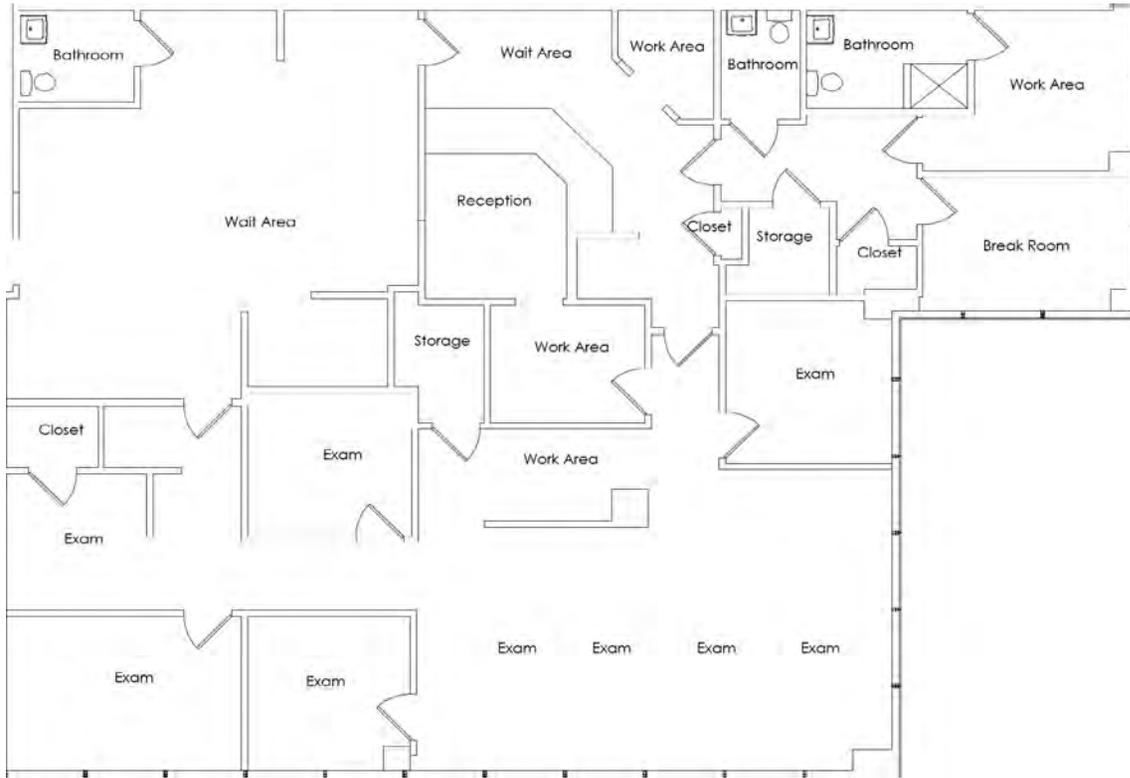
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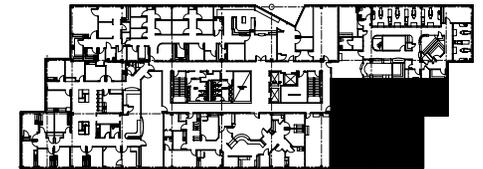


Fully built out dental suite

## FOURTH FLOOR

**Suite 470**  
**3,610 RSF**

Key Plan



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## SPEC SUITE PHOTOS

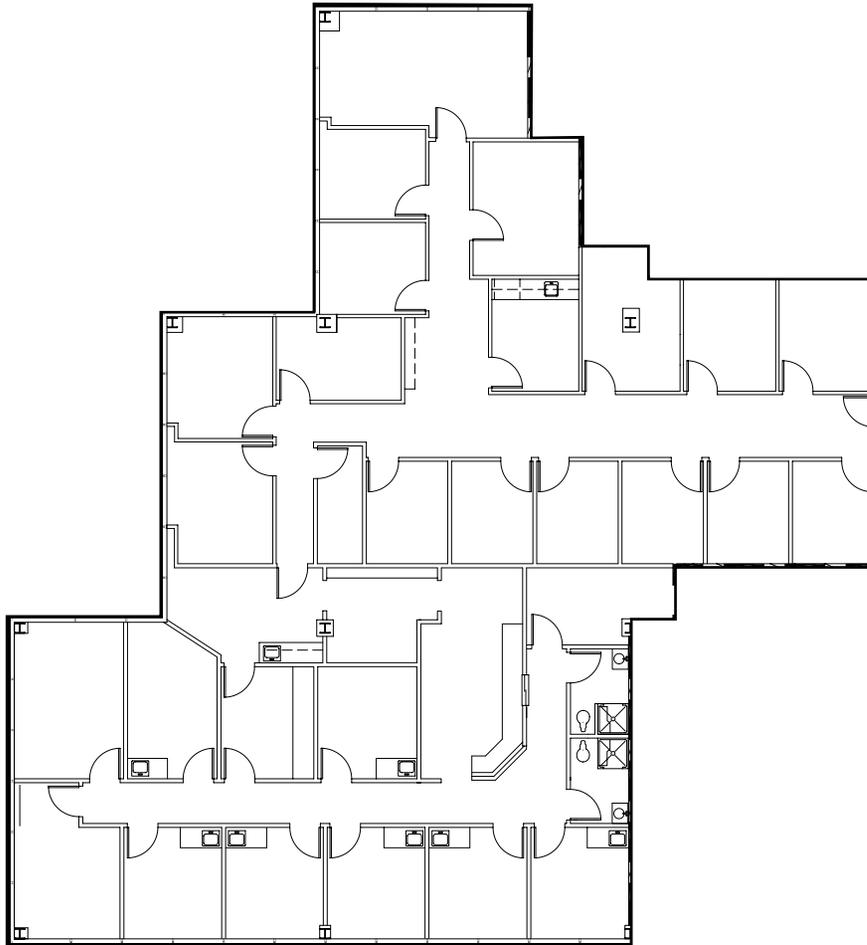
*finishes can be replicated in any suite*



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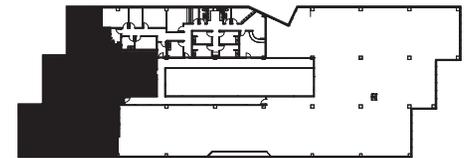


## FIFTH FLOOR

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**Suite 548**  
**5,557 RSF**

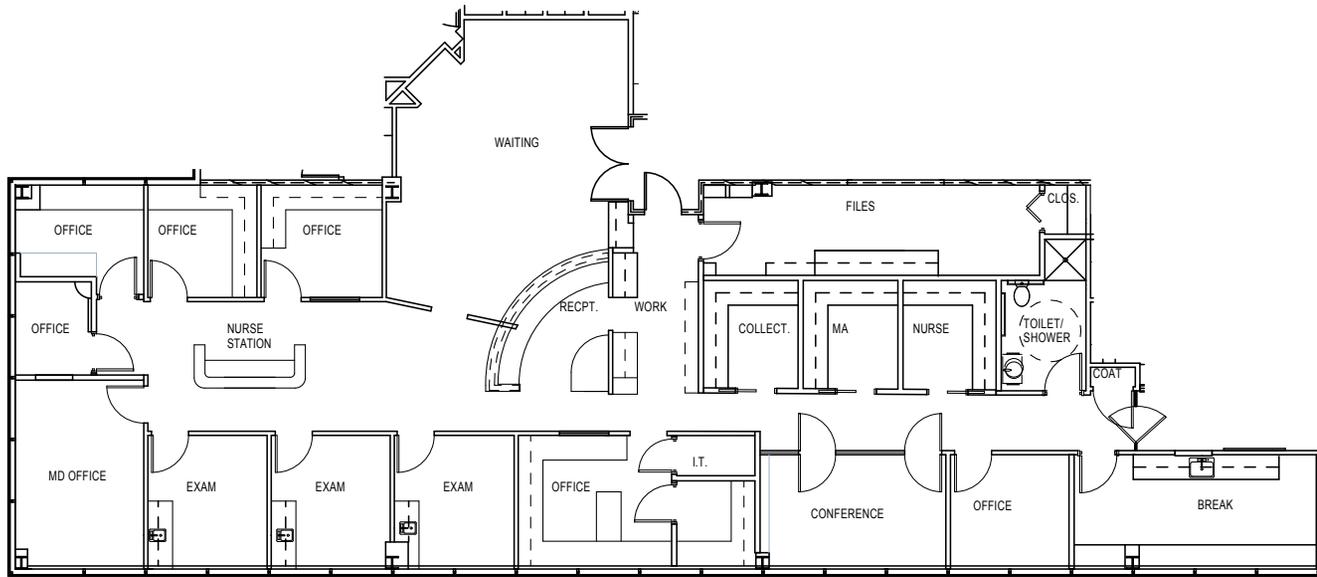
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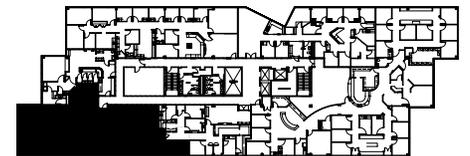
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## SIXTH FLOOR

**Suite 640**  
**3,682 RSF**

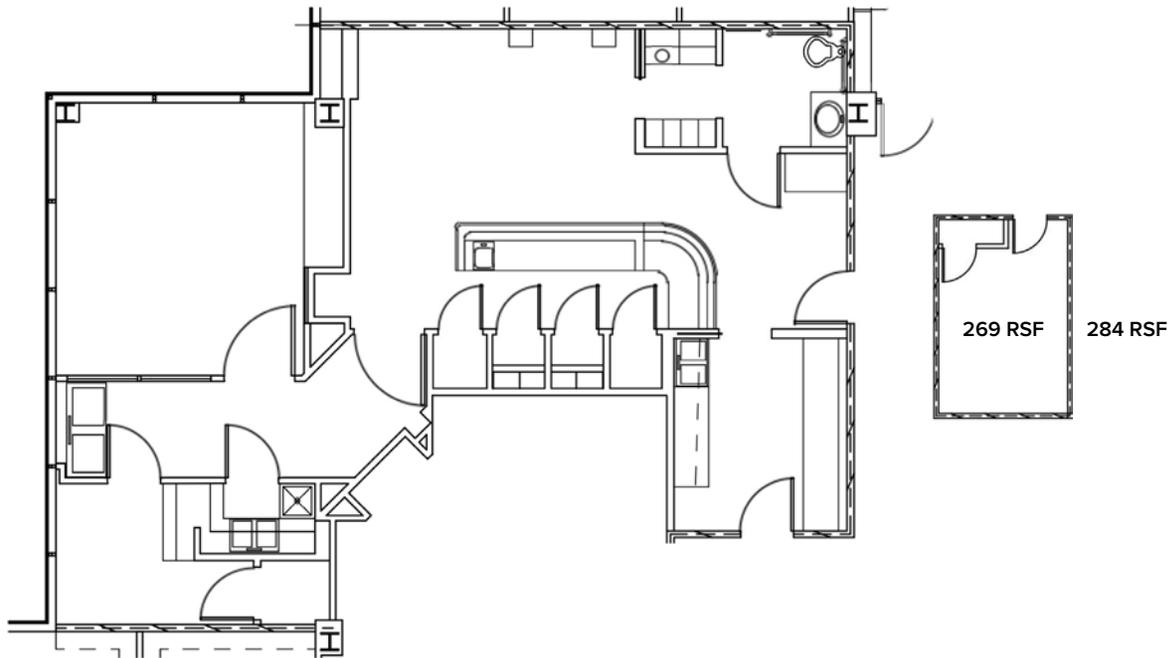
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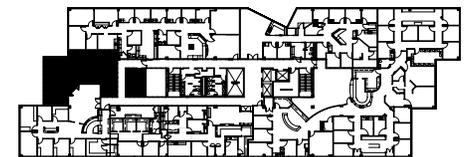


## SIXTH FLOOR

### Suite 645 1,441 RSF

Additional Storage: 269 RSF

Key Plan



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