

2802 Paces Ferry Road

Located in the heart of Vinings, 2802 Paces Ferry Road offers physicians a rare combination of modern appeal, flexible space, and a prime ITP address just minutes from I-285, The Battery, The Home Depot headquarters, and a wealth of nearby amenities.

Space for Sale/Lease
2802 Paces Ferry Road
Atlanta, GA 30349



Total SF
15,940 SF



Available SF
15,940 SF



For Sale or Lease

Sale Price:

Undisclosed

Lease Rate:

\$26/RSF, Modified Gross

Building Size 15,940 SF

Stories 03

Year Built 2000

Parking 22 Spaces

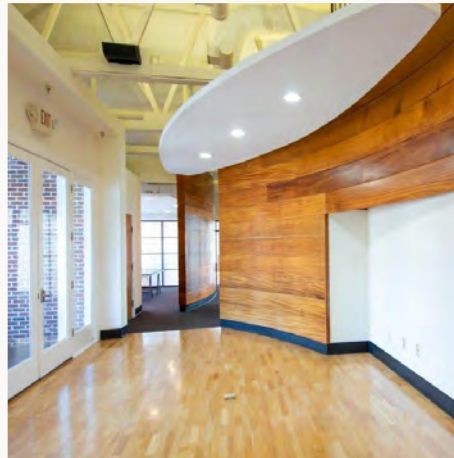
Exterior Signage Available

Tenancy HQ Single or Multi-Tenant

Power Natural gas-powered generator available for redundancy power. Existing high-speed fiber optic cable available



Property Highlights



Exceptional Connectivity

Minutes from major interstates and key business hubs like The Battery and The Home Depot HQ, this location offers easy commutes and broad patient reach for healthcare providers.



Modern Appeal

Two floors of finished office space with hardwood floors and curved mahogany walls create a polished, professional setting ideal for medical practices.



Accessible Parking

On-site surface parking ensures easy access for physicians, staff, and patients, streamlining daily operations and improving the care experience.



Amenity-Rich

Located near The Battery and Cumberland Mall, the property offers physicians and patients walkable access to top dining, retail, and entertainment.



Prime Submarket

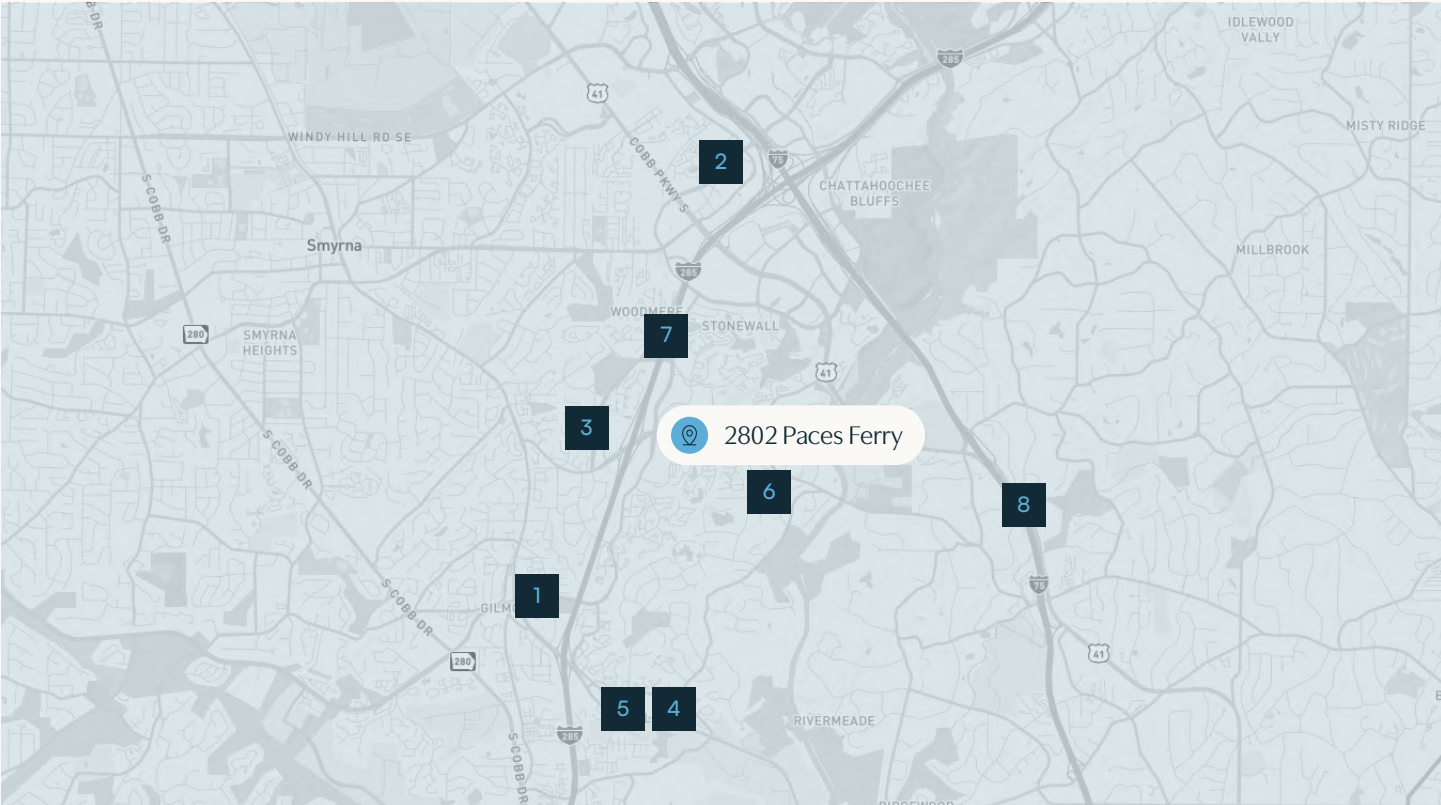
Known for its upscale charm and convenient ITP location, Vinings is one of Atlanta's most sought-after submarkets. The area offers an ideal setting for patient-focused medical



Operational Flexibility

The flexible lower level includes two drive-in garage doors and provides functional space for loading, storage, or expanded office use to meet a variety of business needs.

Points of Interest



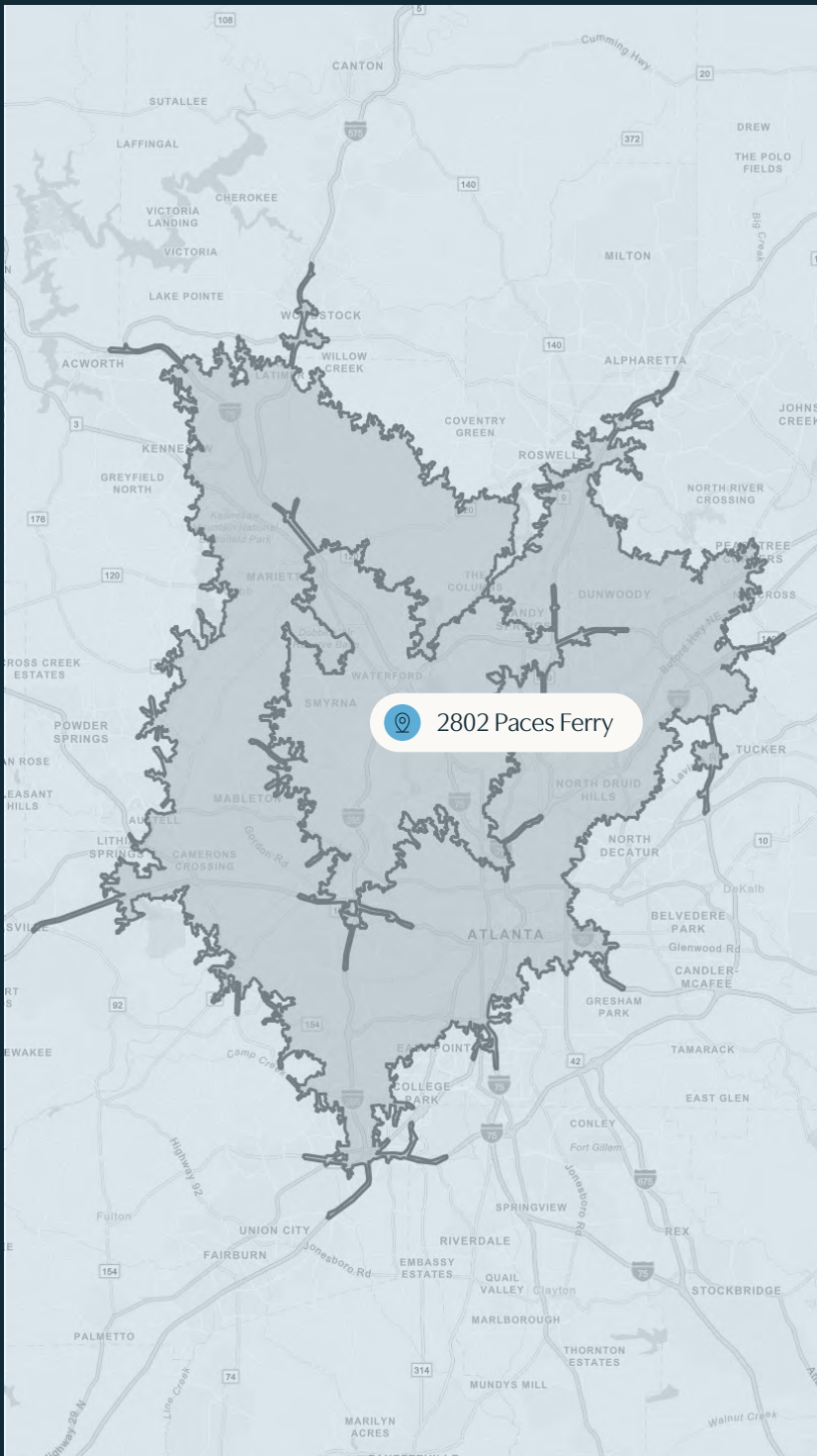
- 1** Wellstar Vinings Health Park
📍 3 miles
- 2** Truist Park & The Battery
📍 3 miles
- 3** Home Depot Headquarters
📍 1 mile
- 4** Cobb Energy Center
📍 2 miles

- 5** Cumberland Mall
📍 2 miles
- 6** Vinings Jubilee
📍 1 mile
- 7** I-285
📍 5 miles
- 8** I-75
📍 5 miles

Additional notable amenities within 2 mile radius

- 7+ Shopping Centers
- 30+ Restaurants and Dining Options
- 10 Hotel Accomodations

Demographics



15 Minute Drive Time



Population
268,879



Median Income
\$99,798



Median Age
35.0 years old



CAGR
.73%

25 Minute Drive Time



Population
1,105,800



Median Income
\$92,096



Median Age
35.5 years old



CAGR
.46%

Market Overview

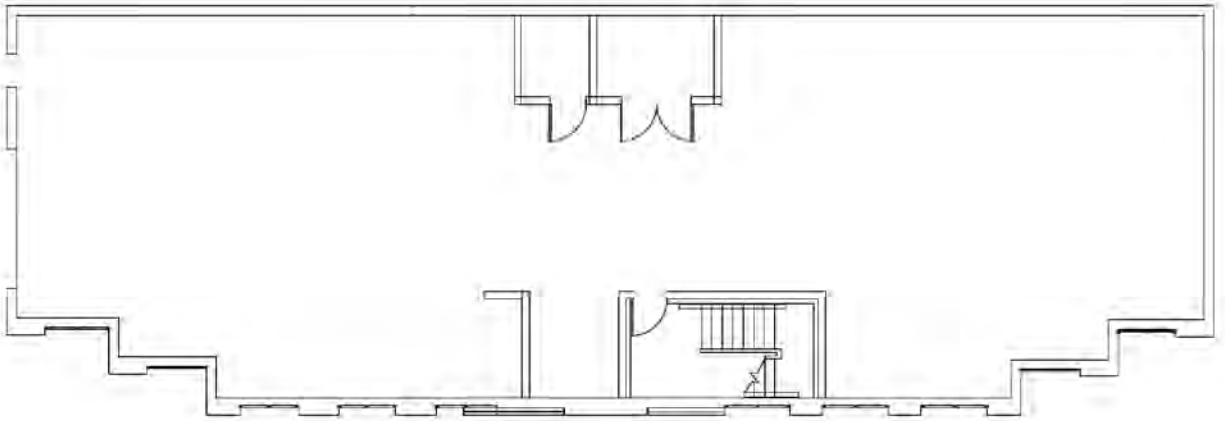
Vinings is a highly desirable community in Cobb County, Georgia, nestled along the Chattahoochee River beside Buckhead’s prestigious West Paces Ferry corridor. The area offers a rare combination of upscale living, natural beauty, and strategic access to Atlanta’s core business and healthcare districts. Vinings features a mix of luxury residences, top-rated private schools, boutique retail, and abundant green space that appeal to professionals and families alike. With an affluent and growing population and direct access to I-285, I-75, and major Atlanta destinations, the community provides an ideal environment for high-quality healthcare practices to thrive.

	Buckhead	Central Perimeter	Downtown	Midtown	Northeast Atlanta	Northwest Atlanta
Inventory	18,235,862	25,093,368	16,756,362	25,698,269	19,894,637	24,650,182
Vacancy Rate	29.4%	29.9%	29.8%	33.3%	13.5%	17.8%
Absorption	-128,095	19,193	-961,202	-333,241	107,933	50,791
Leasing	979,585	1,262,906	383,299	1,260,487	668,669	939,340
Asking Rent	\$38.75	\$29.38	\$28.56	\$45.64	\$21.34	\$27.52



Atlanta: The Economic and Social Engine of the Southeast

- #1 State for Doing Business (10 consecutive years)
- #1 State Workforce Development Programs (8 consecutive years)
- #1 Best Places to Live in the US
- #10 Largest Economy with \$436.8B GDP



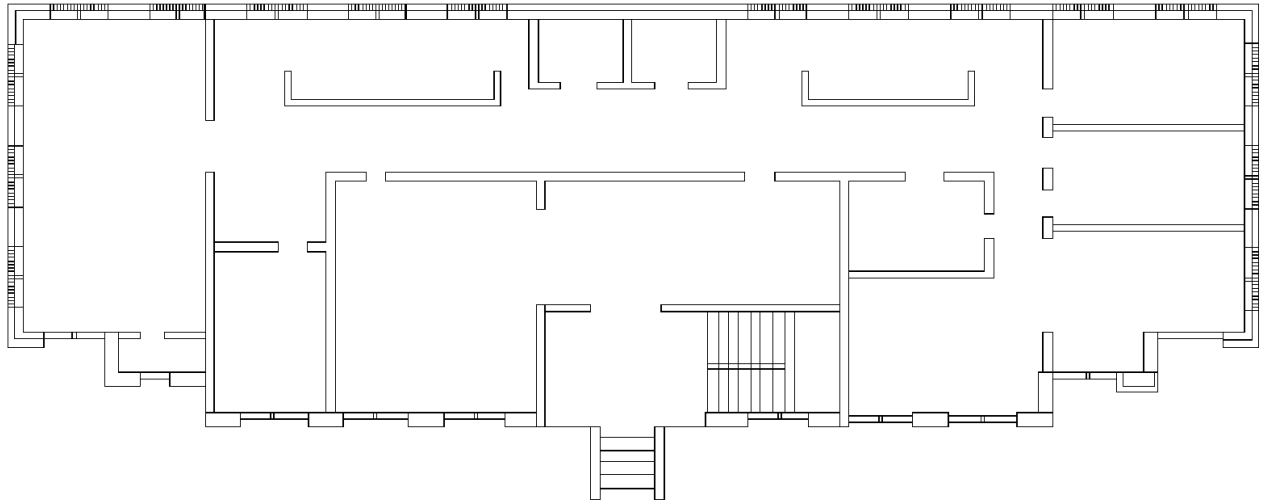
FLOOR PLAN

Floor One



Size
?? RSF

Lower Level features flex warehouse space with loading capacity via garage bay.



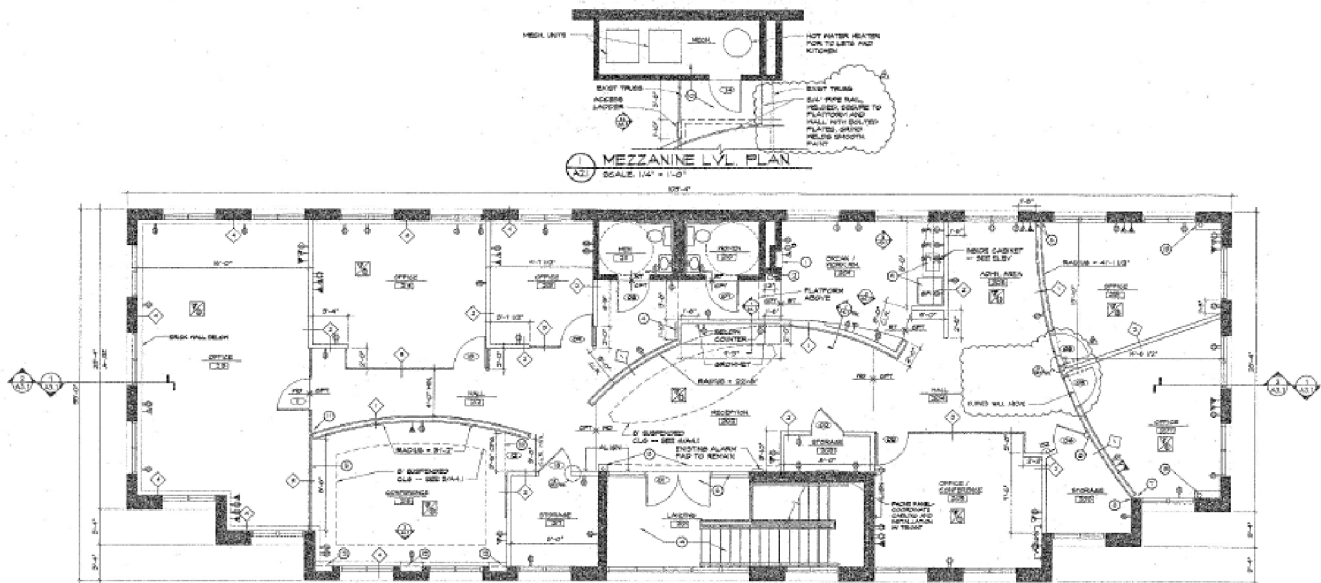
FLOOR PLAN

Floor Two



Size
?? RSF

Entrance Level features finished office space with carpeted floors and plenty of natural light.



FLOOR PLAN

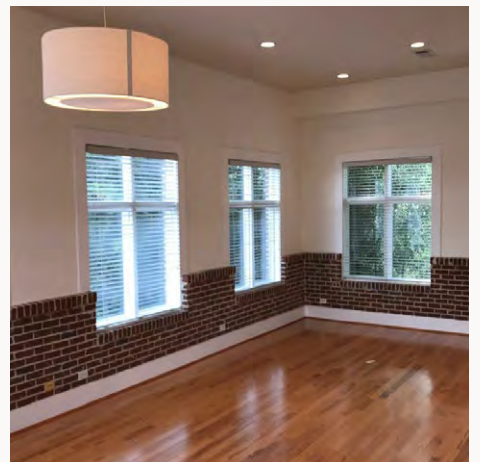
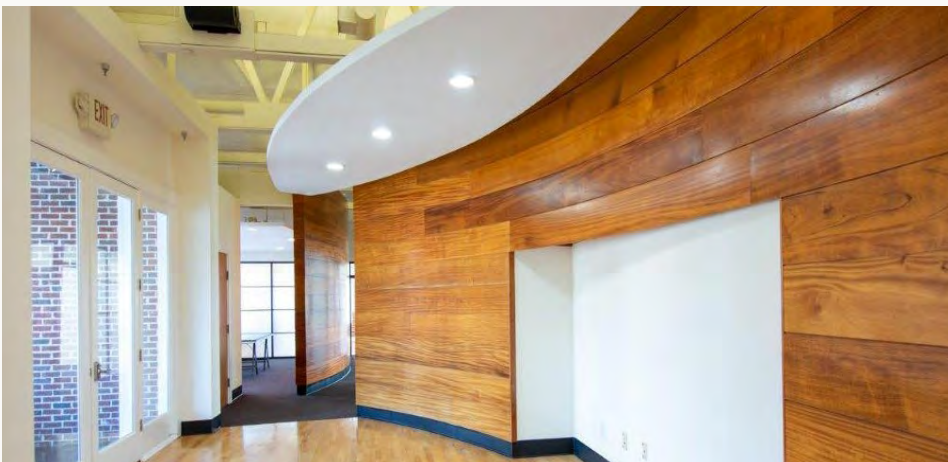
Floor Three



Size
?? RSF

Upper Level features finished office space with hardwood floors and curved mahogany walls.

Photos





2802 Paces Ferry Road

2802 Paces Ferry Road
Atlanta, GA 30349

Wheeler Briggs
Senior Director, Brokerage



Phone
(229) 669-5399



Email
wheeler.briggs@meadowsandohly.com

Meadows & Ohly