

KUHN UKANI PROPERTY GROUP

AVAILABLE NOW FOR LEASE

1814 CLAIRMONT RD

DECATUR, GA 30033 | ATLANTA MSA | PRIME MEDICAL CORRIDOR



11,415 SF

RENTABLE AREA

\$25 / SF

FULL FLOOR(S) RATE

\$30 / SF

SUITE RATES

VA, EMORY, CDC

REFERRAL ECOSYSTEM

FORMERLY LEASED BY EMORY UNIVERSITY FOR MEDICAL RESEARCH

Single tenant preferred, divisible to multi-tenant suites.

STRATEGIC HEALTHCARE LOCATION

ATLANTA VA MEDICAL CENTER

0.5 miles

EMORY CLAIRMONT CAMPUS

0.9 miles

EMORY DECATUR HOSPITAL

2.6 miles

EMORY UNIVERSITY

1.0 miles

DOWNTOWN DECATUR

2.8 miles

I-285 / US 78 ACCESS

2.5 miles

PROPERTY PHOTOS



PROPERTY SPECIFICATIONS

Address	1814 Clairmont Rd
City/State	Decatur, GA 30033
Building Size	12,491 SF (~11,415 RSF)
Lot Size	1.50 Acres
Year Built/Reno	2000 / 2009
Building Type	Medical Office (With Elevator)
Zoning	O-I Office Institution
Open Lot Parking	5.25 per 1,000 SF
Condition	Move-In Ready

LEASE TERMS

Floor Rate	\$25/SF
Suite Rates	\$30/SF
Lease Type	NNN
CAM	\$9/SF
Lease Term	Negotiable
Tenant Improvement	Negotiable Based on Term
Escalations	Negotiable
Former Tenant	Emory University
Availability	IMMEDIATE

IDEAL USES

Specialty Medical Practice | Outpatient Surgery | Urgent Care | Imaging Center | Medical Labs | Clinical Research | Physical Therapy | Behavioral Health | Healthcare Admin

Ideal Uses Note: Some use cases subject to zoning approval.



POPULATION (3 MI EST)
~105,000



MEDIAN INCOME (30033)
~\$112,000



HOUSEHOLDS (3 MI EST)
~45,000



COLLEGE EDUCATED (30033)
71%

PROPERTY PHOTOS



Virtually Staged, illustrative of potential use



Virtually Staged, illustrative of potential use

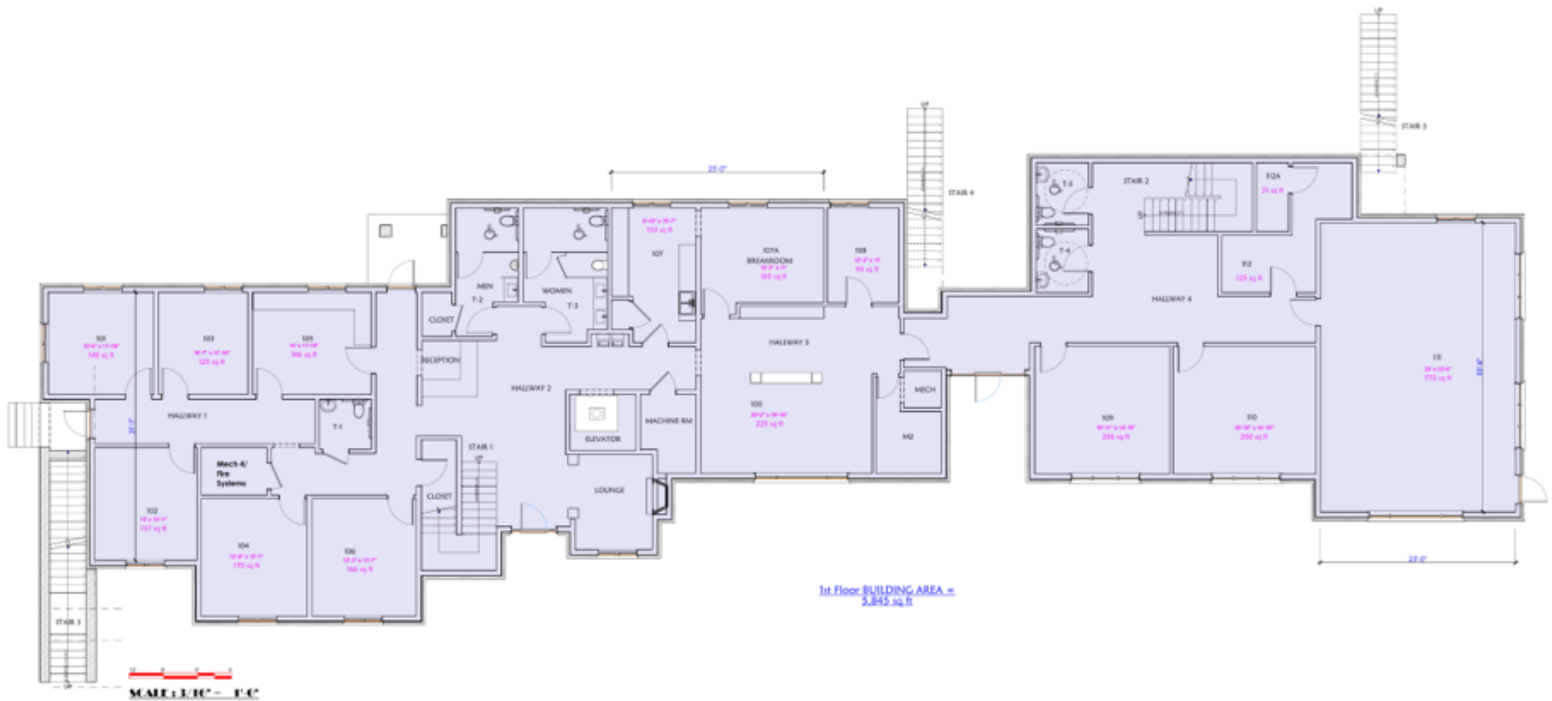


Virtually Staged, illustrative of potential use

FLOORPLAN | 1814 CLAIRMONT RD, DECATUR, GA 30033

FIRST FLOOR, AS BUILT

5,845 SF per plans



SECOND FLOOR, AS BUILT

5,570 SF per plans



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein