

Medical Office Space Ambulatory Surgical Center

3450 Acworth Due West Road

Building 200

Kennesaw, GA 30144



McWhirter

Property Highlights:

- 12,892 sf class A building built in 2015
- C2 Zoning
- Ideal for owner/user
- Ample parking
- Taxes: \$37,138.42 - Cobb County / \$11,201.40 - City of Acworth (2024)
- Inquire for price

Prime Medical Office Space with Ambulatory Surgical Center (CMS Certified) ±12,892 SF Across Two Floors

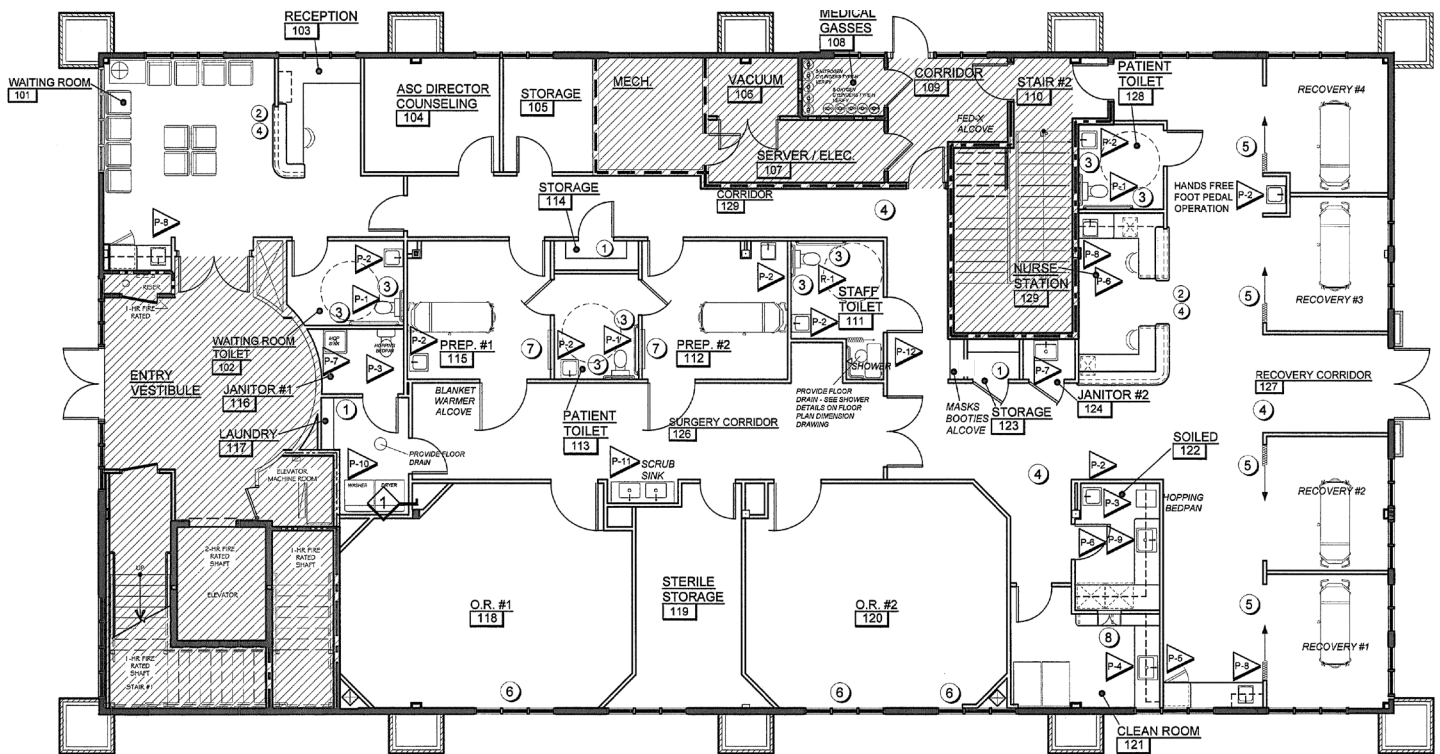
Constructed in 2015, this 12,892± SF two-story medical outpatient building located in the Cobblestone Centre Office Park offers a highly specialized design tailored for clinical and surgical services. The facility boasts:

- A turn-key ambulatory surgical center equipped for surgical procedures of any specialty
- Modern amenities and infrastructure to support a range of clinical activities
- Ample parking, ensuring convenience for patients and staff

Prime Location in Kennesaw, GA:

- Strategically located in a thriving medical and commercial hub
- Offers excellent accessibility with major transportation routes nearby
- Positioned to serve a growing community with increasing demand for medical services





First Floor Ambulatory Surgical Center:

- Two (2) operating rooms
- Four (4) recovery bays
- Two (2) pre-op rooms
- Waiting room
- One (1) consultation room
- Modern interiors with flexible floorplans
- ADA-compliant and fully equipped for medical use
- Dedicated parking spaces for patients and staff

Included Equipment:

- 2 GE/Datex Aestiva 5 Anesthesia Machines
- Blickman 7924MS Blanket Warmer
- 2 AMSCO V116 Sterilizers
- 2 Miele G7899 Instrument Washers
- 2 AMSCO Operating Tables (3085SP and 3080RC)

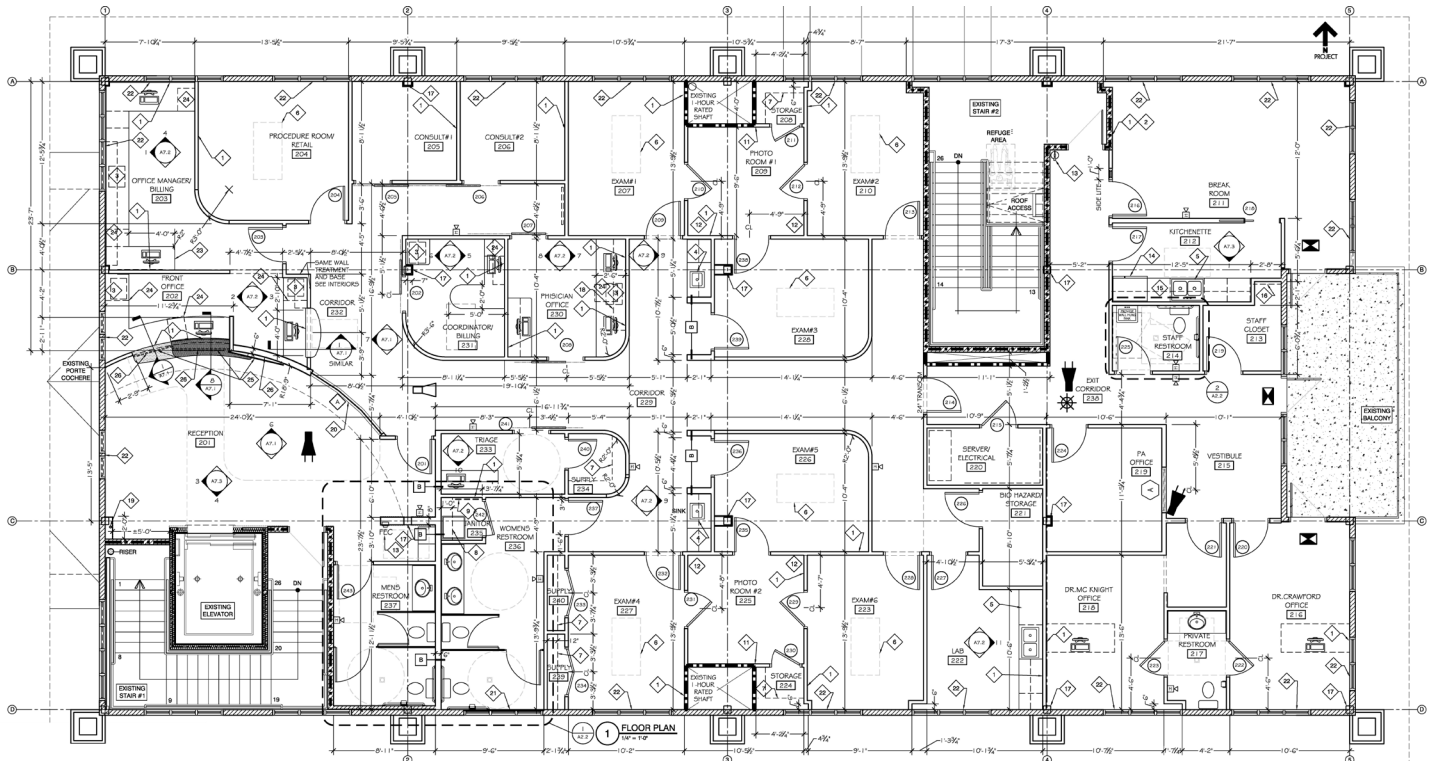
**The above is a sample list of equipment. The facility is a fully functional medical clinic with ambulatory surgical center and all equipment is included in sale.*





Second Floor Clinic:

- Check-in/out
- Six (6) exam rooms
- Two (2) private physician offices with shared restrooms
- One (1) procedure room
- Two (2) consultation rooms
- Restroom
- Break/kitchen



A Strategic Location for Your Medical Practice

- Close proximity to major retail, other medical offices, and residential areas
- High visibility and traffic count along Acworth Due West Road (17,300 vpd on Acworth Due West Road, northeast of site; 36,000 vpd on Cobb Pkwy N/Hwy 41)
- Proximity to other area hospital/medical centers:

Wellstar Kennestone Hospital.....	4± mi
Children's at Town Center Outpatient.....	7.9± mi
Wellstar Acworth Health Park.....	9.5± mi
Northside Towne Lake.....	13± mi
Piedmont Cartersville.....	15.9± mi
Wellstar Cobb Hospital.....	16± mi
Northside Cherokee Hospital.....	24± mi



For more information, please contact:

Justin Carswell
678.385.2715
jlc@mcwrealty.com

Dan Buyers
770.596.2629
tdb@mcwrealty.com



McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

