

Northside Alpharetta Campus

Northside Alpharetta Campus is Welltower's four-building development located in the heart Alpharetta's premier healthcare corridor. With convenient, direct access to GA-400, built-in referral networks, and proximity to a high-demand patient base, it offers an exceptional platform for growing practices in one of North Fulton's most active medical markets.

Space for Lease
3400 Old Milton Pkwy
Alpharetta, GA 30005



Total SF
425,000 SF



Available SF
790 - 24,000 SF



Campus Highlights



Premier Campus

Set on 140 acres, this campus features four market-leading medical office buildings designed to meet the needs of modern healthcare practices.



Strategic Connectivity

Located in Alpharetta's Medical Corridor with direct GA-400 access, the campus connects physicians to high-income, growing patient bases across North Fulton and Forsyth.



Collaborative Care

Physicians benefit from access to onsite outpatient services, supporting efficient treatment delivery and coordination across specialties.



Referral Potential

With a diverse mix of specialties across the campus, physicians benefit from built-in referral networks that support practice growth and patient retention.



Ample Parking

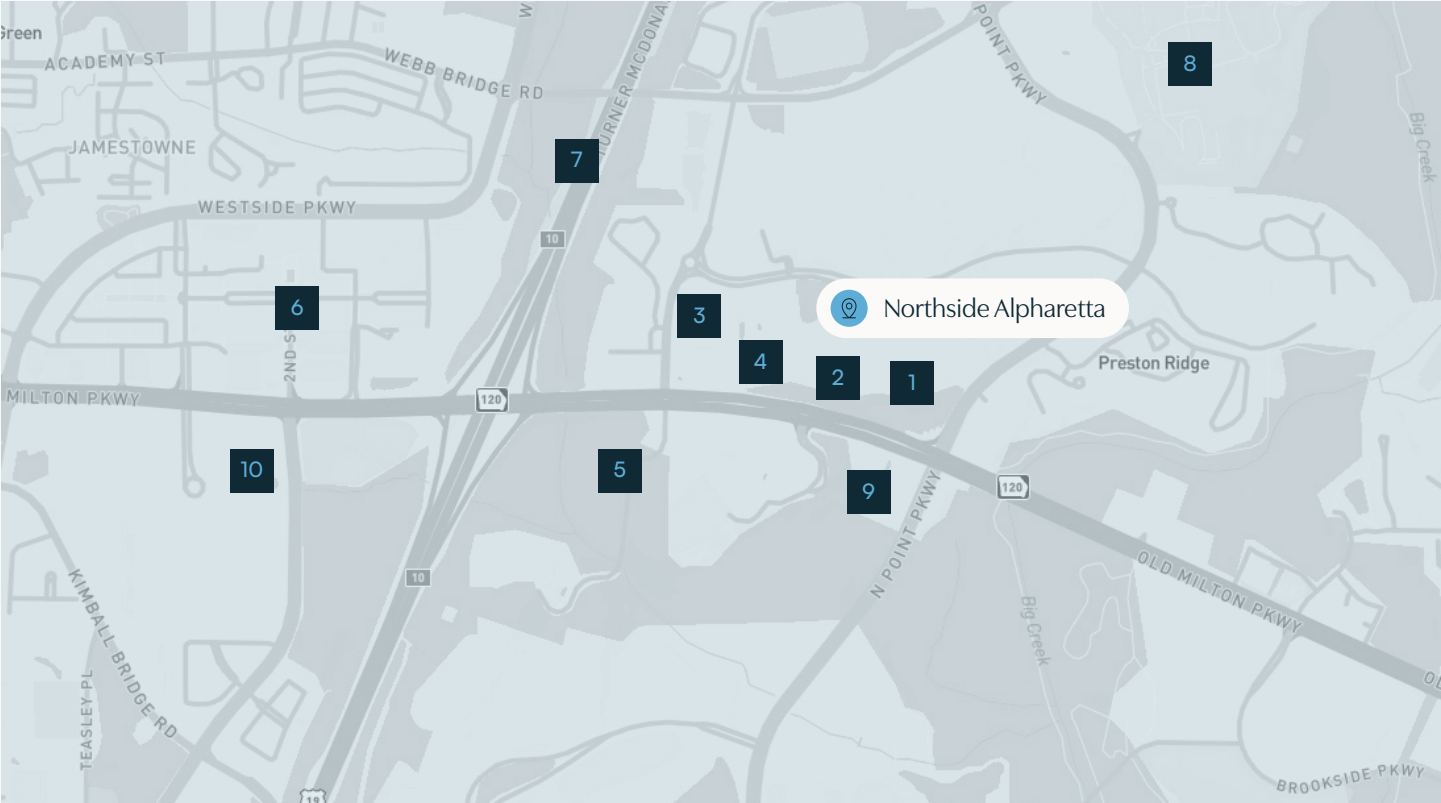
Free, onsite parking and a dedicated parking deck for patients and providers streamlines daily visits and improves overall accessibility.



Premier Shopping District

Just one mile away, Avalon offers upscale dining, retail, and entertainment, ideal for staff outings and patient convenience.

Points of Interest







1	Northside Alpharetta I	6	Avalon
	📍 On Campus		📍 1 mile
2	Northside Alpharetta II	7	GA -400
	📍 On Campus		📍 1 mile
3	North Cresent Medical	8	Alpharetta High School
	📍 On Campus		📍 1 mile
4	Northside Pediatric Center	9	Legacy Ridge Assisted Living
	📍 On Campus		📍 1 mile
5	Inspired Living	10	Gwinnett Technical College
	📍 1 mile		📍 1 mile

- Number of Tenants on Campus by Specialty
- OBGYN - 11 Offices
 - Dentistry - 8 Offices
 - Pediatrics - 6 Offices
 - Cardiology - 3 Offices
 - Dermatology - 3 Offices
 - Orthopedics - 2 Offices
 - Urology - 1 Office
 - General Surgery - 1 Office
 - Primary Care - 1 Office
 - Physical Therapy - 1 Office
 - Plastic Surgery - 1 Office





Demographics



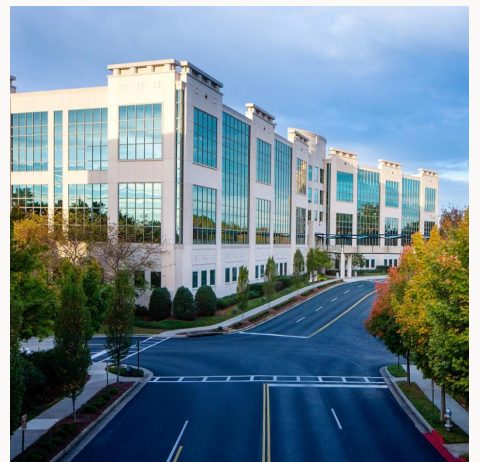
15 Minute Drive Time

-  Population
235,119
-  Median Income
\$136,309
-  Median Age
38.9 years old
-  CAGR
.28%

25 Minute Drive Time

-  Population
858,380
-  Median Income
\$131,836
-  Median Age
39.2 years old
-  CAGR
.76%

Exterior





Northside Alpharetta Campus

3400 Old Milton Pkwy
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