

FOR LEASE

THE CASON BUILDING

1106 Hospital Dr Stockbridge, GA 30281



LEASE RATE

\$27.24 SF/yr

Orville Devonish
(470) 261-6521

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DISCLAIMER

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

THE CASON BUILDING
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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY SUMMARY

THE CASON BUILDING
1106 Hospital Dr Stockbridge, GA 30281



PROPERTY HIGHLIGHTS

- 3,430 SF medical office suite in a professional building
- Located in Stockbridge's premier medical corridor directly across from Piedmont Henry Hospital
- Lease term runs through February 29, 2032 (with long-term stability in place)
- Modern build-out with tenant improvements already completed
- Ample surface parking for patients and staff
- Easy access to I-75 and I-675, minutes from Metro Atlanta
- Professional tenant mix with strong healthcare presence in the building and surrounding area
- Landlord-provided tenant improvement allowances were utilized, ensuring turnkey condition

OFFERING SUMMARY

Lease Rate:	\$27.24 SF/yr (MG)
Number of Units:	1
Available SF:	3,430 SF
Lot Size:	31,528 SF
Building Size:	14,432 SF

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DESCRIPTIONS

THE CASON BUILDING

1106 Hospital Dr Stockbridge, GA 30281



PROPERTY DESCRIPTION

Prime 3,430 SF medical office space available for sublease at The Cason Building, 1106 Hospital Drive, Stockbridge, GA. Located directly in Stockbridge's premier medical corridor across from Piedmont Henry Hospital, this space is ideally suited for healthcare providers or professional office users. The suite offers a functional medical layout, modern finishes, and access to ample parking. Conveniently positioned near I-75 with strong visibility and accessibility, this location provides excellent opportunities for patient and client traffic.

LOCATION DESCRIPTION

Overview: Positioned in a well-established healthcare cluster, this property benefits from high visibility along Hospital Drive and easy access to I-75. Current tenancy by the Georgia Center for ENT & Facial Plastic Surgery affirms the location's medical appeal.

Ideal Use: Suitable for clinics, specialty medical practices, urgent care, dental services, or imaging centers seeking a turnkey medical environment with built-in patient flow.

Community Context: Located in a dynamic part of Stockbridge, close to major road networks and amenity-rich neighborhoods, making it both accessible and convenient for staff, patients, and visitors.

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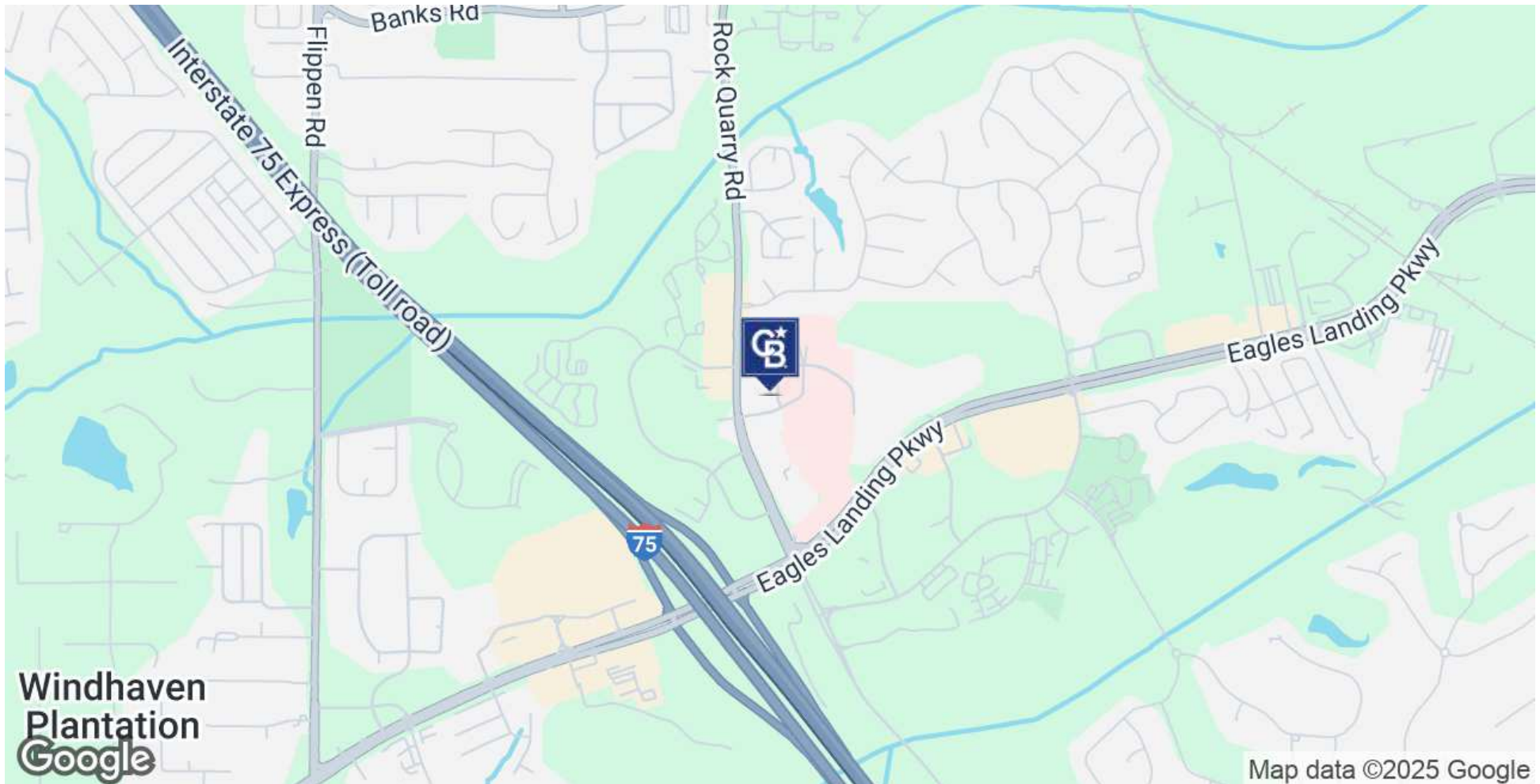


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LOCATION MAP

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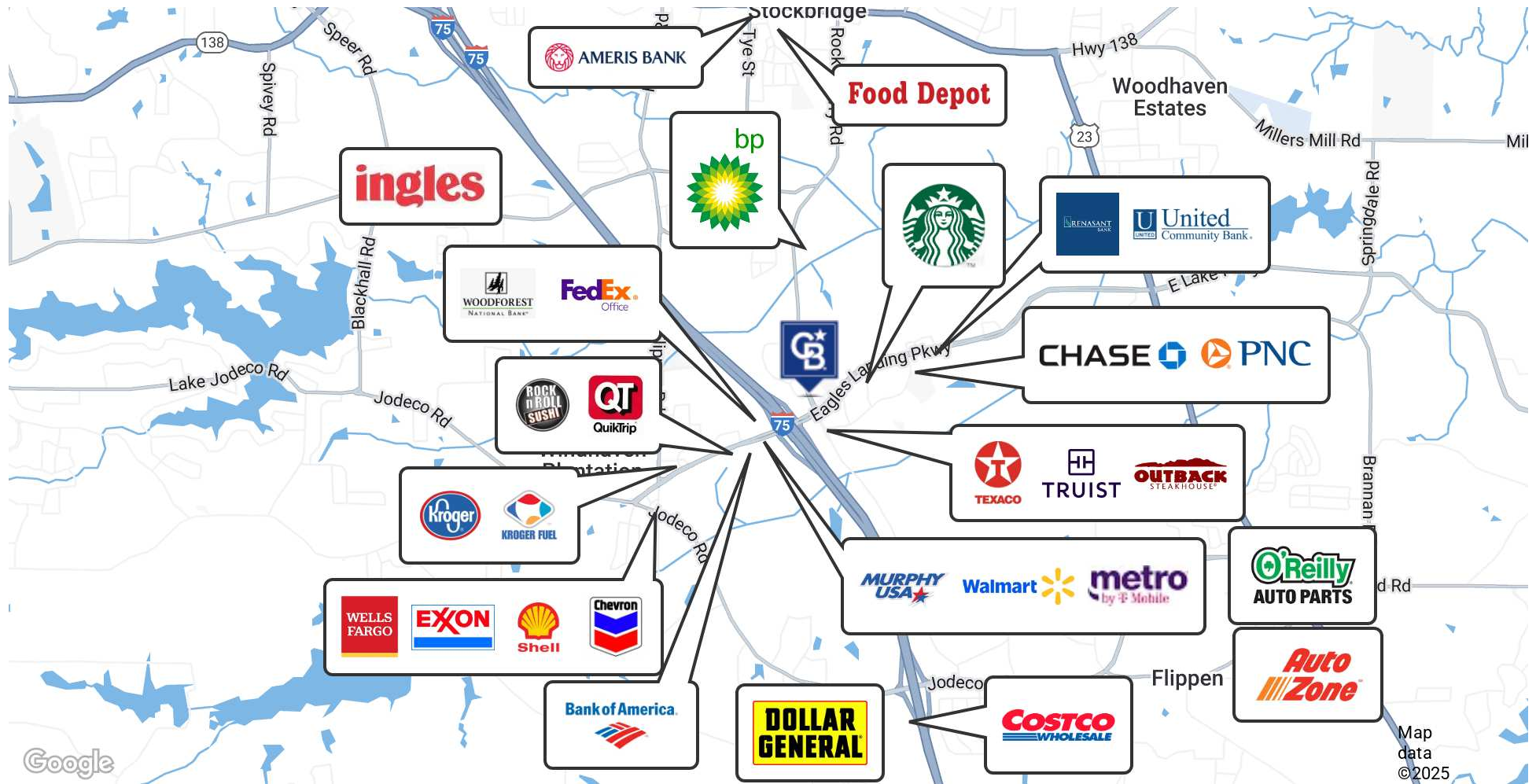


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RETAIL MAP

THE CASON BUILDING

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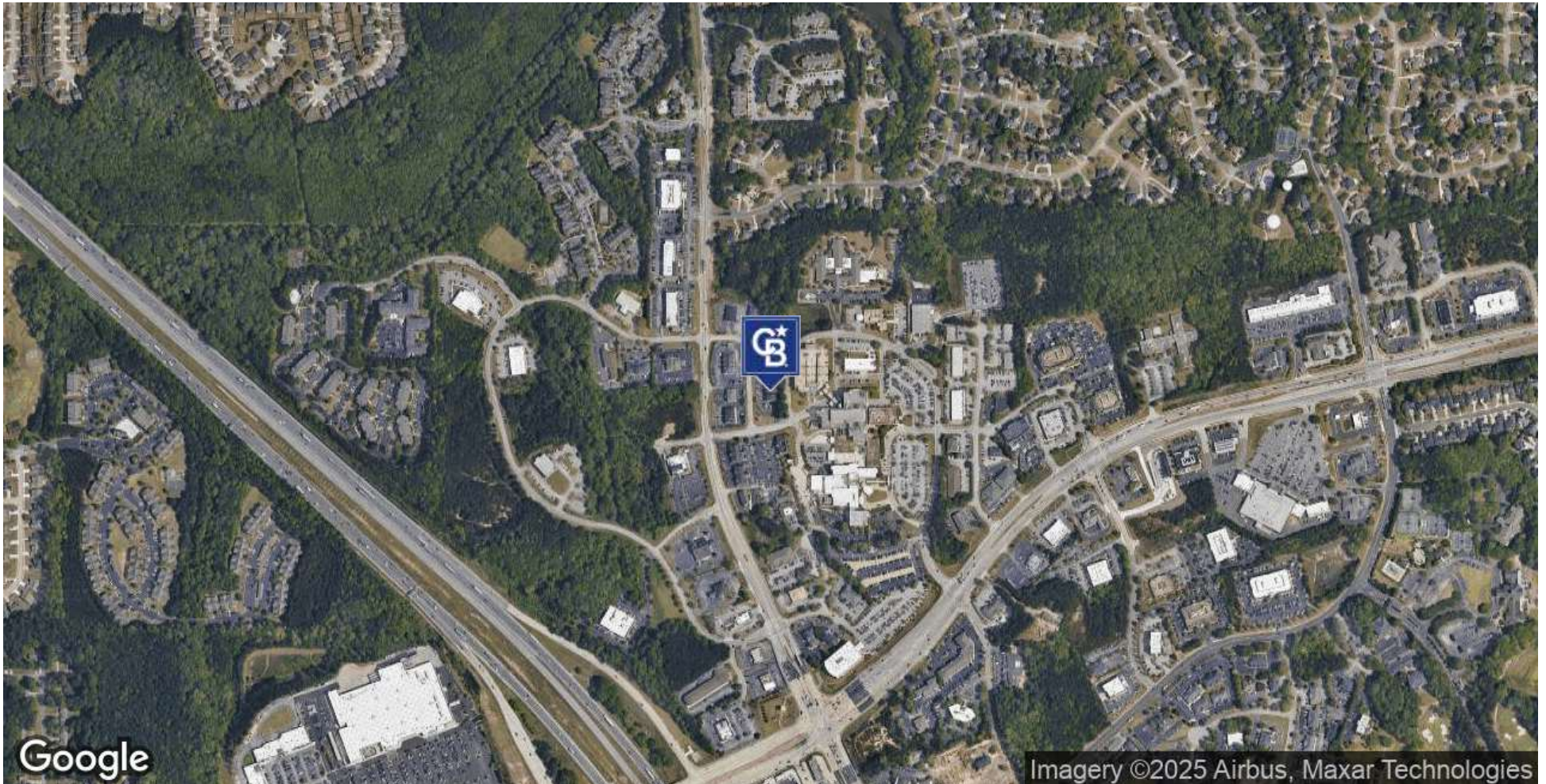


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AERIAL MAP

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DEMOGRAPHICS

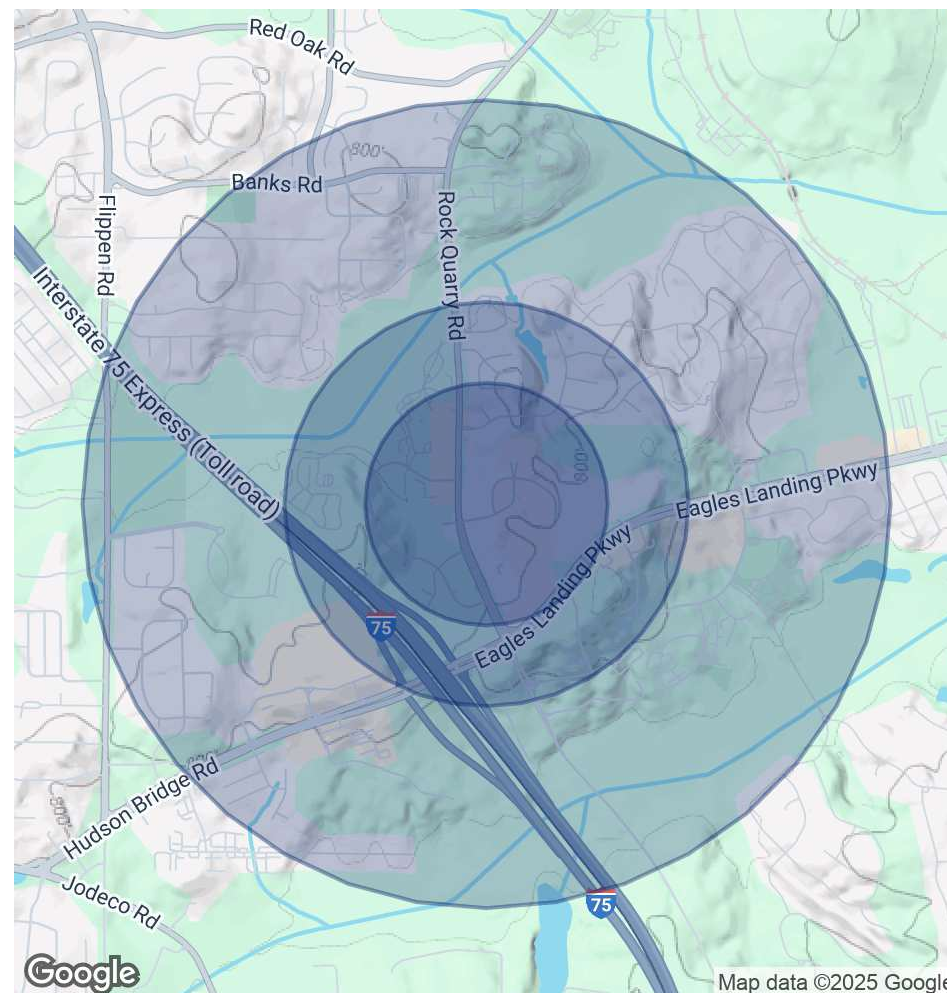
THE CASON BUILDING

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	731	1,969	6,642
Average Age	42	43	40
Average Age (Male)	40	40	38
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	315	862	2,748
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$85,861	\$84,157	\$79,880
Average House Value	\$330,043	\$327,815	\$289,084

Demographics data derived from AlphaMap



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AREA ANALYTICS

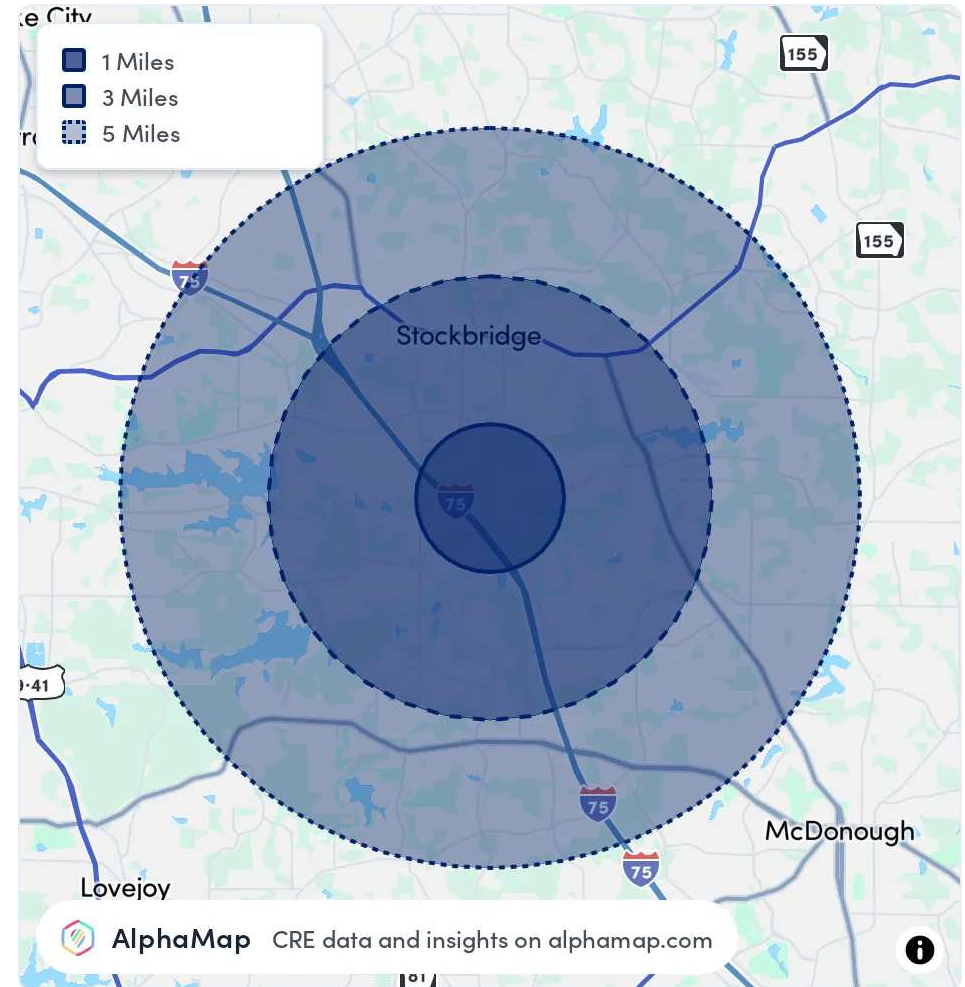
THE CASON BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,642	43,764	100,417
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,748	16,058	36,078
Persons per HH	2.4	2.7	2.8
Average HH Income	\$79,880	\$89,748	\$92,410
Average House Value	\$289,084	\$302,483	\$293,821
Per Capita Income	\$33,283	\$33,240	\$33,003

Map and demographics data derived from AlphaMap



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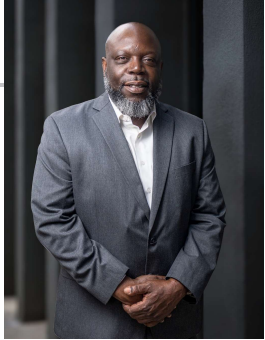
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ADVISOR BIO

THE CASON BUILDING
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ORVILLE DEVONISH

Sales Professional & Business Broker

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PROFESSIONAL BACKGROUND

I'm thrilled to introduce myself as a commercial specialist at Coldwell Banker Commercial Metro Brokers, serving the vibrant markets of metro Atlanta and North Georgia. With a deep-rooted commitment to personalized service and unwavering professionalism, I'm here to guide you through every aspect of your commercial real estate endeavors.

At Coldwell Banker Commercial Metro Brokers, we're not just another real estate company – we're a trusted partner dedicated to empowering our clients with comprehensive solutions tailored to their unique needs. With a focus on buying, selling, or leasing commercial properties, our team works tirelessly to ensure your objectives are met with precision and care.

My journey spans over 20 years of experience in retail management and distribution, providing me with a unique perspective and invaluable insights into the commercial landscape. Combined with the extensive resources and industry-leading expertise of Coldwell Banker Commercial Metro Brokers, I bring a wealth of knowledge to every client interaction.

I am proud to share that my dedication and achievements have been recognized within the industry. In 2023, I had the honor of receiving both the Commercial Entry Club Award and the Top Business Broker Award. These accolades underscore my commitment to excellence and my unwavering dedication to serving my clients' needs.

Together, our team specializes in a diverse array of property types, from retail and office spaces to manufacturing facilities, warehouses, industrial sites, land, and multi-family properties. With our finger on the pulse of the market and access to all major commercial listing services in Georgia, we're equipped to give your listings the maximum exposure they deserve.

Metro Brokers

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