

COWLES CLINIC

for lease

Setting the
Standard in
Exceptional Care



1000 Cowles Clinic Way | Greensboro, GA 30642



CBRE

Property Overview

Cowles Clinic is strategically located in the Reynolds Walk mixed use development, directly across the street from Reynolds Lake Oconee.

The eight building property offers easy access for care to the growing population of Lake Oconee and Greensboro, and further provides an enhanced patient experience with ample parking and Class A medical office space. The location offers a quick 5 minute drive to St. Mary's Good Samaritan Hospital, and provides ample opportunity to establish referral patterns within the current tenant mix.



HIGHLIGHTS



*Excellent location
across the street from
Reynolds Lake Oconee*



*Adjacent to Northside
Cancer Institute*



*Home to major
Health System's*



*220,000 patient visits
per year at Cowles Clinic
Development*



*No use
restrictions*



*2nd Generation
space in
Class A condition*

Neighborhood Amenities



5 MIN DRIVE TIME
2.7 MILES



18 MIN DRIVE TIME
12.5 MILES



Greensboro Rd

Site Overview

- A Elm Building
- B Pine Building
- C Aspen Building
- D Dogwood Building

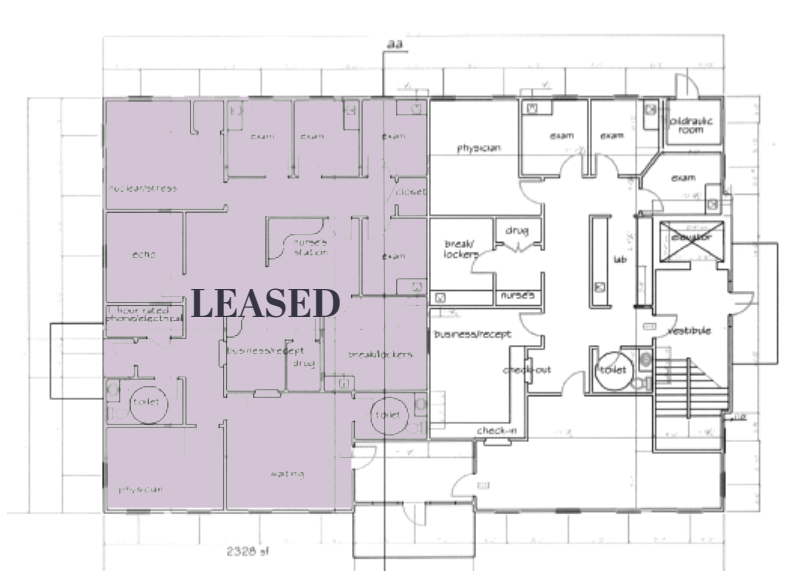
- E Cypress Building
- F Spruce Building
- G Willow Building
- H Cedar/Oak Building



Availabilities

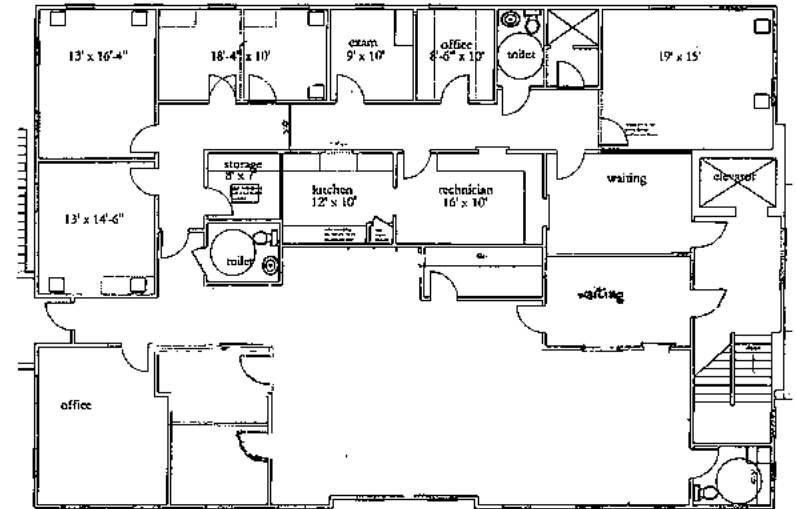
ASPEN

Suite 400 - 2,076 SF



ASPEN

Suite 100/200 - 4,504 SF



CYPRESS

Floor plan of the second floor of a building. The plan shows the following rooms and dimensions:

- Reception:** 12'-0" x 12'-0"
- Waiting:** 12'-0" x 12'-0"
- Examination Rooms (Exam):** 12'-0" x 12'-0" (multiple)
- Treatment:** 12'-0" x 12'-0"
- Storage:** 12'-0" x 12'-0"
- Restrooms (Rest):** 12'-0" x 12'-0"
- Staircase:** 12'-0" x 12'-0"
- Elevator:** 12'-0" x 12'-0"

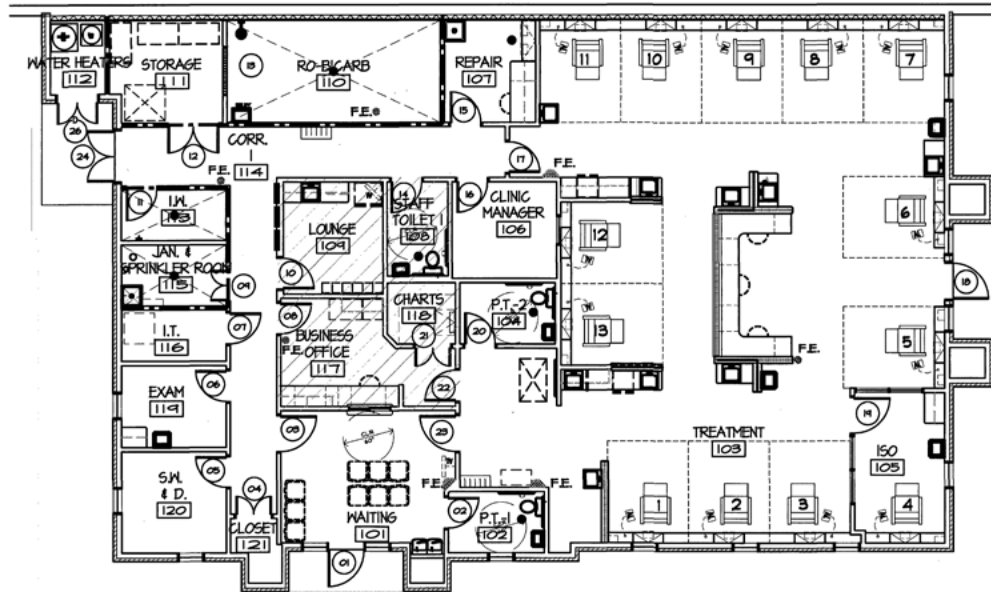
Overall dimensions and other features:

- Overall Width:** 32'-0"
- Overall Depth:** 32'-0"
- Room Dimensions (approximate):**
 - Reception: 12'-0" x 12'-0"
 - Waiting: 12'-0" x 12'-0"
 - Exam: 12'-0" x 12'-0"
 - Treatment: 12'-0" x 12'-0"
 - Storage: 12'-0" x 12'-0"
 - Rest: 12'-0" x 12'-0"
 - Staircase: 12'-0" x 12'-0"
 - Elevator: 12'-0" x 12'-0"

Availabilities

SPRUCE

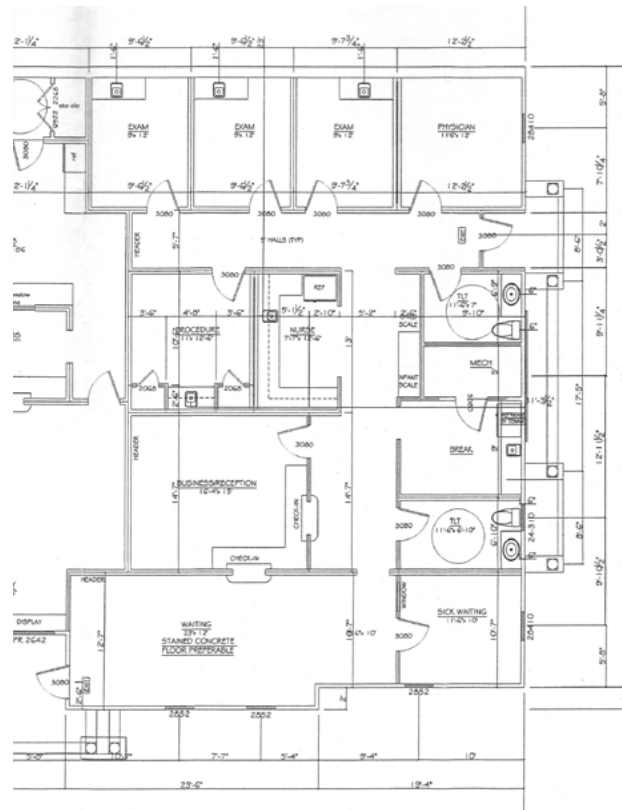
Suite 100 - 4,544 SF



Availabilities

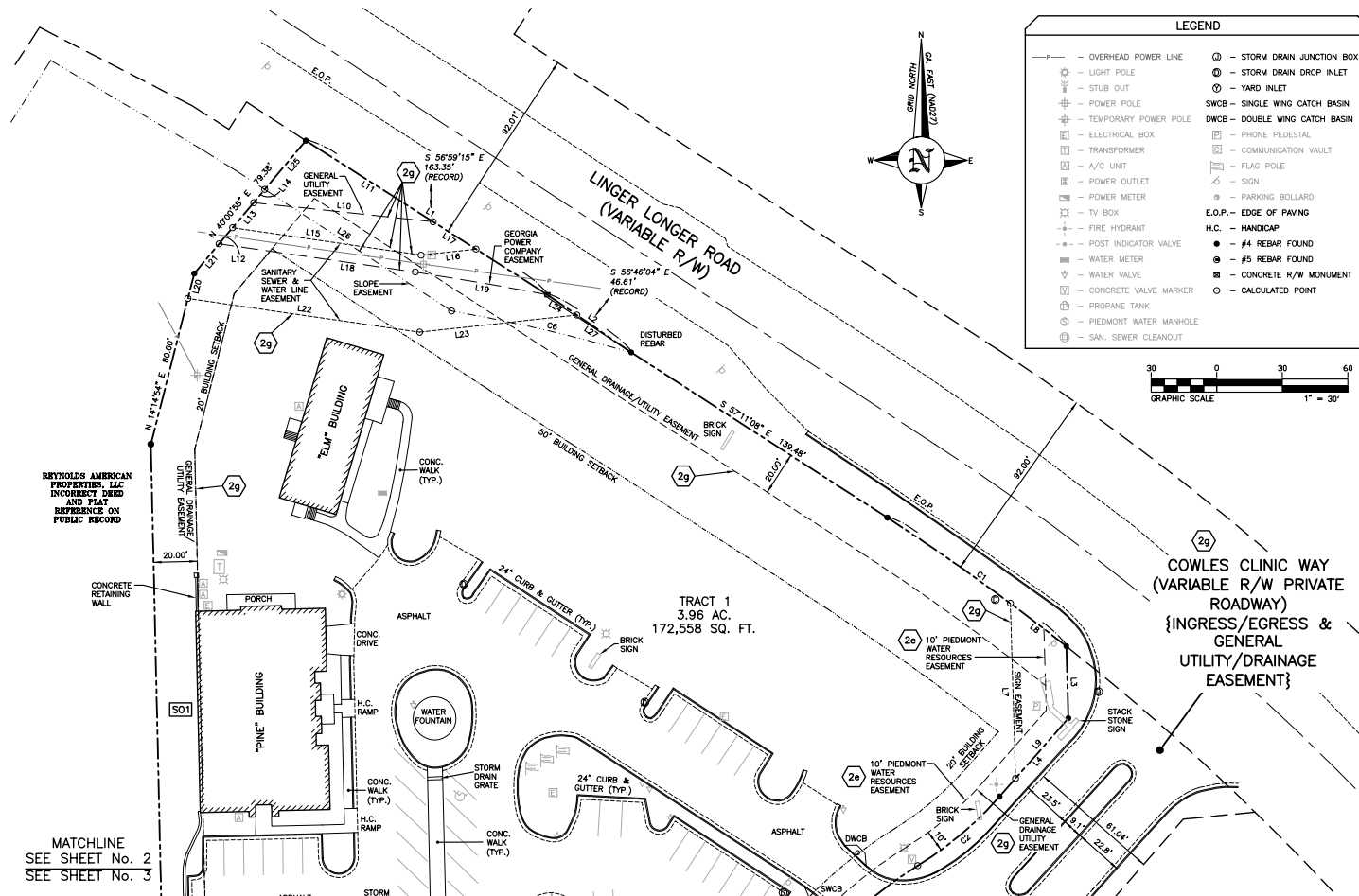
WILLOW

Suite 100 - 2,260 SF



Pad Sites Available for Build-to-Suit

Tract 1 - 1.17 Developable Acres





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GREENSBORO, GA 30642**



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CBRE

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