

**FOR SALE**



**120 TRINITY PLACE ATHENS, GA 30607**  
**14,633 SF MEDICAL OFFICE BUILDING**  
**\$4,200,000**



**ATLAS**  
REAL ESTATE ADVISORS



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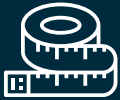
This offering memorandum has been prepared to provide a summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Real Estate Advisors has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business or Intentions to continue its occupancy of the subject property or tenants' plans.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Atlas Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has Atlas Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for the costs and expenses of investigating the subject property.

# FAST FAQs



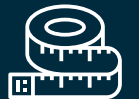
\$4,200,000



1.05 ACRES



1.6 MI. TO PIEDMONT ATHENS  
REGIONAL HOSPITAL  
2.7 MI. TO ST MARYS  
HEALTH CARE SYSTEM



14,633 SF TOTAL  
8,570 SF MAIN LEVEL  
3,803 SF UPPER LEVEL  
2,260 GROUND LEVEL



69 PARKING SPACES

# EXECUTIVE SUMMARY

120 Trinity Place is a 14,633 SF medical office facility located minutes from area hospitals in Athens, GA.

This 3 story, four-sided brick veneer building was originally constructed in 1989 and is situated on 1.05 acres just off of Jefferson Rd. There are 69 parking spaces (4.7/1,000 SF) and a covered pull through receiving area at the lower level.

The main floor consists of 8,570 SF and is divided into a traditional medical office designed to optimize patient flow. In its current configuration it features 8 treatment rooms, 2 private offices, several specialty rooms, a large waiting area, patient check in/check out, nurses station, copy room, work room/shared office space and several storage areas.

The second floor is 3,803 SF and was designed primarily for administrative use. It features a small work area, a conference room, business area, fitness room, and a kitchen/lounge. There is a large storage room in the middle, behind the work area, and additional attic storage along the perimeter of this level. There is no exterior/private access to this level.

The lower level (2,260 SF) is a fully built out ambulatory surgery center designed for use by the practice upstairs. It features several treatment rooms, patient waiting and recovery areas, RN/PA work station and additional storage spaces. This level can be accessed via separate entrances on the rear of the building situated under covered receiving area and would be ideal for :

- tests, x-rays and scans or other diagnostic procedures
- physical and radiation therapies
- allied health and rehabilitative procedures
- cosmetic procedures

The building has one elevator, and two staircases. Walls surrounding x-ray/MRI rooms (4) are lead lined with lead-lined solid wood doors.





# GALLERY-MAIN OFFICE





# GALLERY-SURGERY CENTER

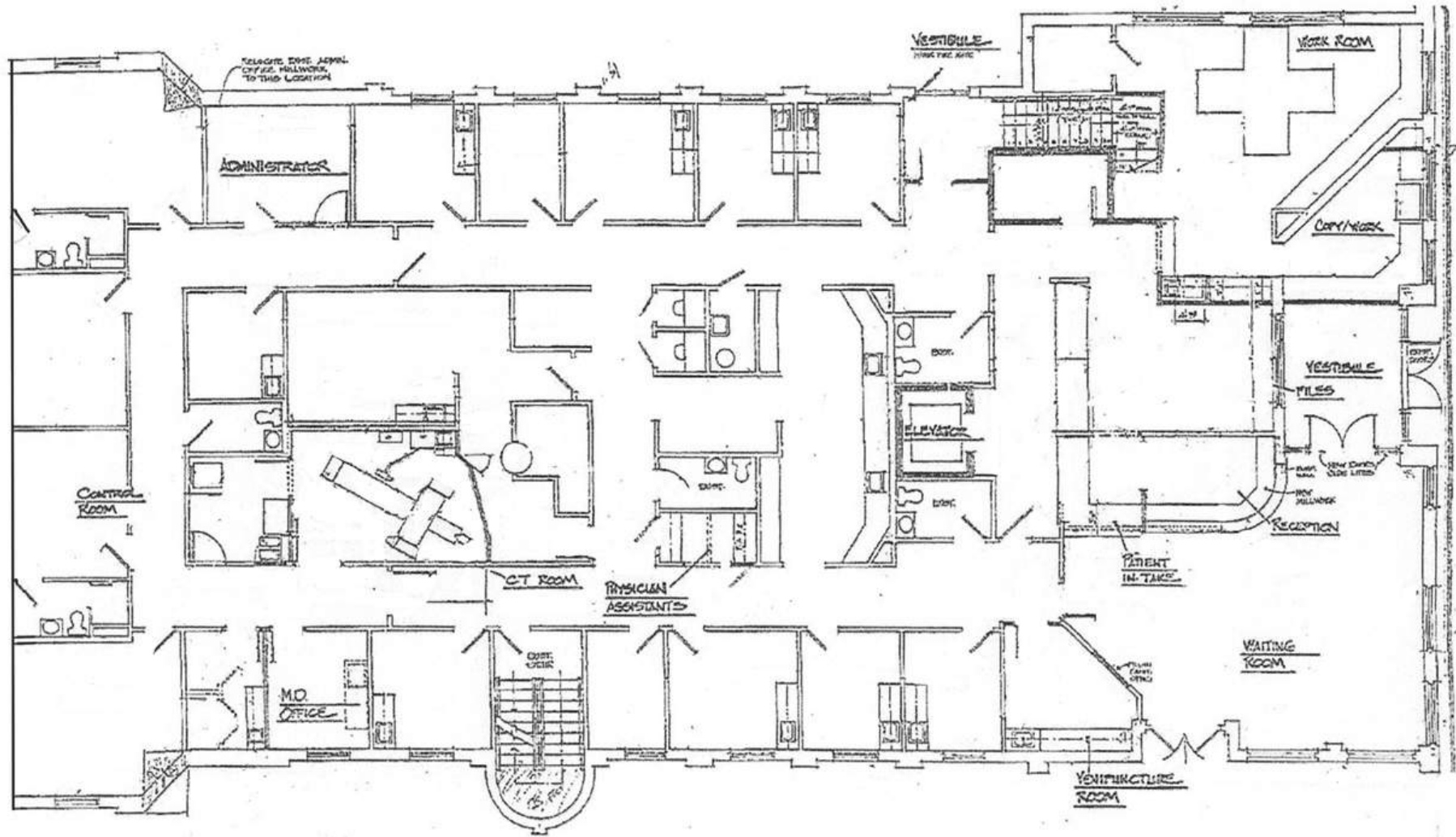


# GALLERY-SECOND FLOOR ADMINISTRATIVE OFFICES





# FLOORPLAN-MAIN OFFICE



## FIRST FLOOR PLAN

1/2" = 1'-0"

- LEADING
- EXIST
- COMPLETION
- NEW

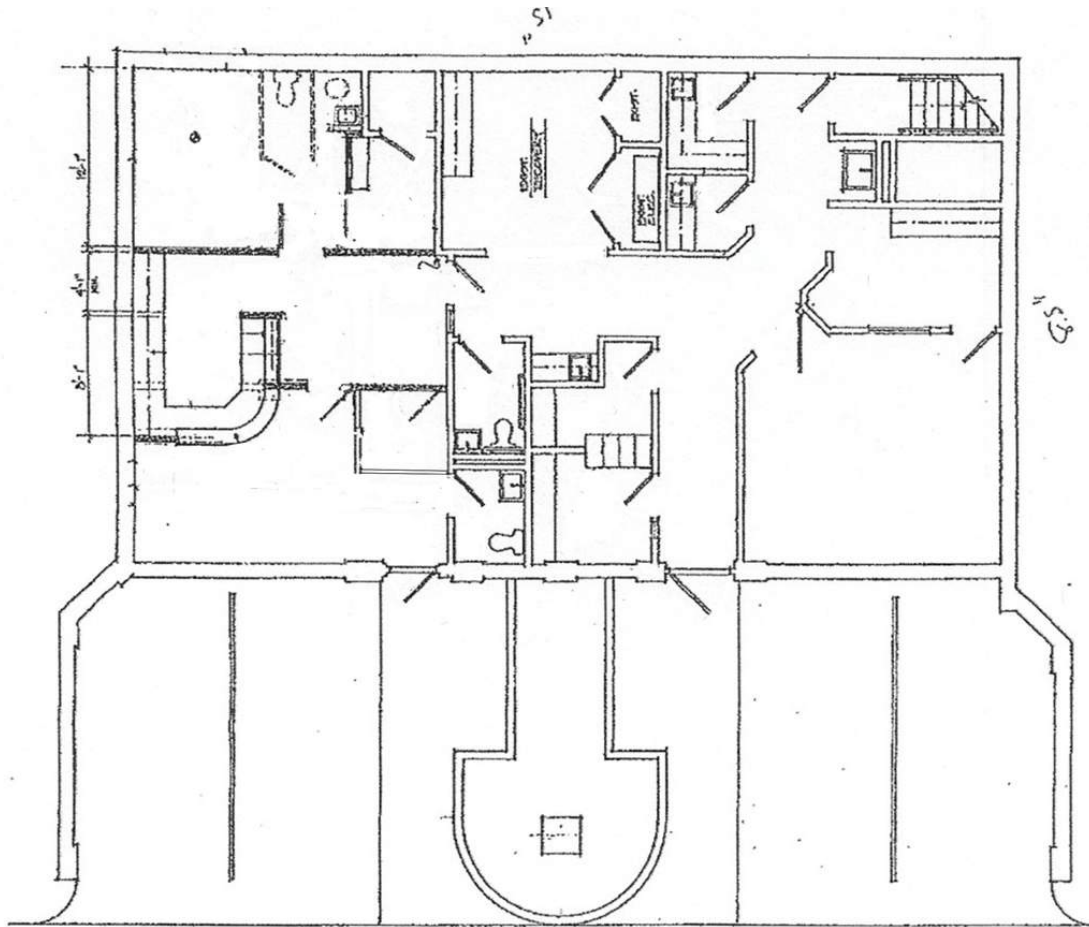
Dimensions to face of new  
 column and/or finished face of  
 existing construction





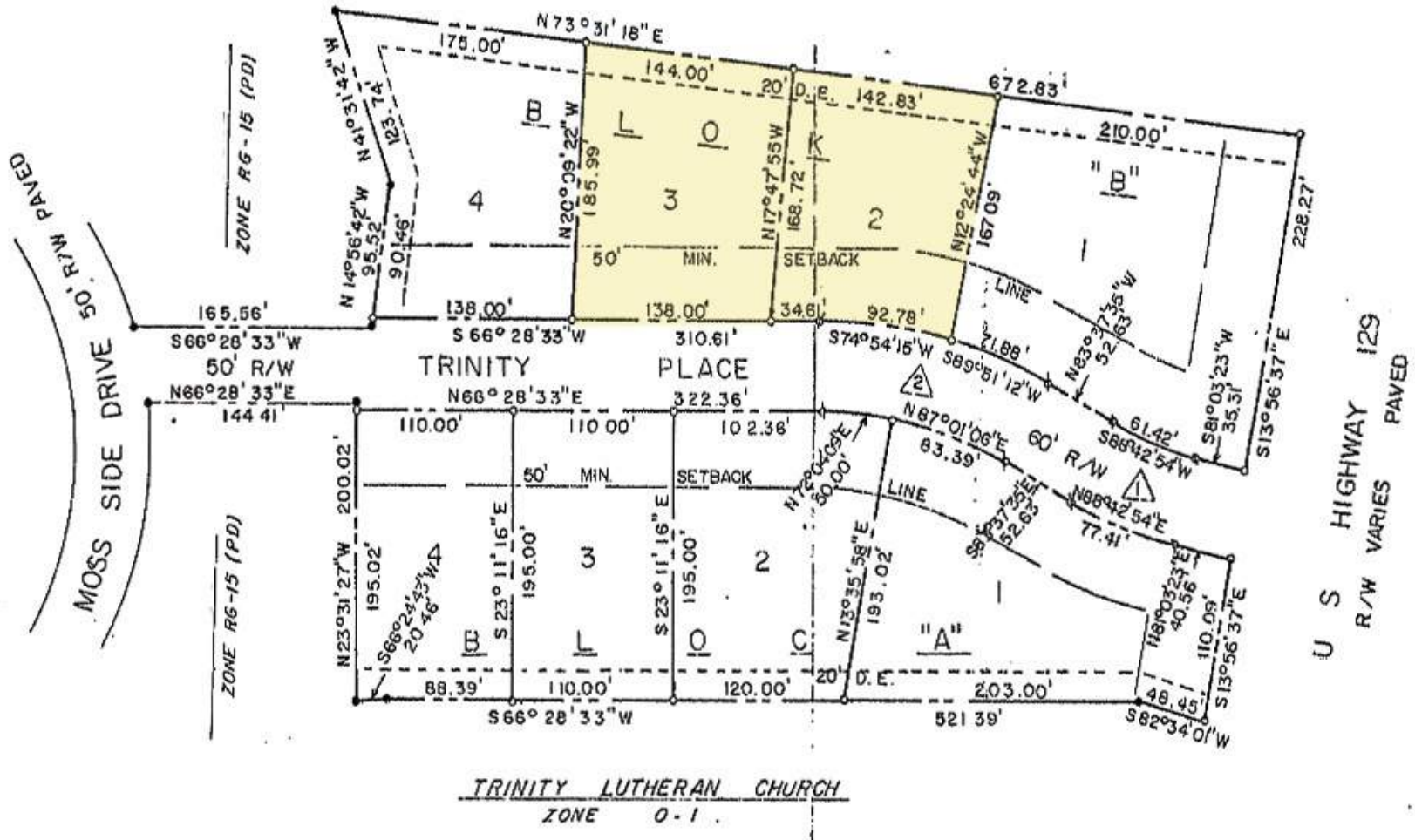


# FLOORPLAN-LOWER LEVEL



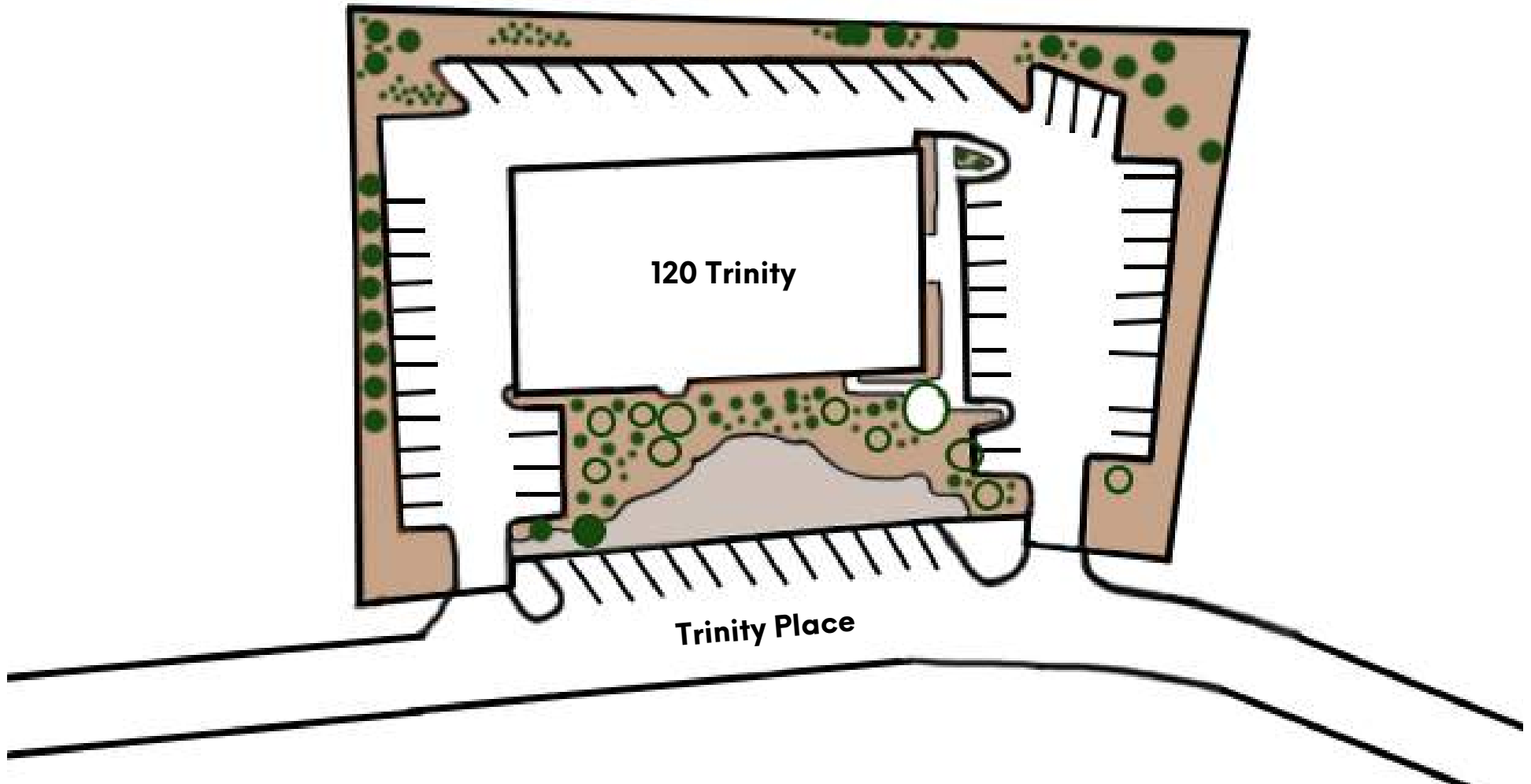
The lower level surgery center features an entrance, reception and waiting area separate from the office facilities above.

# PLAT

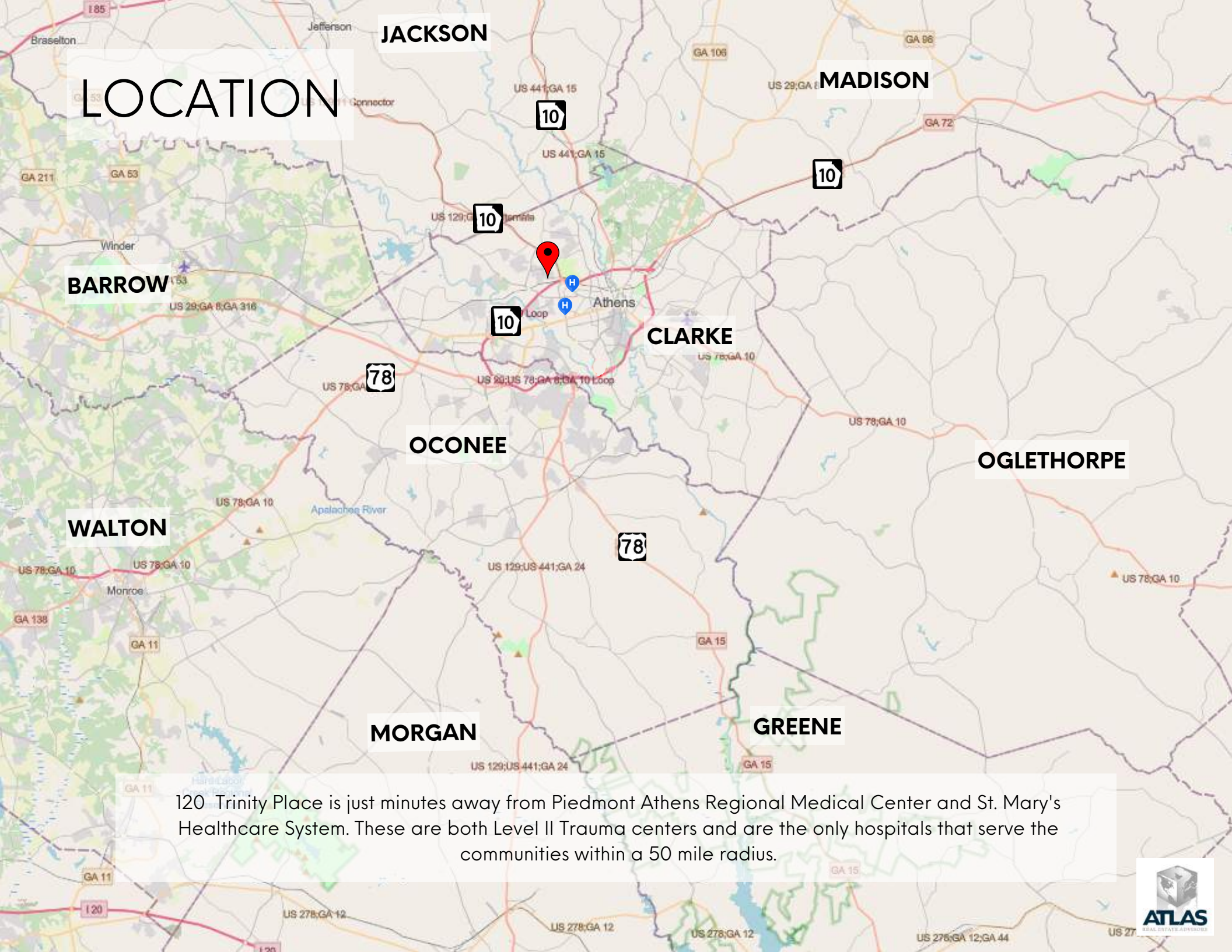




# SITE PLAN



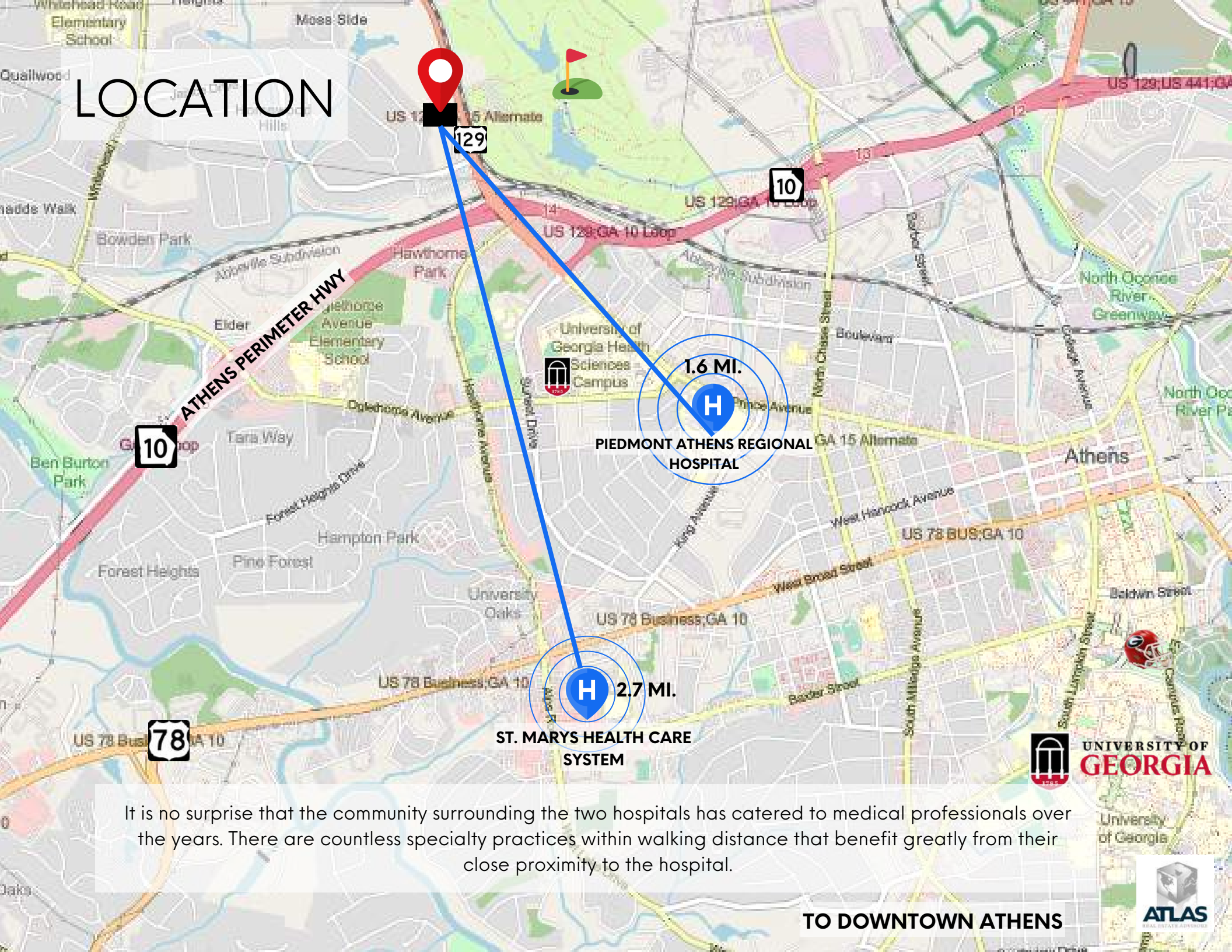
# LOCATION



120 Trinity Place is just minutes away from Piedmont Athens Regional Medical Center and St. Mary's Healthcare System. These are both Level II Trauma centers and are the only hospitals that serve the communities within a 50 mile radius.



# LOCATION



1.6 MI.  
**H**  
PIEDMONT ATHENS REGIONAL  
HOSPITAL

2.7 MI.  
**H**  
ST. MARYS HEALTH CARE  
SYSTEM



University of Georgia



It is no surprise that the community surrounding the two hospitals has catered to medical professionals over the years. There are countless specialty practices within walking distance that benefit greatly from their close proximity to the hospital.

TO DOWNTOWN ATHENS



# LOCATION



Trinity Place

129

Jefferson Road



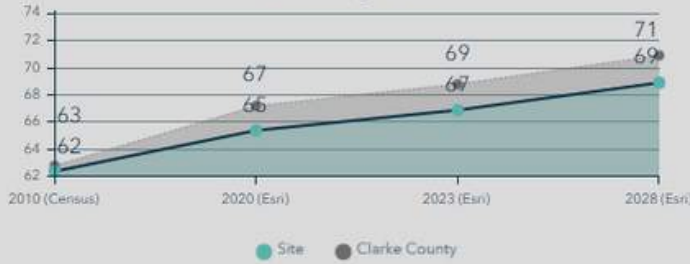
120 Trinity Place can be accessed via signaled intersection at Trinity Place/Jefferson Road/Rt. 129. Cars travelling from Athens will have a designated left turn lane onto Trinity, while those approaching from Jefferson will have a slow down lane prior to the right turn to Trinity. 120 Trinity Place is the second building on the right, and has two driveway entrances and additional parking along the street.



# COMMUNITY CHANGE SNAPSHOT

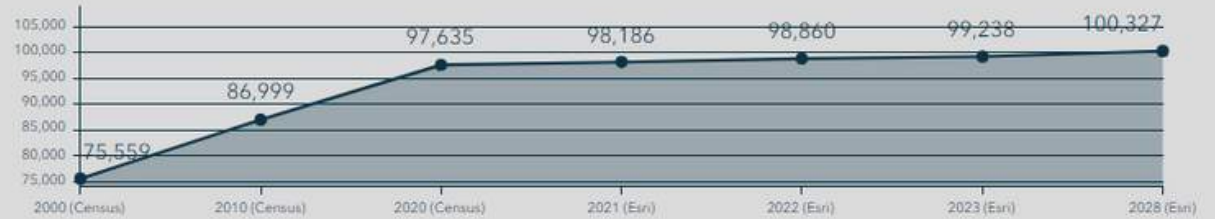


Diversity Index



Dots show comparison to **Clarke County**

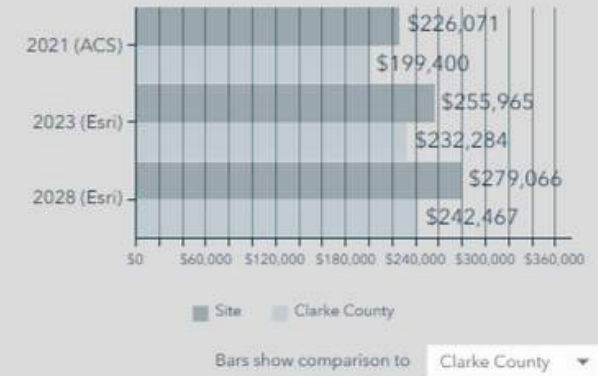
Total Population



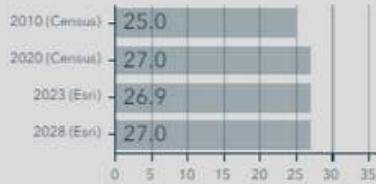
Owner vs Renter Occupied Units



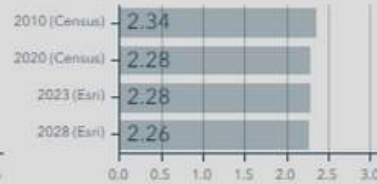
Median Home Value



Median Age



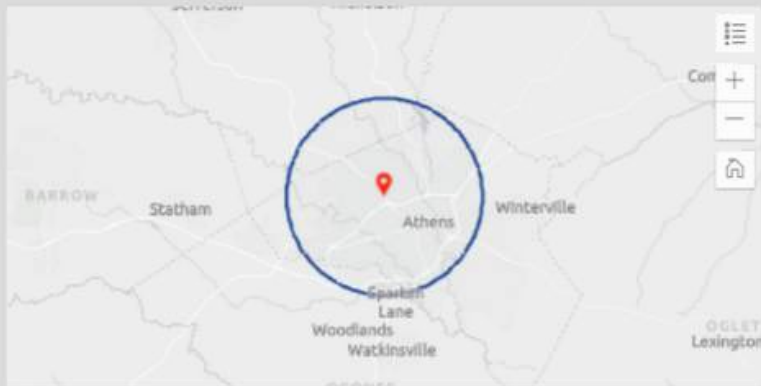
Average Household Size



2000-2020 Compound Annual Growth Rate



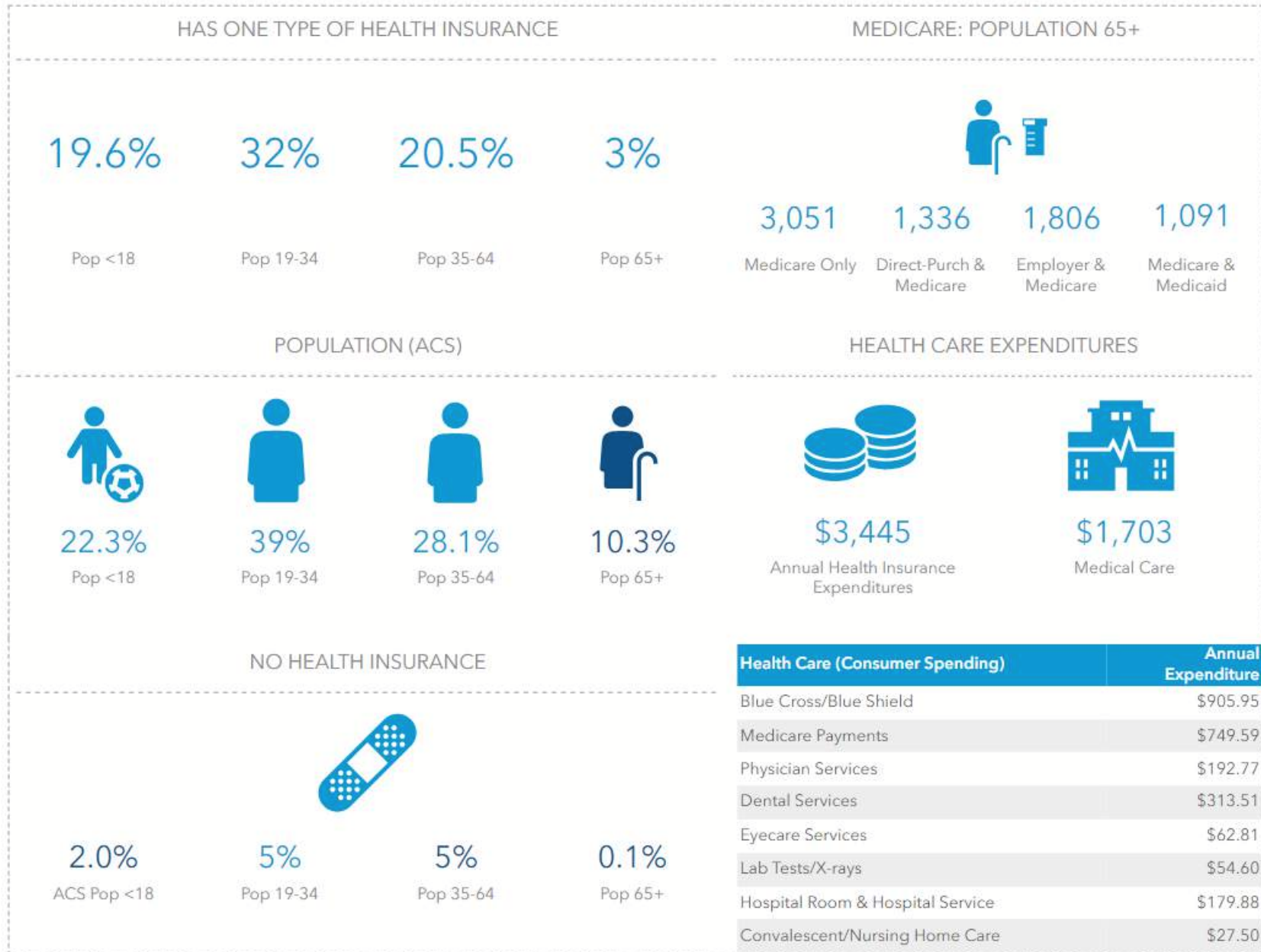
Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2024 Esri

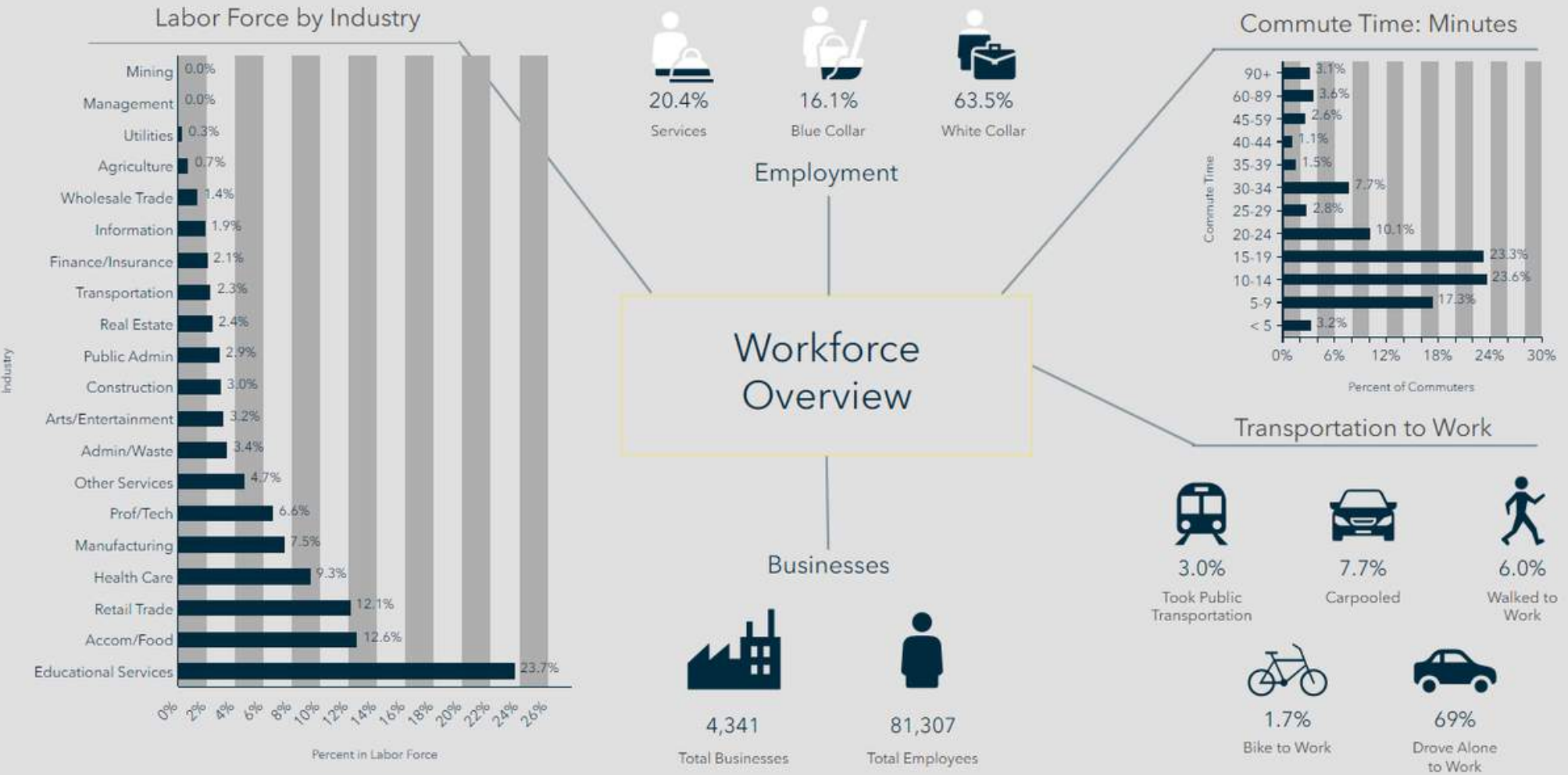


# HEALTHCARE DEMOGRAPHICS





# ECONOMIC DEVELOPMENT PROFILE



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).



# ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

## SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

## LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

## MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.

## CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



# ATLAS

