

# Milton Hall For Sale/Lease

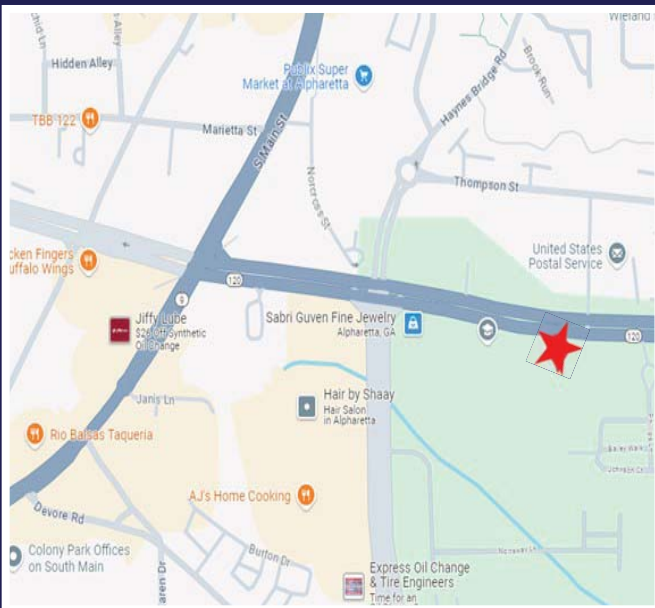
**2365 Old Milton Parkway  
Alpharetta, GA 30009  
(N Fulton County)**

**Space Available: 12,000 sf**

**Sale Price: \$3,900,000 | Lease Rate: \$25.00/sf NNN**

## Property Details:

- 12,000 SF Medical Office Building  
4 Floors with Gurney Size Elevator
- Built Out Medical Space
- Existing Ambulatory Surgery Center on Lowest Level 3,200 sf  
Covered Patient Drop Off
- Excellent Location and Accessibility
- Potential Acquisition -  
Below Cost to Build a New 2 Operating Room Surgery Center
- Parking Ratio of 3.65/1,000 sf
- Monument Signage
- Proximity to Avalon and Amenities



**For more information, please contact:**

**Michael Ulin**

(c) 404-966-6698

(o) 770-393-2006

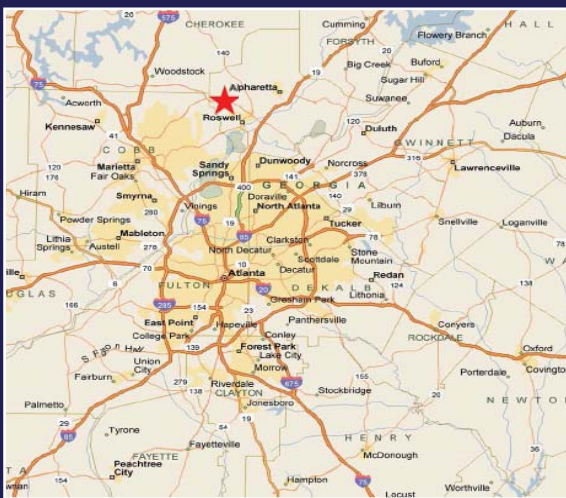
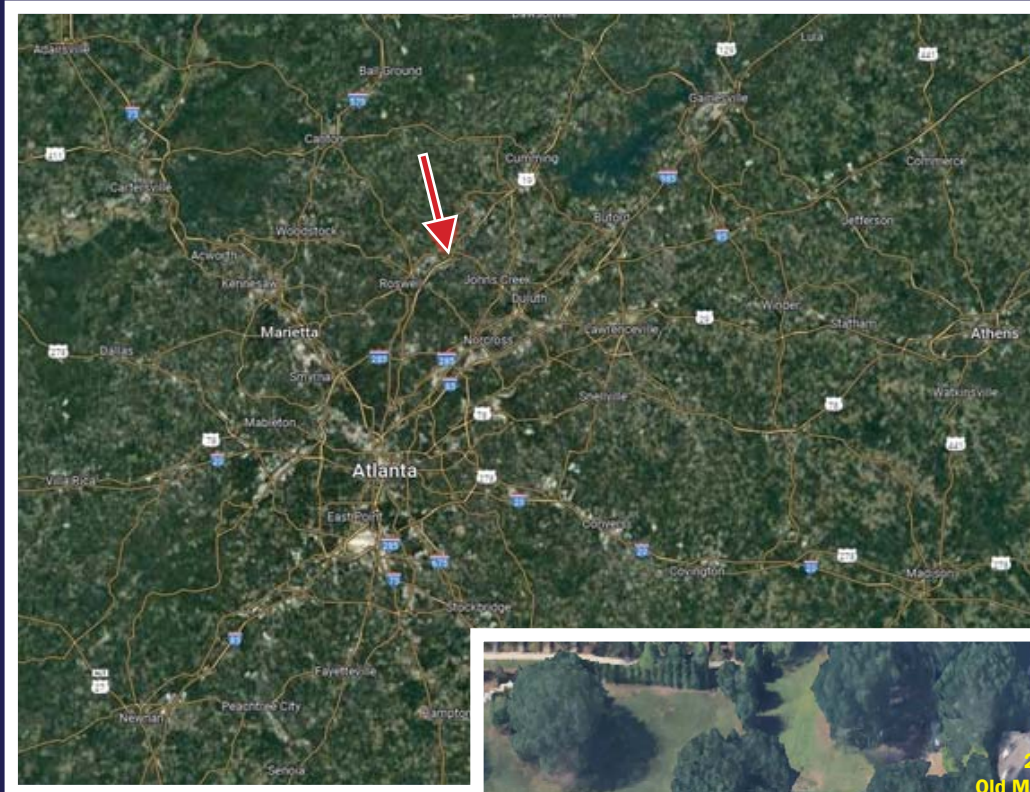
[mulin@rg-re.com](mailto:mulin@rg-re.com)

**RGRE**  
RG REAL ESTATE

1835 Savoy Drive | Suite 105 | Atlanta, GA 30341 | Work. 770-393-2006 | Fax. 770-393-2007

(Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.)

# 2365 Old Milton Parkway



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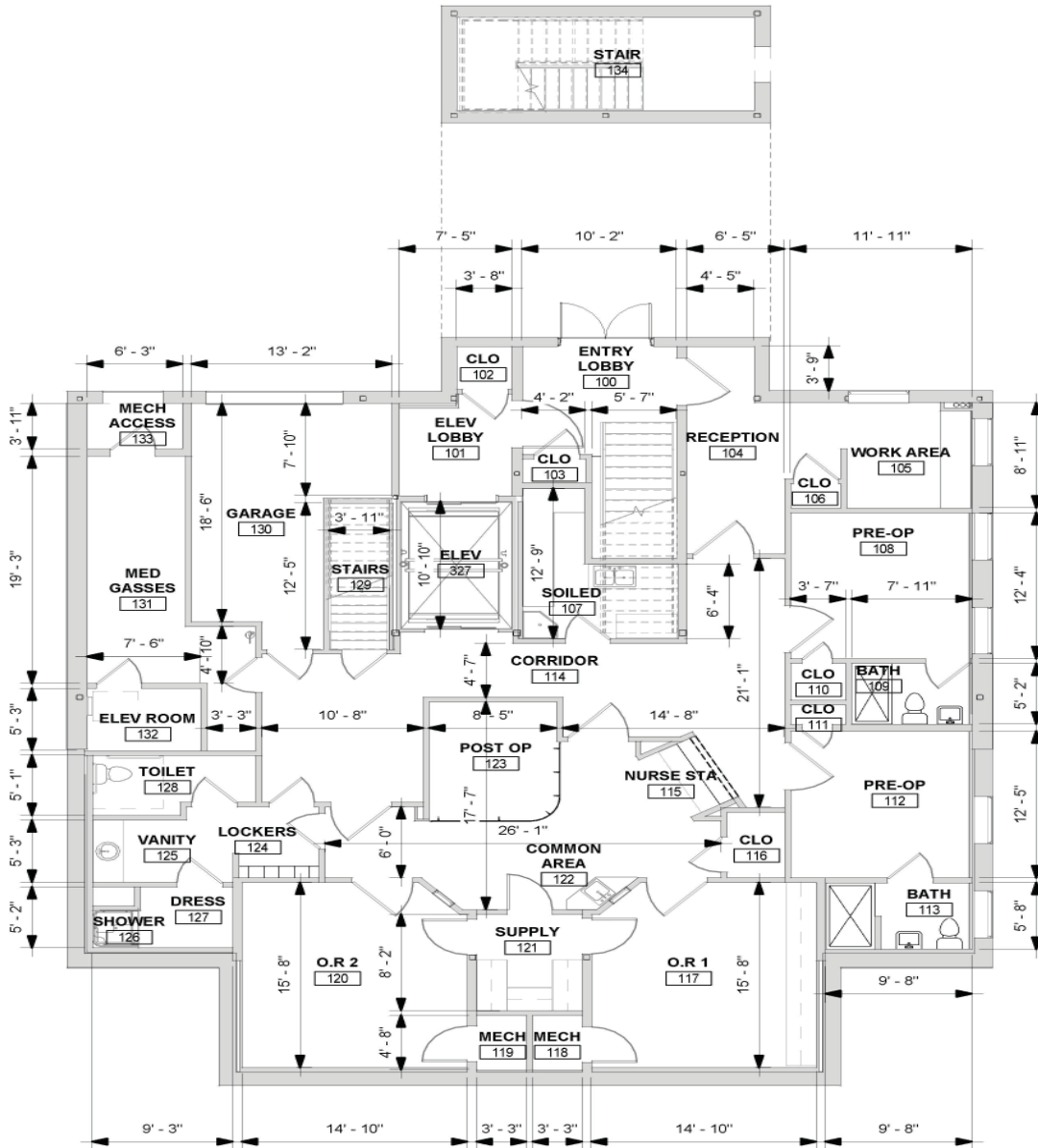
1835 Savoy Drive | Suite 105 | Atlanta, GA 30341 | Work. 770-393-2006 | Fax. 770-393-2007

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# 2365 Old Milton Parkway

## Floor Plan

### 1st Floor | 3,242 SF



### FIRST FLOOR PLAN



For more information, please contact:

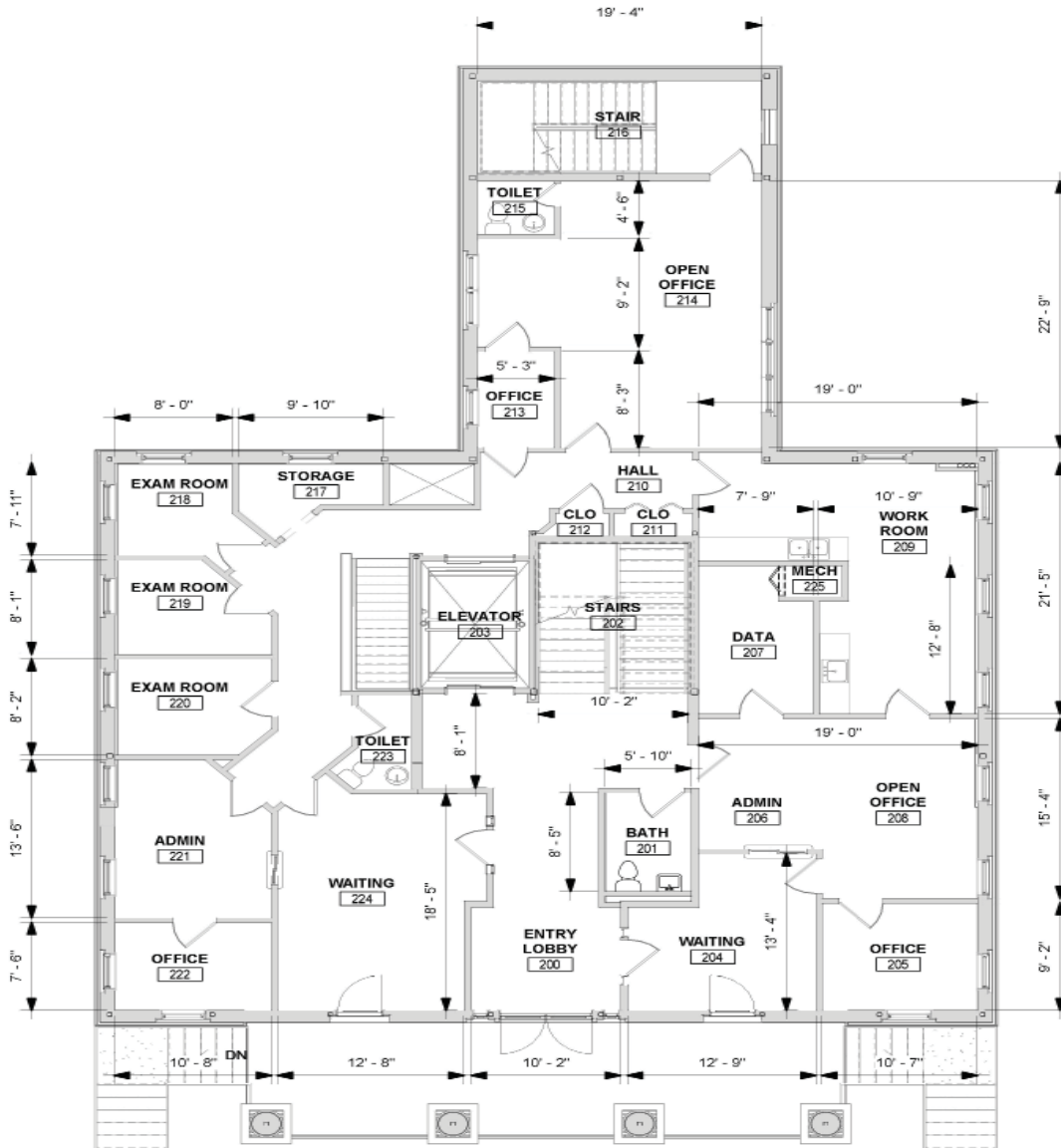
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 (o) 770-393-2006  
 mulin@rg-re.com



# 2365 Old Milton Parkway

## Floor Plan

### 2nd Floor | 3,029 SF



### SECOND FLOOR PLAN



For more information, please contact:

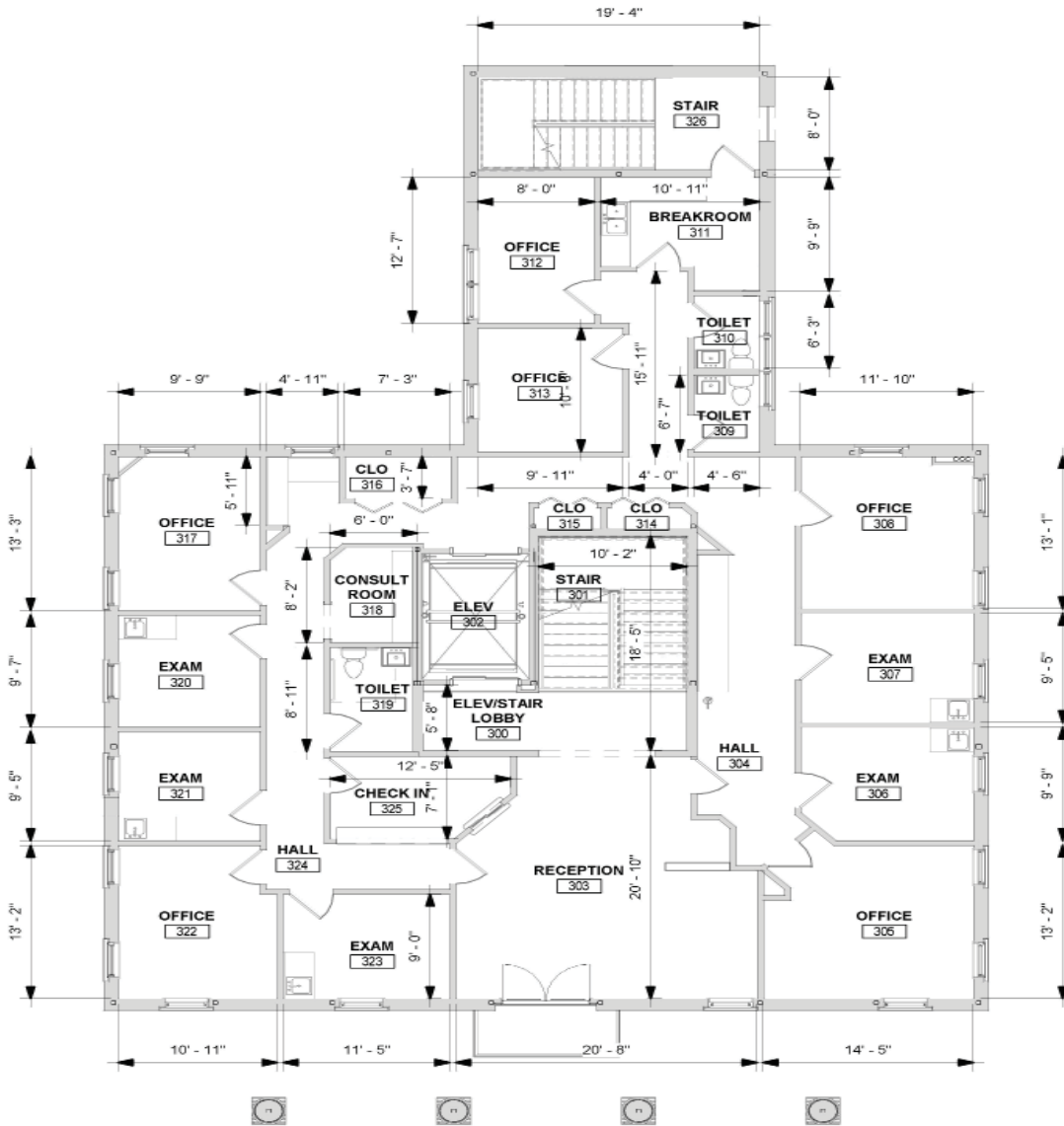
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 mulin@rg-re.com



# 2365 Old Milton Parkway

## Floor Plan

### 3rd Floor | 3,466 SF



THIRD FLOOR PLAN



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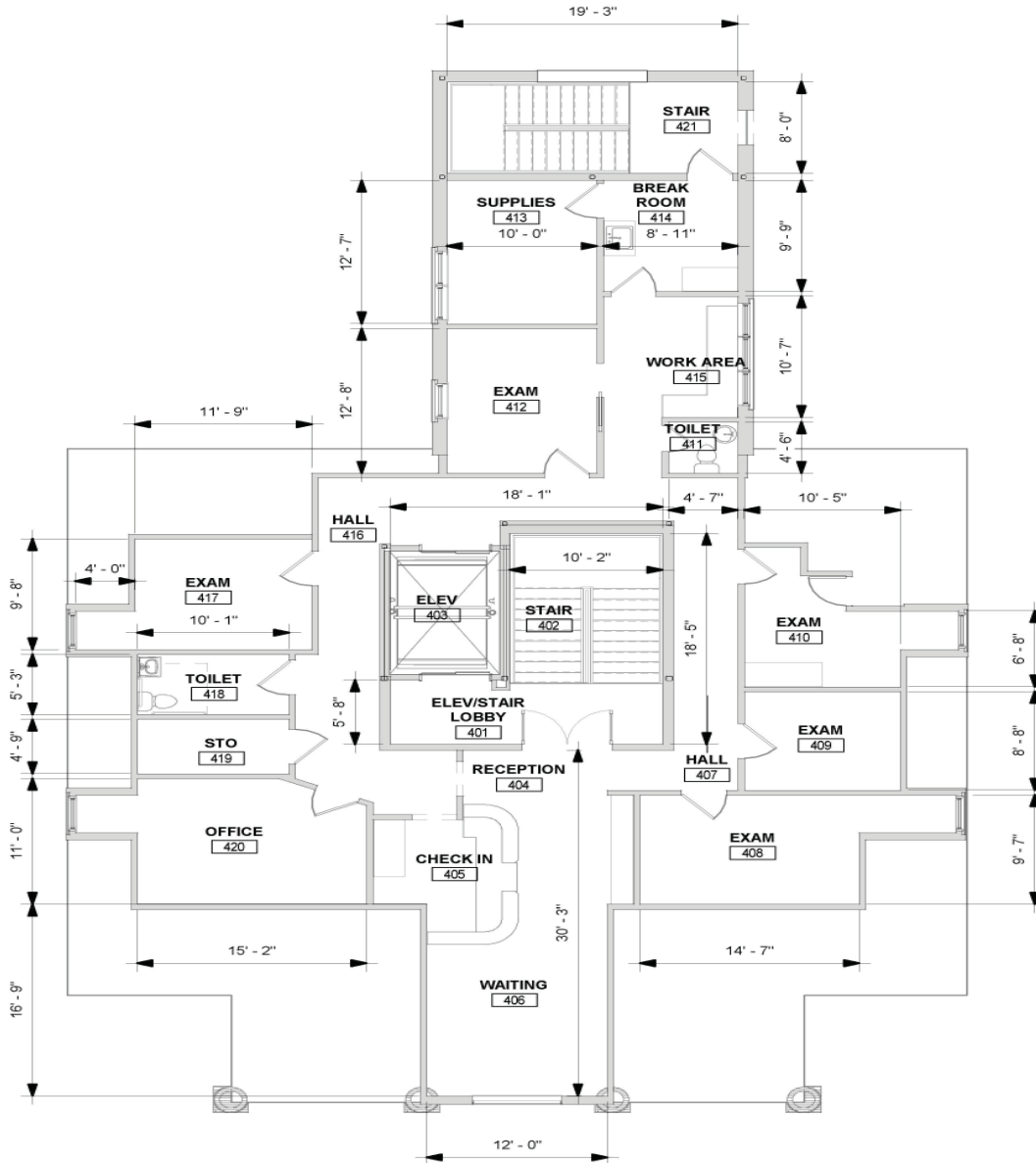
[mulin@rg-re.com](mailto:mulin@rg-re.com)



# 2365 Old Milton Parkway

## Floor Plan

### 4th Floor | 2,524 SF



#### FOURTH FLOOR PLAN



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