

Prime Medical Office Space for Lease

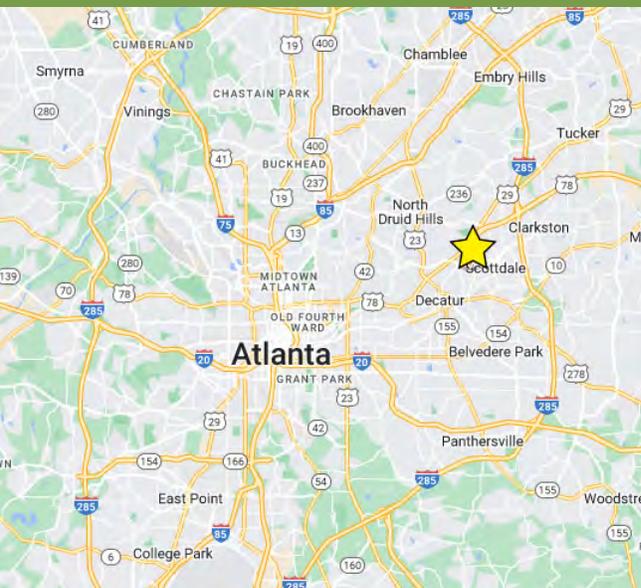
Competitive Rates in the Heart of Decatur



370 Winn Way
Decatur, GA 30030

Property Highlights

- Proposed ±13,000 SF two-story medical/office redevelopment
- Prime location in Decatur's established medical corridor, just 0.5 miles from Emory Decatur Hospital
- Outstanding visibility along Winn Way
- 4.6/1,000 parking ratio with convenient on-grade parking
- Prominent monument and building signage opportunities
- Ideal for medical practices, specialty clinics, or professional office users seeking modern, purpose-built space
- Quick access to I-285 with direct ingress/egress on Winn Way
- Situated on approximately 1 acre, offering a rare in-town medical/office redevelopment opportunity
- Excellent option for users seeking a strategic, healthcare-driven location
- Call for lease rate



Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

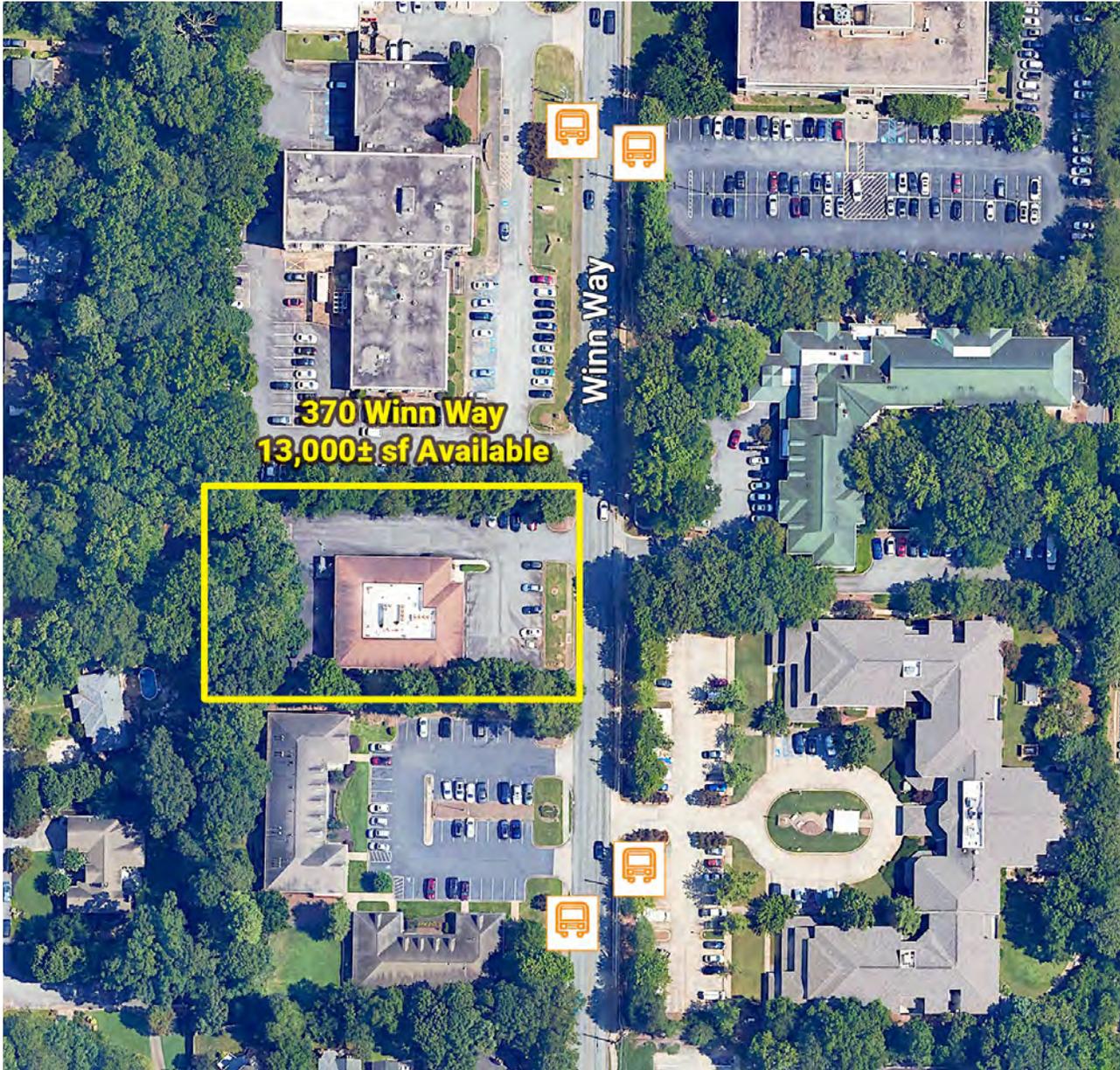
Nelson Vinson
(678) 385-2718
nrn@mcwrealty.com

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



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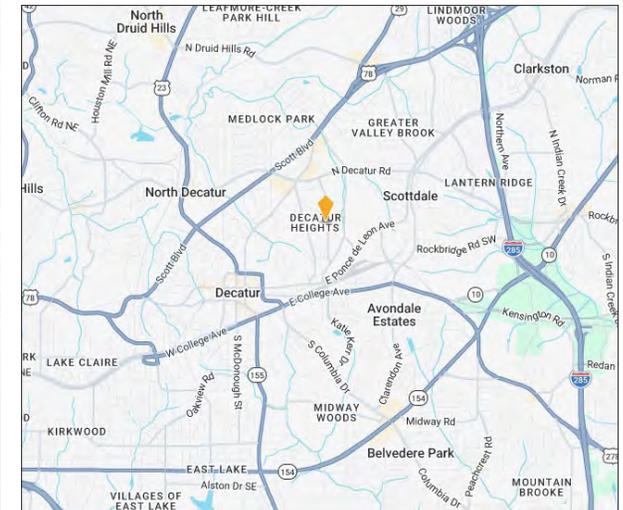


Area Highlights

This for-lease medical office opportunity is positioned in Decatur's established medical corridor, surrounded by a dense cluster of healthcare-oriented properties that reinforce the area's appeal to medical and professional users. Just 0.5 miles from Emory Decatur Hospital, a major regional medical center, the property offers immediate proximity to one of the area's most significant healthcare anchors.

The location provides excellent connectivity via I-285 and Highway 78, ensuring convenient access for patients and staff traveling throughout the metro region. The surrounding area is walkable and supported by nearby retail and services, creating a convenient and accessible environment.

Public transit access is a standout advantage: multiple MARTA bus stops are located directly north and south of the property along N Decatur Rd and Winn Way, including the designated stop at N Decatur Rd @ Winn Way, served by Route 123. Additional nearby stops serve Emory Decatur Hospital through both MARTA's Route 123 and the Emory shuttle system, providing frequent transit options for employees, patients, and visitors.



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