

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE

VIRTUAL
TOUR
LINKS
INSIDE

Gwinnett 500 Building

1,334 – 7,159 RSF Available

500 Medical Center Blvd, Lawrenceville, GA 30046

Proudly owned by

Healthpeak® | DOC
LISTED
NYSE

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com



PROPERTY OVERVIEW

This three-story Class-A property is located on the Northside Hospital Gwinnett campus, connected via an elevated, fully enclosed bridge walkway. On-site specialties include podiatry, emergency care, women's care, gynecology, obstetrics, fertility treatment, and rheumatology. The property is easily accessible from University Pkwy/Georgia 316, US-29/Lawrenceville-Suwanee Rd, and is three miles from the Gwinnett County Airport.

Proudly owned by

Healthpeak[®] | **DOC LISTED NYSE**

Campus Setting On-Campus – Attached via Skywalk to Northside Hospital Gwinnett Campus

Building Details Built: 1996/Renovated: 2006
74,636 RSF
Three stories
Class-A Facility

Available Suite 135: 1,334 RSF
Suite 290: 7,159 RSF
Suite 345: 4,206 RSF
Suite 365: 3,639 RSF Avail. 4/1/25

Access Convenient access to US-29

Parking 5.6/1000 Parking Ratio

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com



CAMPUS OVERVIEW

Attached via an enclosed walkway to the Gwinnett 500 Building, Northside Hospital Gwinnett is a Level II Trauma Center. In addition, this 388-bed hospital includes the Strickland Heart Center's cardiovascular specialties, the Gwinnett Women's Pavilion, and cancer genetic testing.

AREA OVERVIEW

Lawrenceville is part of the greater metro Atlanta region. As the county seat of Gwinnett County and just 47 miles to the northeast of downtown Atlanta, Lawrenceville is a growing suburb with over 30,000 residents. Gwinnett County is the second-largest community in the state of Georgia, expected to exceed one million residents in the next decade. Also, it is one of the most ethnically diverse populations in the United States. Gwinnett Public County School System is consistently ranked as one of the best in the country, contributing to an educated workforce.

Proudly owned by



SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

GWINNETT 500 BUILDING

500 MEDICAL CENTER BLVD, LAWRENCEVILLE, GA 30046



DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	13,346	\$56,481
3-Miles	83,086	\$63,763
5-Miles	207,654	\$70,078

AREA HEALTHCARE



- Albany, GA
 - Phoebe Putney Memorial Hospital
- Athens, GA
 - St. Mary's Health Care System
 - Piedmont Athens Regional Medical Center
 - Landmark Hospital of Athens
- Atlanta, GA
 - Emory Health Care
 - Grady Health System
 - Northside Hospital
 - Atlanta VA Med Center
 - Piedmont Atlanta Hospital
- Augusta, GA
 - Doctors Hospital of Augusta
 - Charlie Norwood VA Medical Center
 - Augusta University Medical Center
- Columbus, GA
 - Piedmont Columbus Regional Midtown
 - Jack Hughston Memorial Hospital
 - Piedmont Columbus Regional Northside
 - St. Francis Medical Group
- Macon, GA
 - Atrium Health Navicent The Medical Center
 - Piedmont Macon Medical Center
 - Northside Hospital Cancer Institute Radiation Oncology - Macon
- Savannah, GA
 - Memorial Health University Medical Center
 - Candler Hospital

Proudly owned by

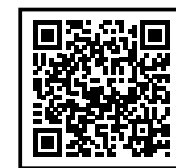
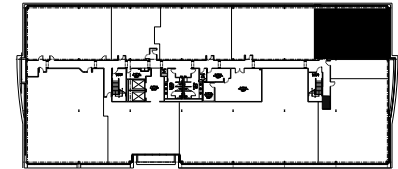


SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

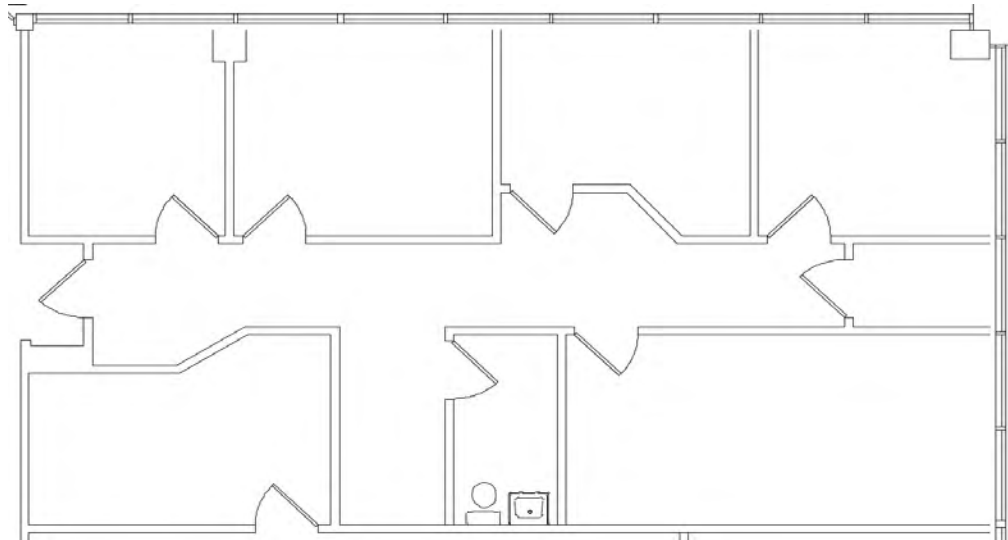
FIRST FLOOR

Suite 135
1,334 RSF

Key Plan



SCAN OR CLICK
FOR VIRTUAL TOUR



Proudly owned by

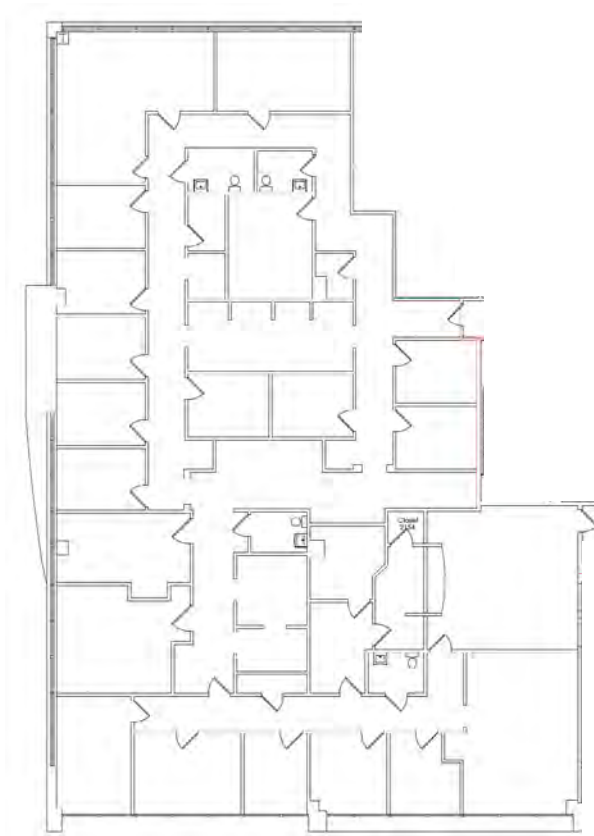
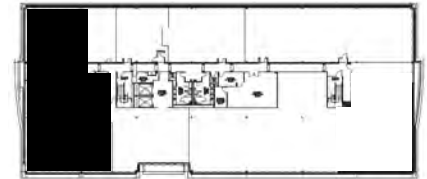
Healthpeak[®] | **DOC LISTED NYSE**

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

SECOND FLOOR

Suite 290
7,159 RSF

Key Plan



Proudly owned by

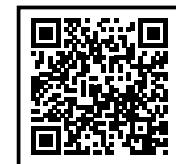
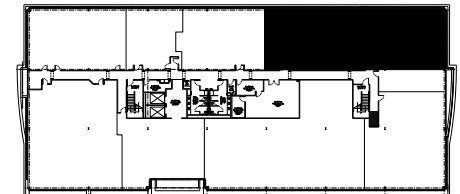
Healthpeak[®] | **DOC LISTED NYSE**

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

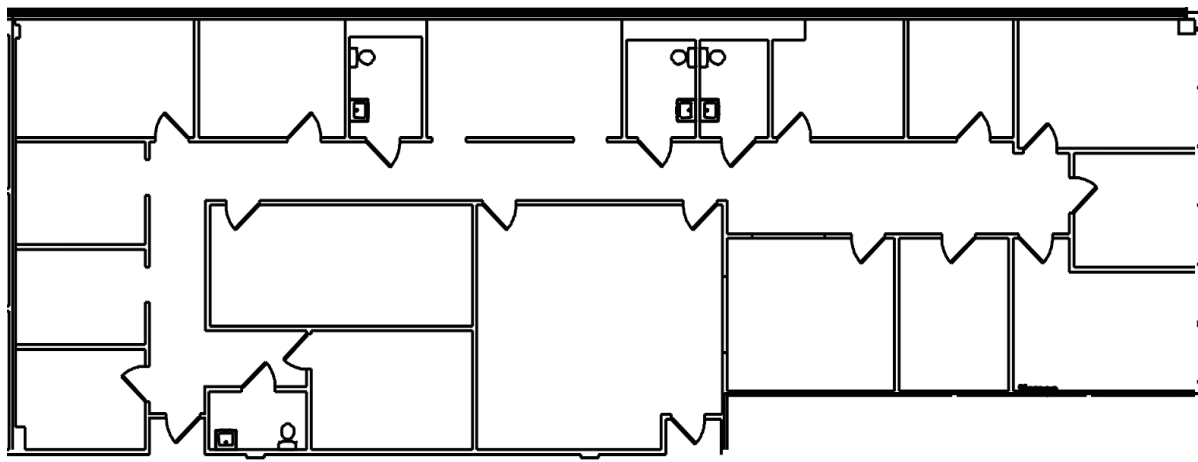
THIRD FLOOR

Suite 345
4,206 RSF

Key Plan



SCAN OR CLICK
FOR VIRTUAL TOUR



Proudly owned by

Healthpeak[®] | **DOC LISTED NYSE**

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

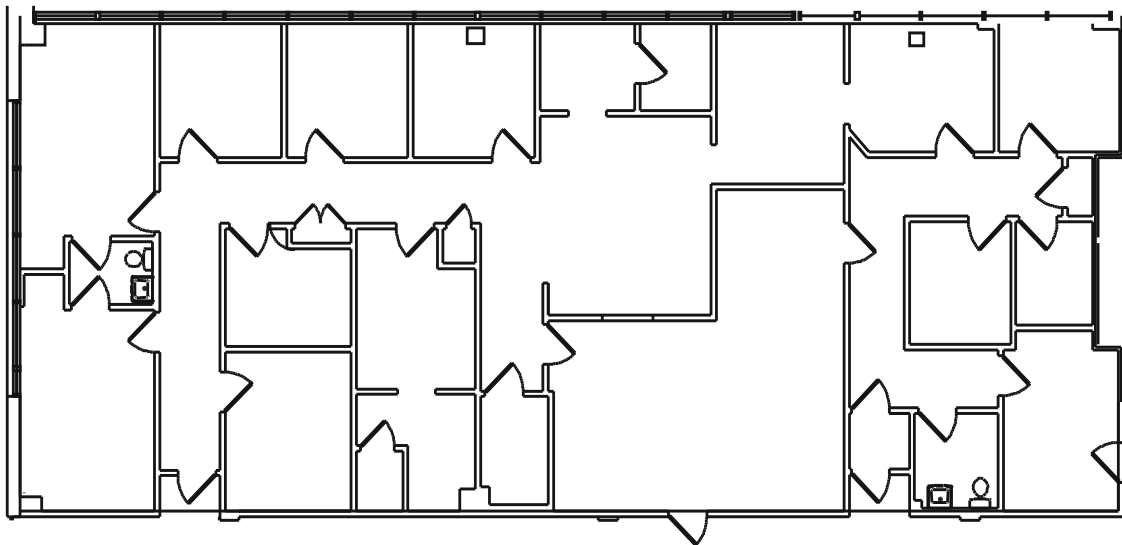
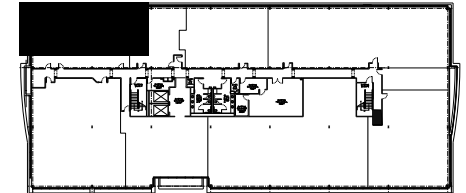
THIRD FLOOR

Suite 365

3,639 RSF

Available 4/1/25

Key Plan



Proudly owned by

Healthpeak[®] | **DOC LISTED NYSE**

SCOTT DUNKLE, VICE PRESIDENT - LEASING
414.367.5556 | SDunkle@healthpeak.com

Healthpeak® | DOC
LISTED
NYSE

SCOTT DUNKLE
Direct 414.367.5556
Mobile 407.620.1496
SDunkle@healthpeak.com

