

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE



Hudgens Professional Building

2,655 RSF Available

3855 Pleasant Hill Road, Duluth, GA 30096

Proudly owned by

Healthpeak[®] | **DOC
LISTED
NYSE**

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



PROPERTY OVERVIEW

This Class-A, recently renovated property is connected to Northside Hospital Duluth. On-site specialties include plastic and cosmetic surgery, pediatrics and adolescent medicine, gastroenterology, ENT, pulmonary care, neurosurgery, cardiovascular care, family and sports medicine, urology, neurology, mammography screening, and a concussion institute. The property sits between Peachtree Industrial Boulevard and Pleasant Hill Road and is easily accessible for all metro Atlanta residents, particularly those in Duluth, Johns Creek, Norcross, and Suwanee.

Campus Setting

On-Campus – Northside Hospital
Duluth Campus

Building Details

Built: 1994/Newly Renovated
69,235 RSF
Four stories
Class-A facility

Available

Suite 350: 2,655 RSF

Access

Convenient access to US-23

Parking

Ample surface parking for tenants
and patients

FEEDBACK FROM CURRENT PROPERTY TENANTS

"I always get quick and friendly responses when I put in a work order."
"The property management does a great job of addressing issues in a timely manner."

Proudly owned by

Healthpeak[®] | **DOC LISTED NYSE**

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

HUDGENS PROFESSIONAL BUILDING

3855 PLEASANT HILL ROAD, DULUTH, GA 30096



CAMPUS OVERVIEW

Northside Hospital Duluth is a 122-bed hospital offering the latest medical technology. Specialties include cancer care, emergency services, ENT, family medicine, imaging, inpatient rehabilitation, minimally invasive surgery, outpatient rehabilitation, and robotic surgery. This hospital also offers a full-service cafeteria conveniently open seven days a week.

AREA OVERVIEW

Duluth is part of the greater metro Atlanta region. Located in Gwinnett County and just 25 miles to the northeast of downtown Atlanta, Duluth has been named to the Top 10 Atlanta Neighborhoods list by Newcomer Magazine and was listed as the 9th Safest City in Georgia by the National Council of Home Safety and Security. 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

Healthpeak® | **DOC LISTED NYSE**

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

HUDGENS PROFESSIONAL BUILDING

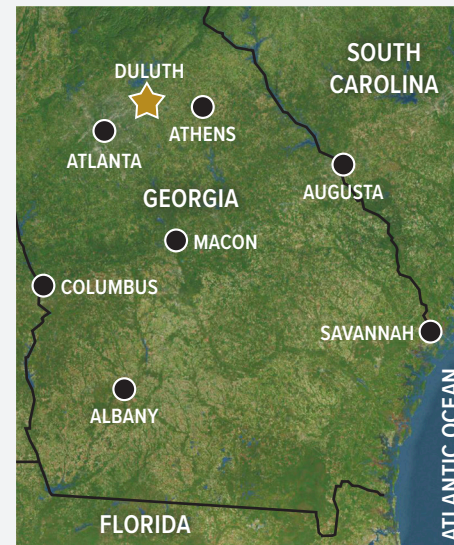
3855 PLEASANT HILL ROAD, DULUTH, GA 30096



DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	8,914	\$64,228
3-Miles	75,418	\$92,561
5-Miles	201,699	\$87,432

AREA HEALTHCARE

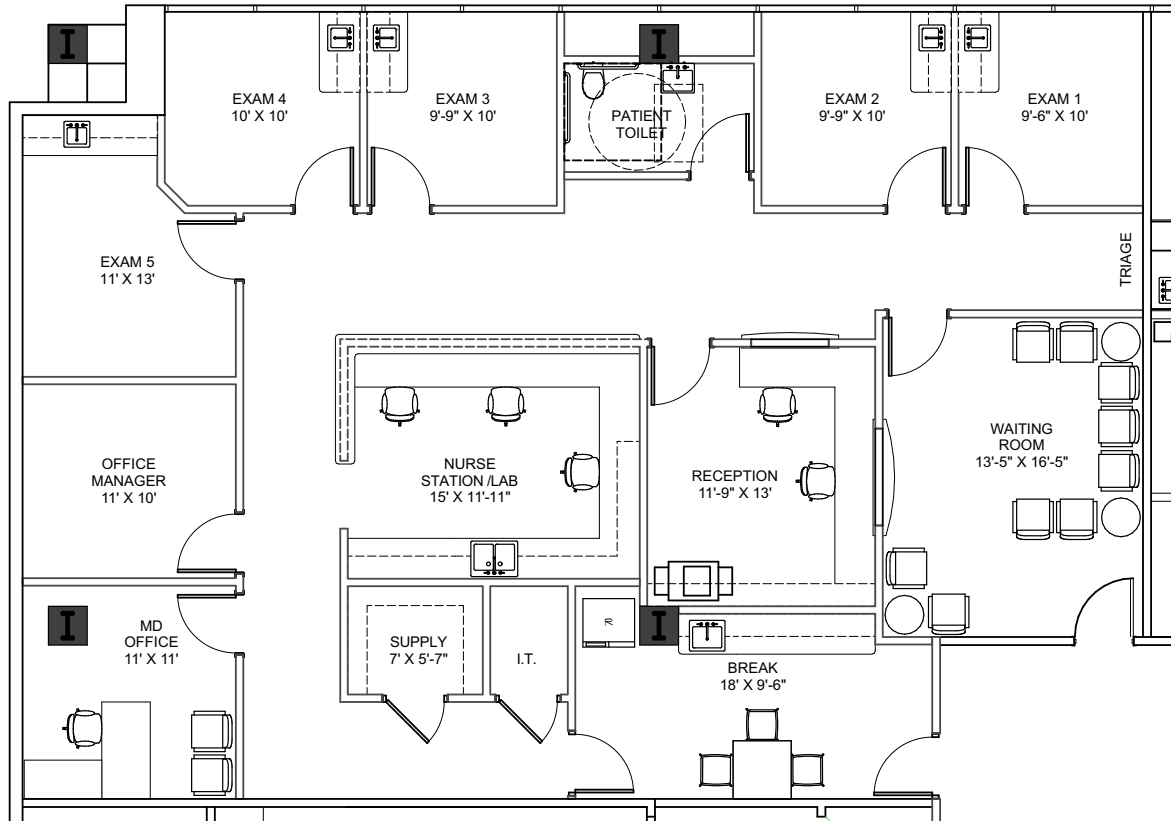


- Albany, GA**
 - Phoebe Putney Memorial Hospital
- Athens, GA**
 - St. Mary's Health Care System
 - Piedmont Athens Regional Medical Center
 - Landmark Hospital of Athens
- Atlanta, GA**
 - Emory Health Care
 - Grady Health System
 - Northside Hospital
 - Atlanta VA Med Center
 - Piedmont Atlanta Hospital
- 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



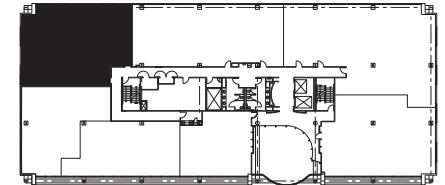
THIRD FLOOR

Suite 350

2,655 RSF

Proposed Floor Plan

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

