

# DENTAL/ MEDICAL OFFICE BUILDING FOR SALE OR LEASE

361 NORTH MARIETTA PKWY NE, MARIETTA, GA 30060



## Property Summary

Price:	\$2,100,000
Building SF:	10,000
Price / SF:	\$210
Rentable SF:	10,000
Occupancy:	Vacant at Closing
Lease Rate:	\$25.00 NNN
Lease Term:	5+ Years
Operating Expenses	\$5
Parking:	Free Surface
Zoning:	O1

## Property Overview

Located on the North 120 Loop and a stone's throw from the Marietta Square and Kennestone Hospital, sits 361 N Marietta Parkway. Formerly Atlanta Dentures, the building consists of 10,000 total square feet.

The main level comprises of 5,000 square feet - 3,200 sq ft of which is second generation dental space with 5 operatories and a surgery room. The operatories can easily be converted into exam rooms for other clinical uses. 1,800 square feet is subbed with plumbing and can hold additional operatories or a complimentary practice. There is office space on the second level that can support a practice's administrative staff.

This highly visible property provides up to three signage opportunities for a practice serious about brand awareness.

# PROPERTY PHOTOS



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