

# Medical Office Building ±5,478 SF FOR LEASE

219 Boggs St, Lexington, GA 30648

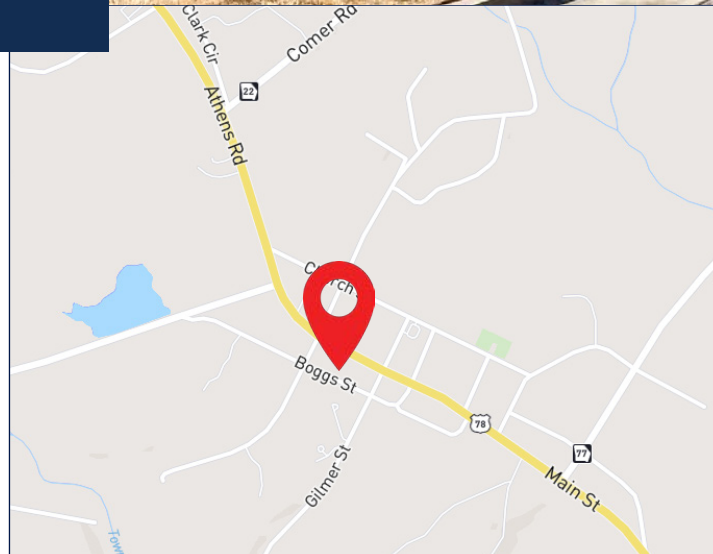


## PROPERTY OVERVIEW

Bull Realty, Inc. is pleased to offer the opportunity to lease a beautiful ±5,478 SF stand-alone newly built (2019) medical office building located in the heart of downtown Lexington, Georgia. The picturesque property is located near the Lexington City Hall and other Oglethorpe County historic sites and residences. This pristine property has great visibility, dedicated parking and monument signage. It serves the local community and those within a 20-mile radius of Athens-Clarke.

The building consists of state-of-the-art medical office space that includes 5 exam rooms with sinks, a procedure room, imaging, 6 restrooms, lab area, nurses station, 5 offices, and breakroom area. The physician offices include dedicated personal restrooms. This location is excellent for medical providers looking to expand operations and services in the Athens-Clarke area.

- ±5,478 SF medical office building built in 2019
- 1st floor 2nd generation medical space with direct access to parking area
- Includes 5 exam rooms, a procedure room, and imaging
- 24 dedicated surface parking spaces
- Excellent visibility from Boggs Street with monument signage
- Ideal location for medical providers serving the Athens-Clarke area
- Convenient access and connectivity to Outer Loop 10
- Zoned OIP



Drone Video



Virtual Walkthrough Tour



\$22/SF/YR  
LEASE RATE



CONTACT



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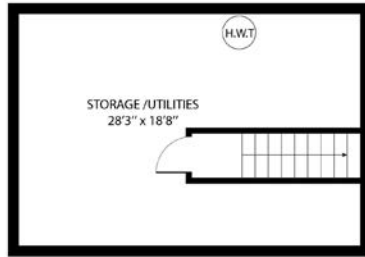
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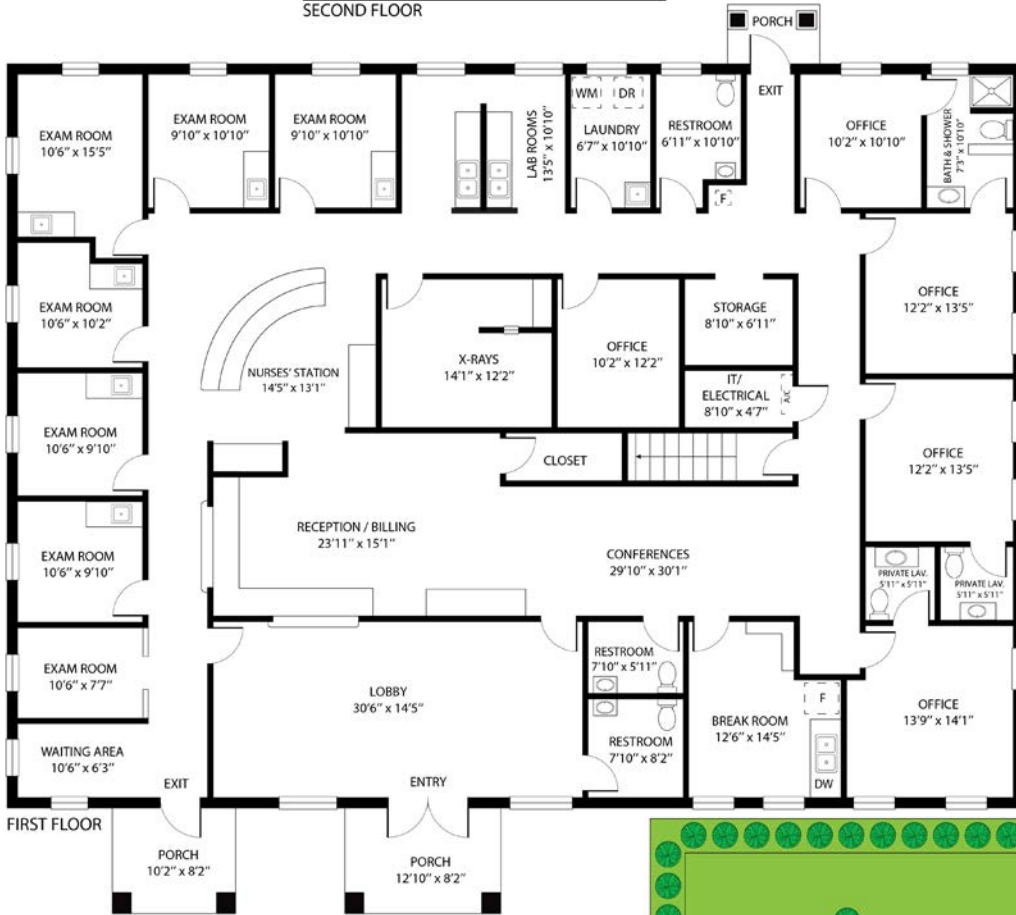


Drone Video

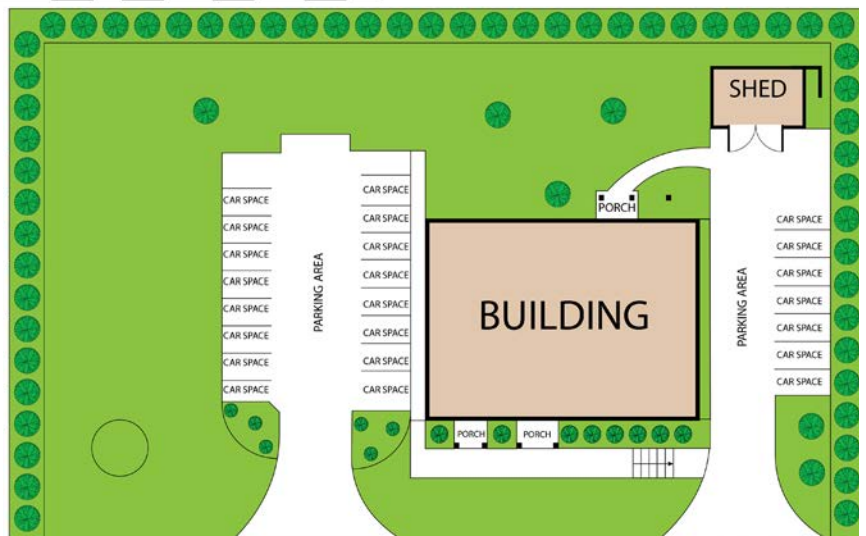
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SECOND FLOOR



FIRST FLOOR



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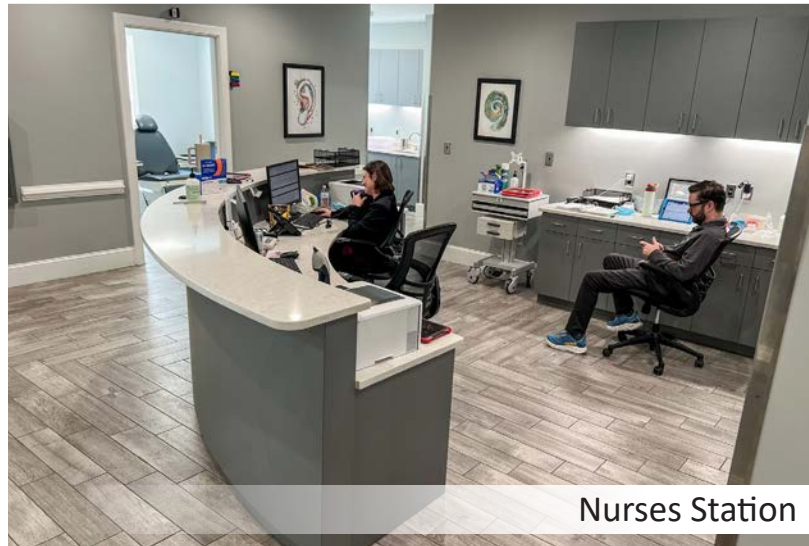
Waiting Room



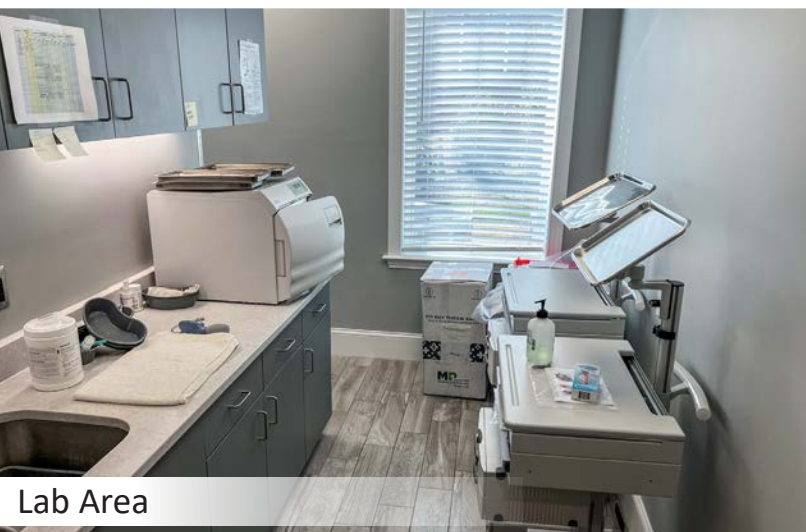
Open Conference Room



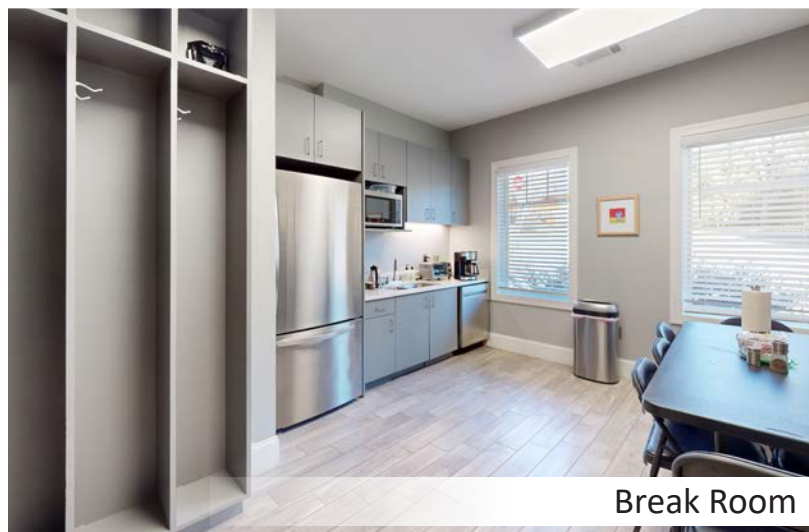
Hallway



Nurses Station



Lab Area



Break Room

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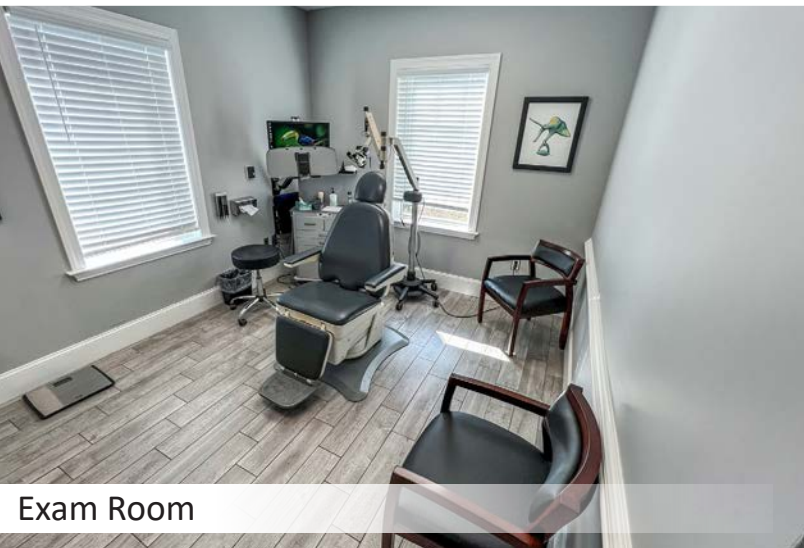
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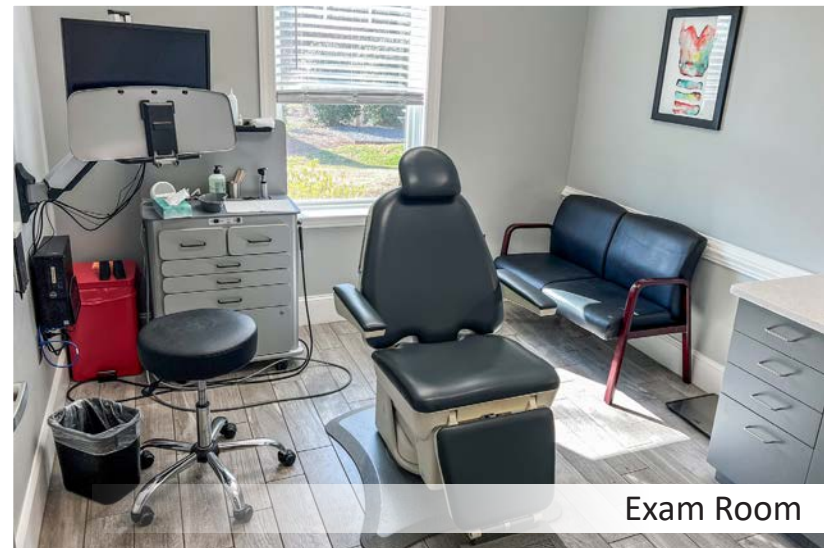
Imaging/X-Ray



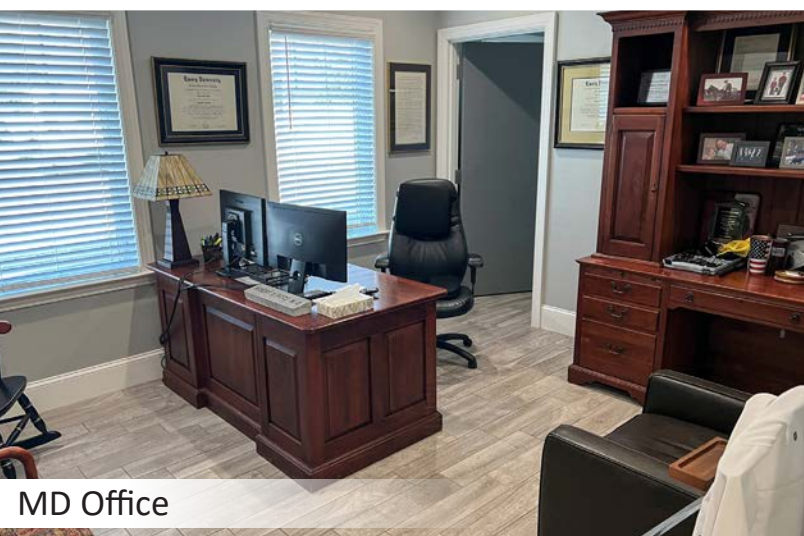
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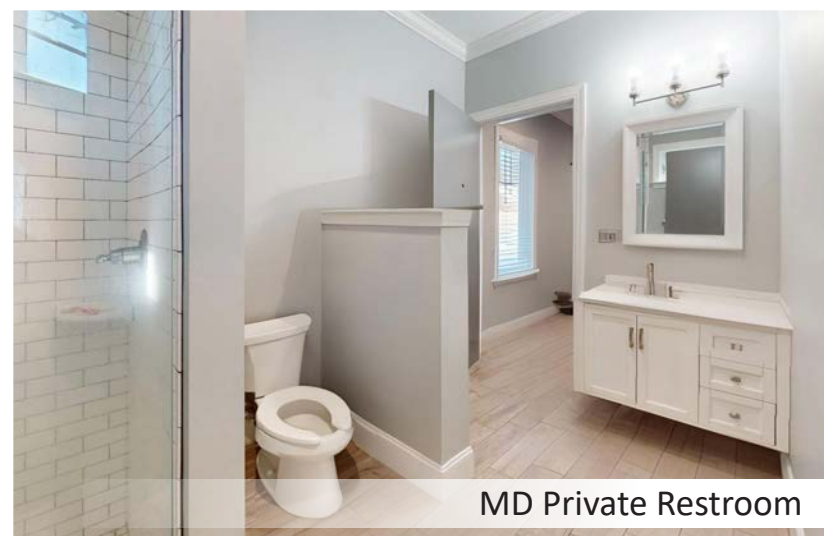
Exam Room



Exam Room



MD Office



MD Private Restroom

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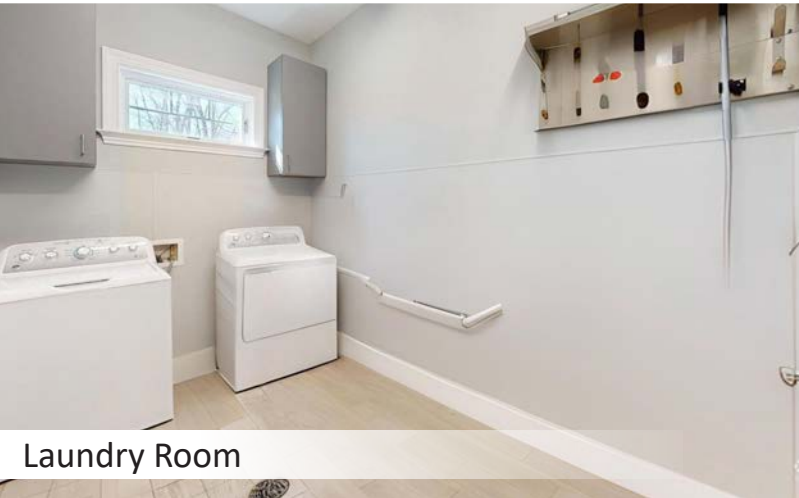


Attic/Storage (Upper Level)

Matterport  
Enhanced with AI



IT Room



Laundry Room



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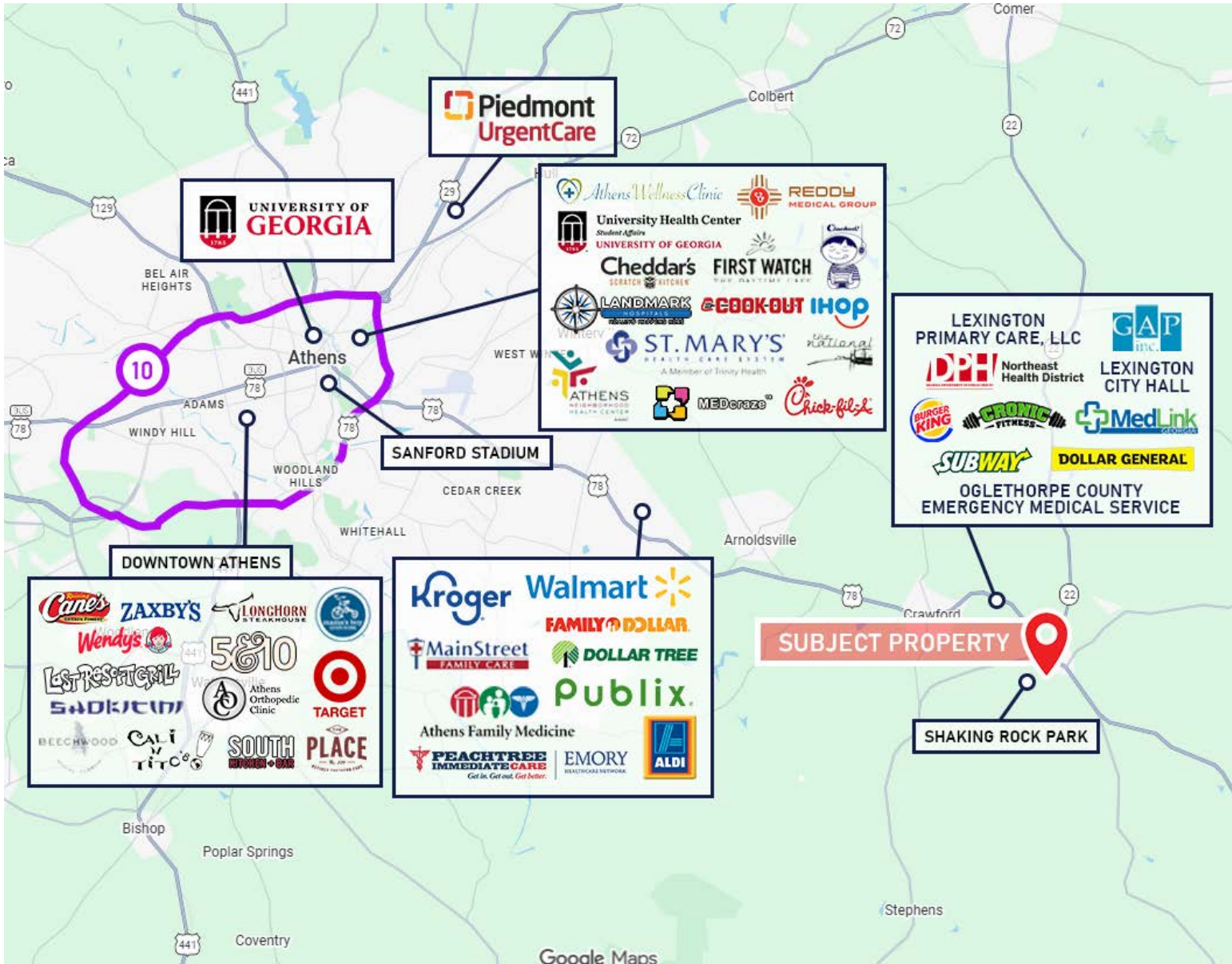
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## IN THE AREA



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