



MEDICAL/ PROFESSIONAL OFFICE

5670 OLD WINDER HWY
BRASELTON, GA 30517

Karen Baston
Senior Advisor / Medical Specialist
770.531.9992
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Property Summary



OFFERING SUMMARY

Available SF: 2,234 - 12,000 SF

Lease Rate: \$22.00-\$23.00 SF/yr
(NNN)

Year Built: 2019

Building Size: 24,000 SF

Market: North Atlanta

PROPERTY OVERVIEW

New construction of 24,000 sft Medical/Professional Office Space. Over and under construction with daylight space on lower level. In shell condition that can be built out to Tenant's specs. Located within 2 blocks of Northeast Georgia Health System Braselton campus.

PROPERTY HIGHLIGHTS

- New construction
- Within 2 blocks of Northeast Georgia Medical Center Braselton
- Design to Tenant specifications
- Tenant Improvement Allowance Available
- Walk Up Access Direct into Suites

Property Description



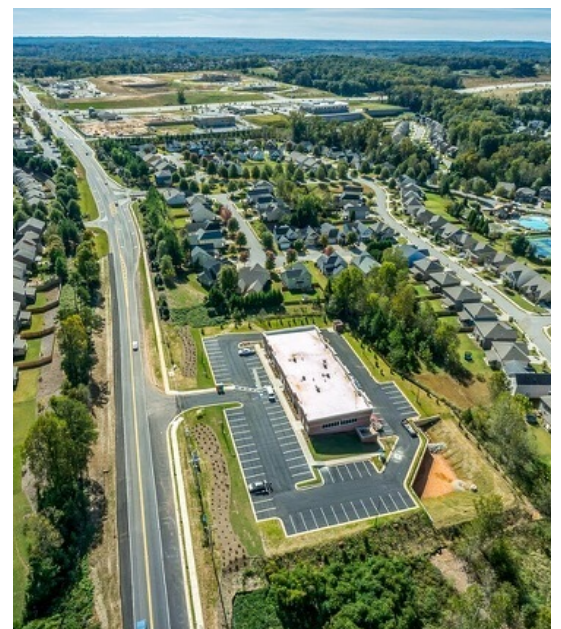
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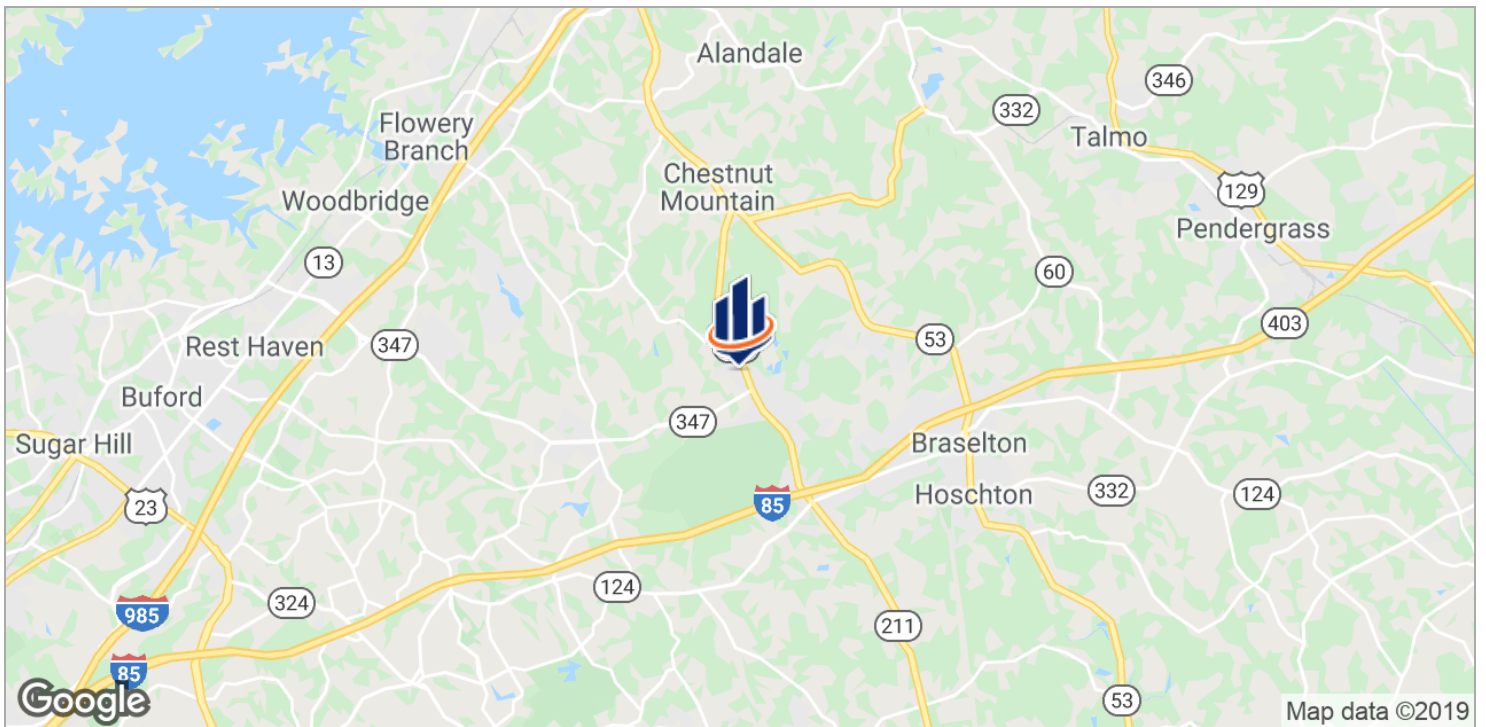
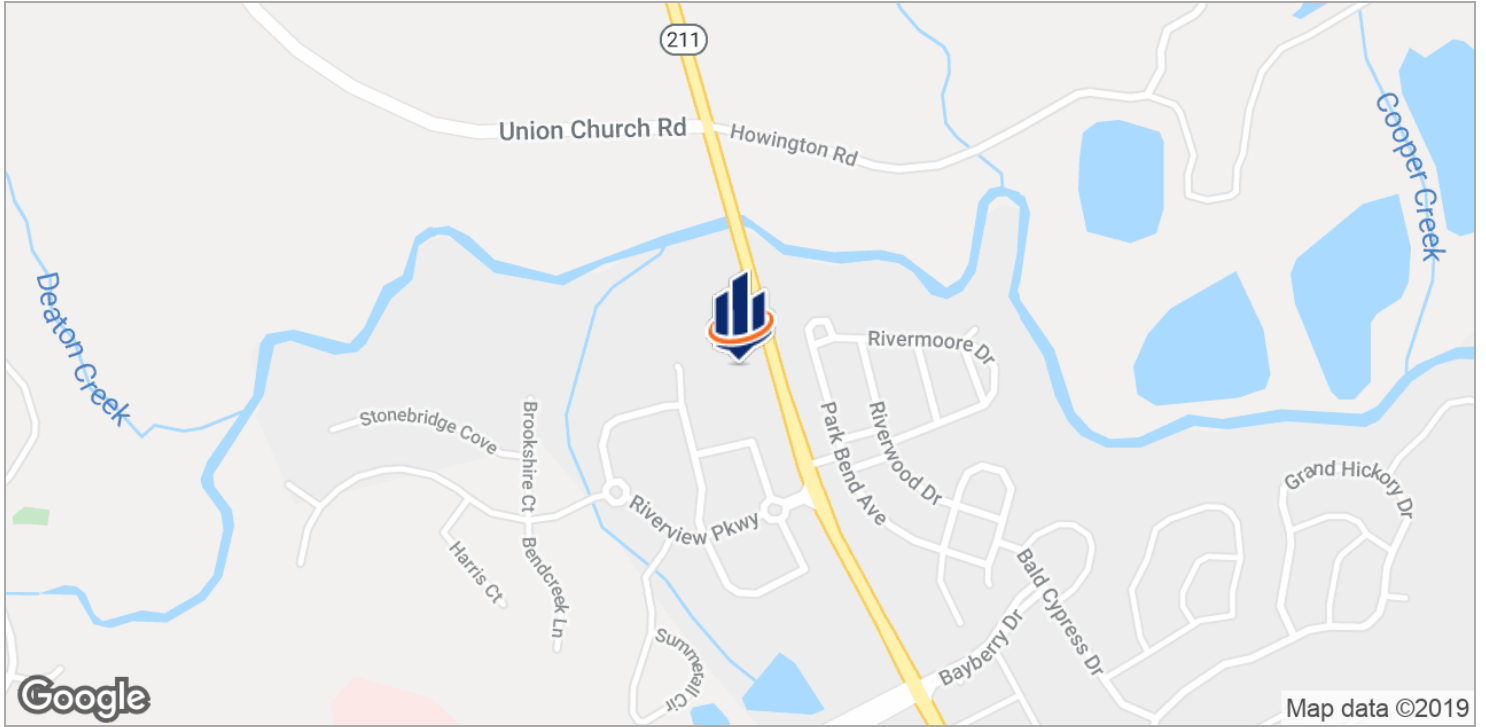
LOCATION DESCRIPTION

Old Winder Hwy and Friendship Road in Braselton, Ga.

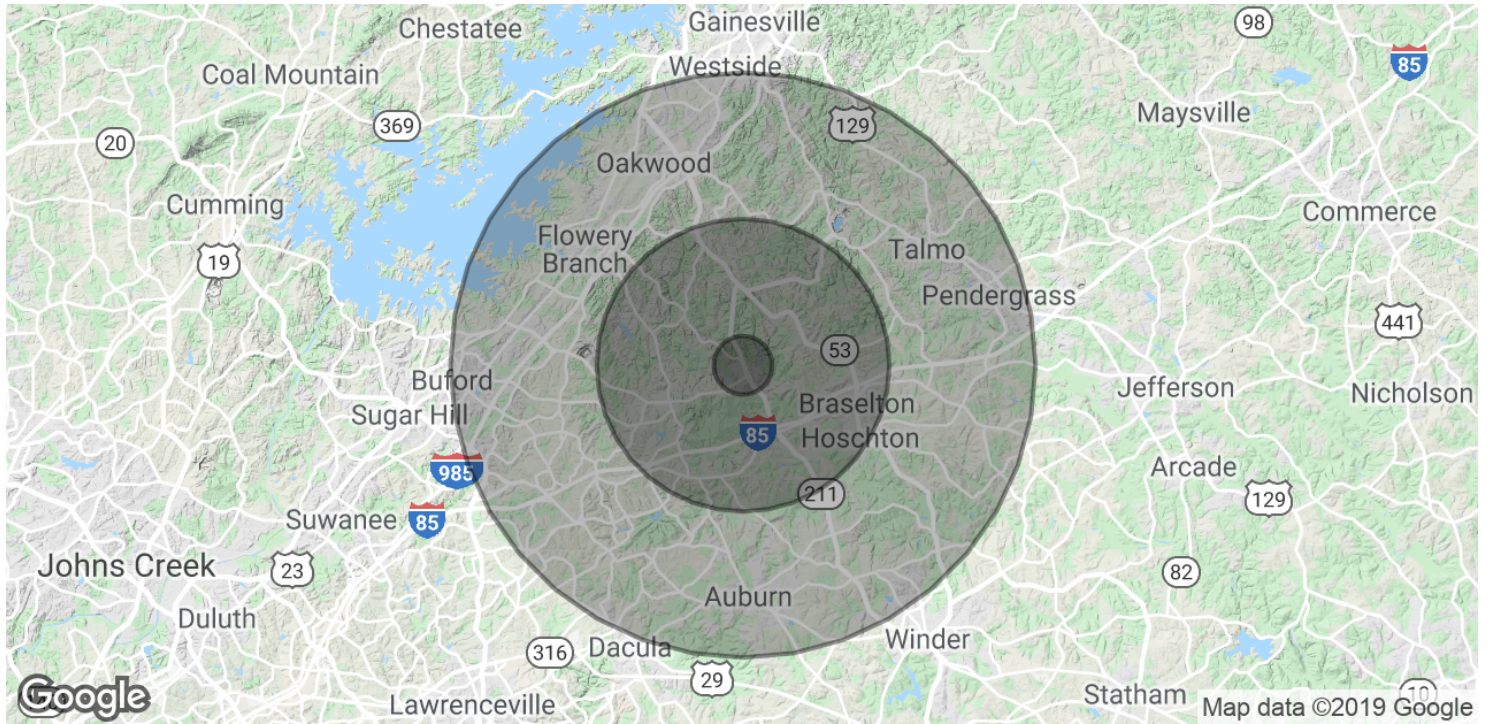
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,649	40,365	189,569
Median age	37.2	36.1	34.1
Median age (Male)	37.8	36.3	33.7
Median age (Female)	36.8	35.9	34.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	540	12,999	61,260
# of persons per HH	3.1	3.1	3.1
Average HH income	\$95,444	\$88,385	\$77,240
Average house value	\$316,040	\$261,766	\$257,813

* Demographic data derived from 2010 US Census

Advisor Bio 1



KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as a senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: Electronic Health Records implementation, strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for Northeast Georgia Diagnostic Clinic, LLC, a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. In addition, Baston also had leadership oversight of a new \$1.5 million Electronic Medical Record implementation project. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the Medical Group Managers Association, the Georgia Medical Group Managers Association, and the American College of Healthcare Professionals. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, horseback riding, fishing, and watching Georgia football.

SVN | HOKAYEM COMPANY, INC.

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