



**PRESTIGE PARK - PHASE II**

# MEDICAL OFFICE FOR LEASE

874 W. Lanier Avenue | Fayetteville, GA 30214

**SPACE AVAILABLE** | Up to 40,000 SF

**LEASING RATE** | Negotiable

## HIGHLIGHTS

- Class A medical building
- Efficient space for high patient volume
- Competitive pricing and generous TI
- Multiple points of ingress and egress
- Quality structure using premium materials
- Abundant surface parking 5/1000 ratio
- Covered patient drop-off areas
- No hospital restrictions
- Close to Piedmont Fayette Hospital
- Landscaping and professional management

Ackerman  Medical



AERIAL VIEW

**PIEDMONT FAYETTE HOSPITAL**  
LESS THAN 3-MILES  
←

DCI  
Dialysis Clinic, Inc.  
A Tenet Company

**FAYETTEVILLE CENTER FOR NURSING AND HEALING**

**ADVANCED PHYSICAL THERAPY OF FAYETTE**

First Georgia  
Physician Group

**QUEST DIAGNOSTICS**

Eye Consultants of Atlanta  
THE PIEDMONT EYE GROUP

Piedmont  
UrgentCare

TRINITY  
PEDIATRIC CENTERS

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**FAYETTEVILLE ELEMENTARY SCHOOL**

**FAYETTEVILLE HIGH SCHOOL**

**SOUTHOMS**

**SPRING HILL ELEMENTARY SCHOOL**

92

54

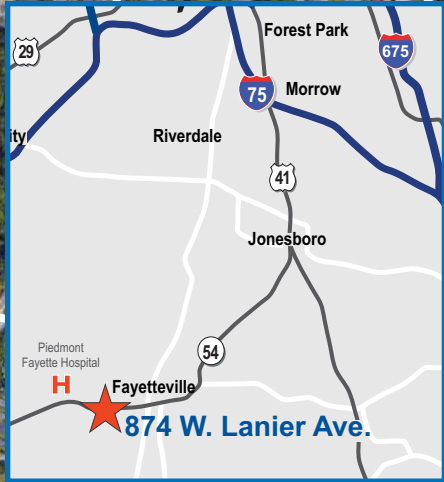
N JEFF DAVIS DR

GLYNN ST

W LANIER AVE

STONEWALL AVE

Michaels  
Where Creativity Happens  
McDonald's  
FIREHOUSE SUBS  
T-Mobile  
MIDAS  
PLAY IT AGAIN SPORTS



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**Available Space**  
**Building II Up to 40,000 SF**

