

Prime Medical Office Suites

2349 Danville Road Southwest | Decatur, AL 35603

**2,200 – 4,417 Sq Ft
For Lease**



Property Highlights

- Two medical office suites available: 2,217 SF and 2,200 SF
- Class B Medical office building in excellent condition
- Suite 130 includes existing medical build-outs with exam rooms with sinks
- Located near Decatur Morgan Hospital
- High visibility on Danville Rd, close to Beltline Rd
- Abundant natural light and flexible floor plans
- Ample on-site parking for staff and visitors
- Professionally property management
- Surrounded by restaurants, retail, and hotel amenities
- Ideal for a variety of medical specialties
- Building includes established and reputable tenants

Location



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
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Property Photos



Property Description

Discover a rare opportunity to elevate your medical practice at 2349 Danville Rd, a professionally managed Class B medical office building located in the heart of Decatur, Alabama. This well-maintained property offers two highly desirable suites for lease—2,217 SF and 2,200 SF—ideal for a variety of medical specialties and adaptable for growing practices or strategic relocations.

Positioned just moments from Decatur Morgan Hospital and the high-traffic Beltline Rd corridor, this location offers unmatched visibility and convenience for both patients and staff. Ample parking and easy accessibility further enhance the property's appeal.

Suite feature existing medical build-outs with exam rooms, abundant natural light, and flexible layouts

to suit your specific needs. Tenants will enjoy a professional setting alongside other reputable medical providers, all within a vibrant area surrounded by dining, retail, and hotel amenities.

Capitalize on the growth of the Decatur healthcare market—schedule a tour today and secure your place in this premier medical office environment.



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

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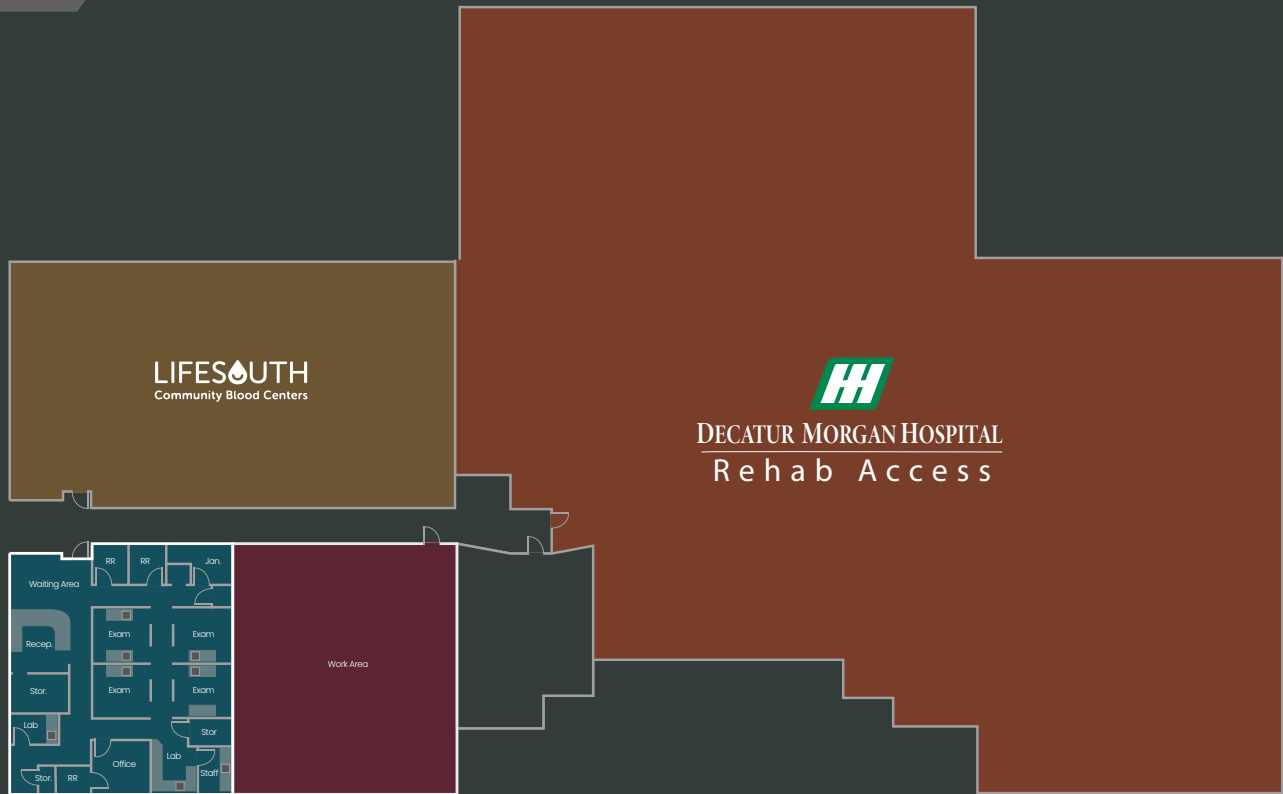
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Floor Plan



Can be contiguous

Suite 103

2,116.48 Sq Ft

Suite 102

2,171.73 Sq Ft

Available soon

Suite 100

~19,849 Sq Ft

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Area Amenities



Location Information

The Decatur Medical Center is conveniently located at the signalized intersection of Danville Road SW and Longview Drive SW. The subject property has excellent visibility.

Area Demographics

	Population	Total Households	Average HH Income
3 Miles	42,429	17,242	\$72,465
5 Miles	61,664	25,062	\$74,802
10 Miles	100,706	40,675	\$80,983

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