

City of Riverdale Medical Office

±7,110 SF FOR SUBLEASE

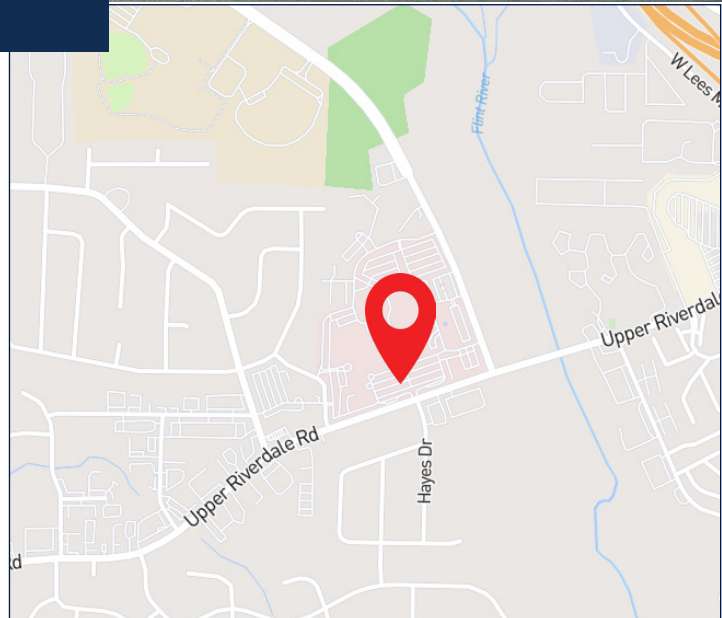
34 Upper Riverdale Road, Suite 101, Riverdale, GA 30274



PROPERTY OVERVIEW

The 34 Upper Riverdale Road medical office building located in Clayton County's City of Riverdale medical corridor offers a prime ±7,110 SF office/medical office opportunity for sublease. The 2-story, ±39,301 SF Class B medical office building is located across the street from Southern Regional Medical Center campus and is surrounded by premier healthcare providers such as Emory Healthcare, Northside Hospital, Piedmont Healthcare, Fresenius Kidney Care, DaVita, Georgia Urology, LabCorp and Quest Diagnostics. This location is excellent for medical providers looking to expand operations and services in the North Clayton/Airport submarket.

- ±7,110 SF -1st floor, sublease opportunity – November 2023
- Prime 1st floor 2nd generation suite with direct access to parking area
- Located across the street from Southern Regional Medical Center
- Excellent visibility from Upper Riverdale Road
- New construction of suite completed 2023
- Ideal location for medical providers offering ABA therapy services and Physical Therapy
- Convenient access and connectivity to I-75
- Ample dedicated surface parking
- Current tenants: Northside Riverdale Imaging, Atlanta Gastroenterology Association (AGA), Comprehensive Spine & Pain, Southern Crescent Injury & Rehab



Virtual Walkthrough Tour



CONTACT BROKER
LEASE RATE



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



LINDSAY BRERETON, CCIM
V.P. Healthcare Real Estate Services
404-876-1640 x106
Lindsay@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

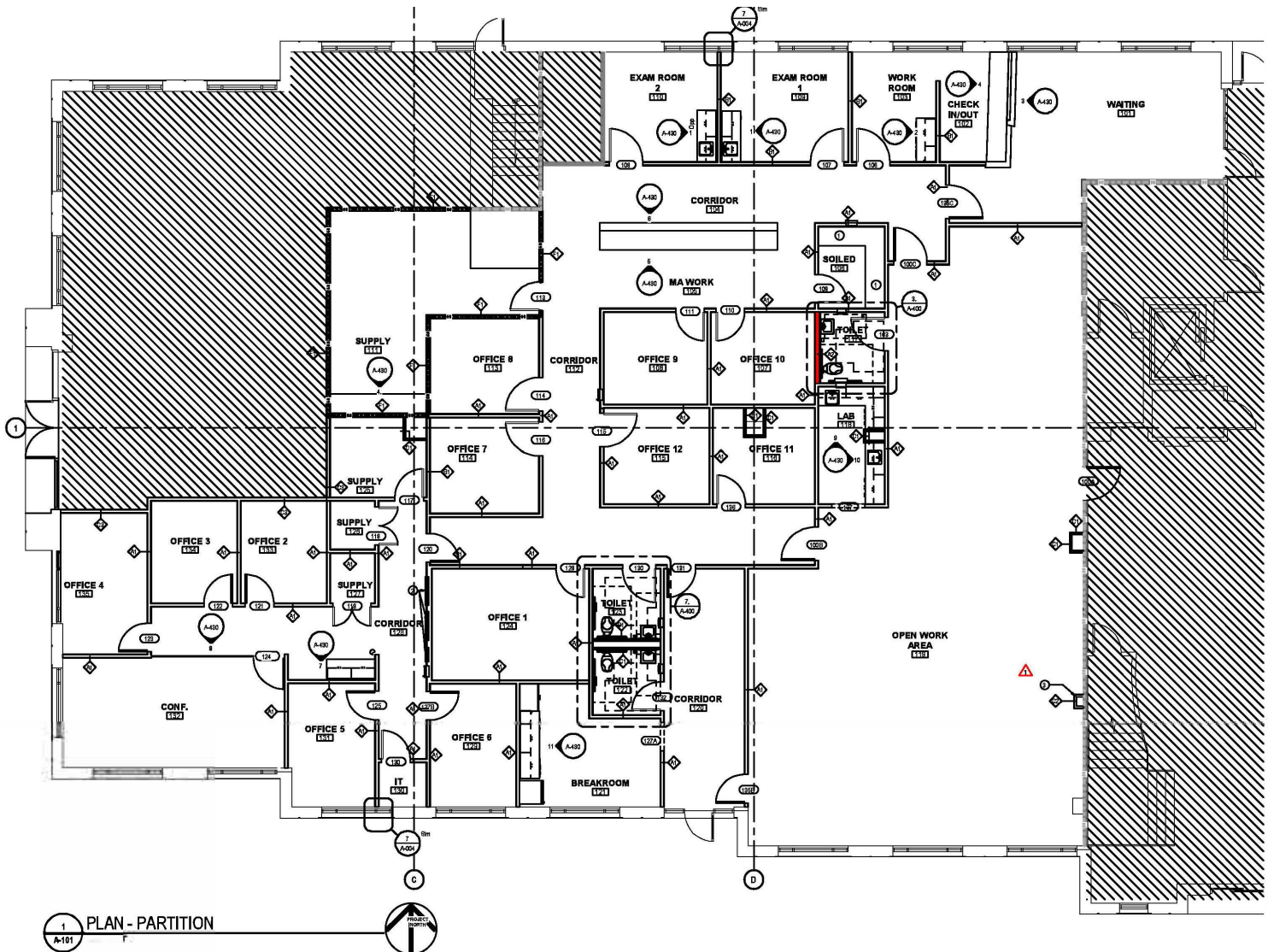
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FLOOR PLAN

Virtual Walkthrough Tour



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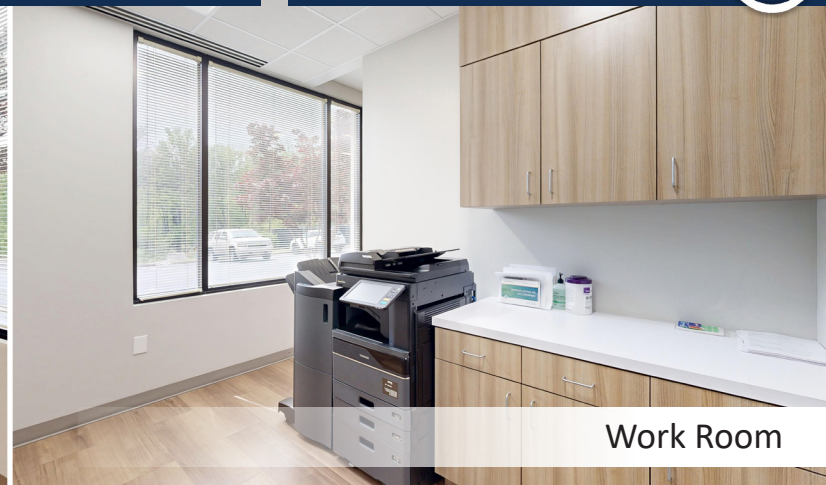


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ASSET & OCCUPANCY SOLUTIONS

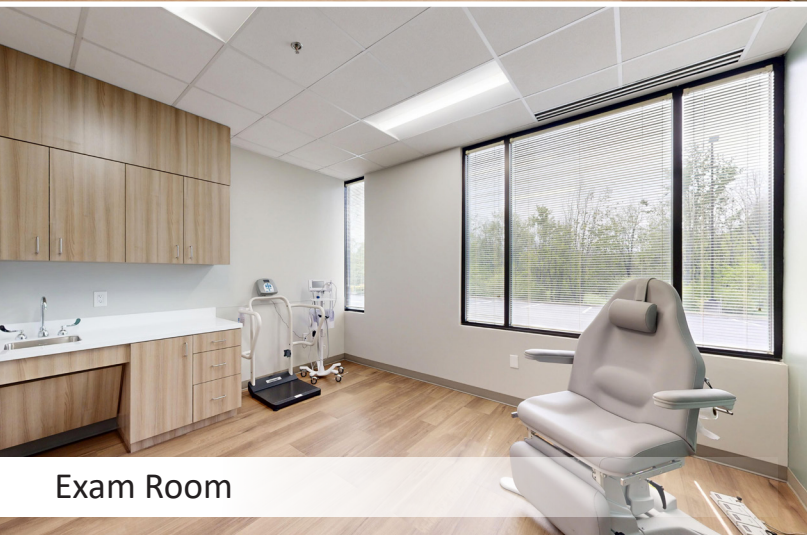
Virtual Walkthrough Tour



Waiting Room



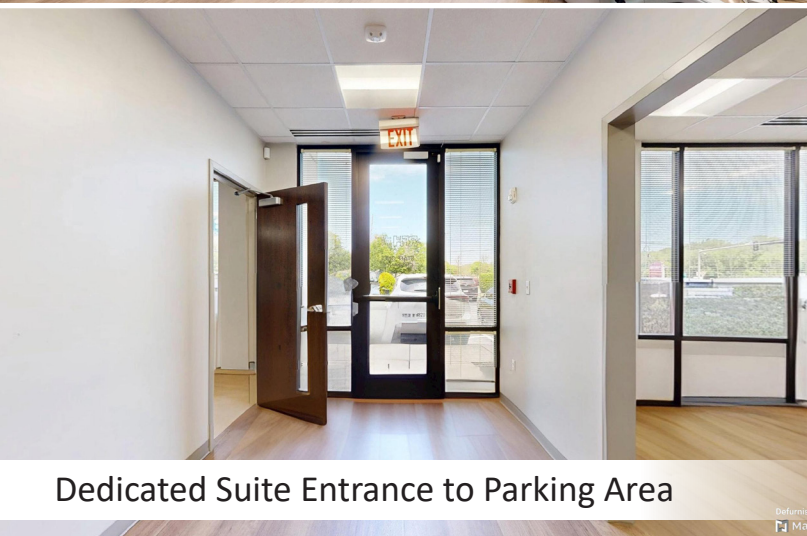
Work Room



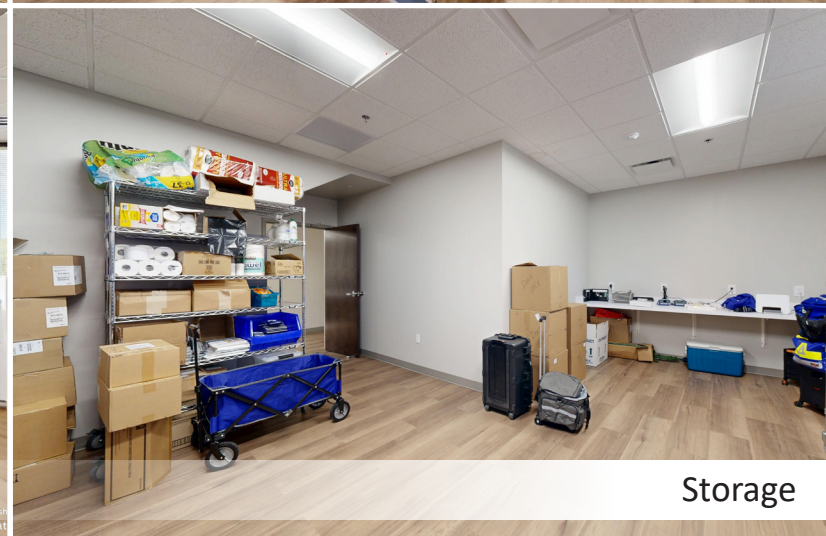
Exam Room



Nurses Station



Dedicated Suite Entrance to Parking Area



Storage

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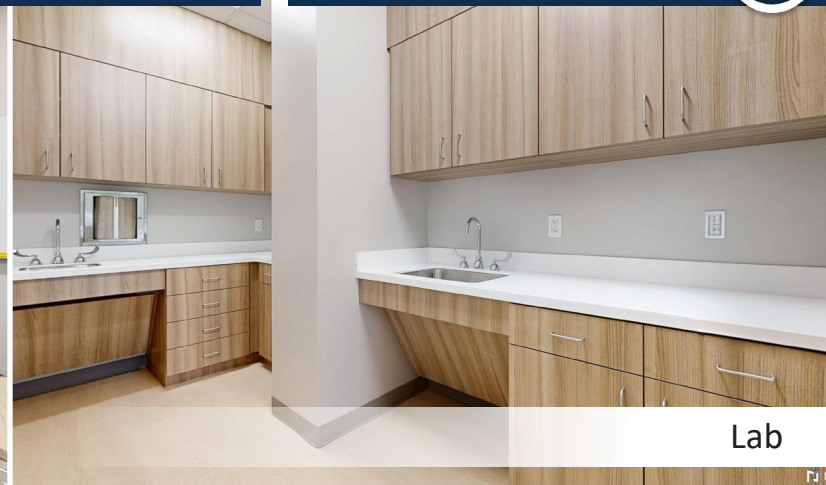


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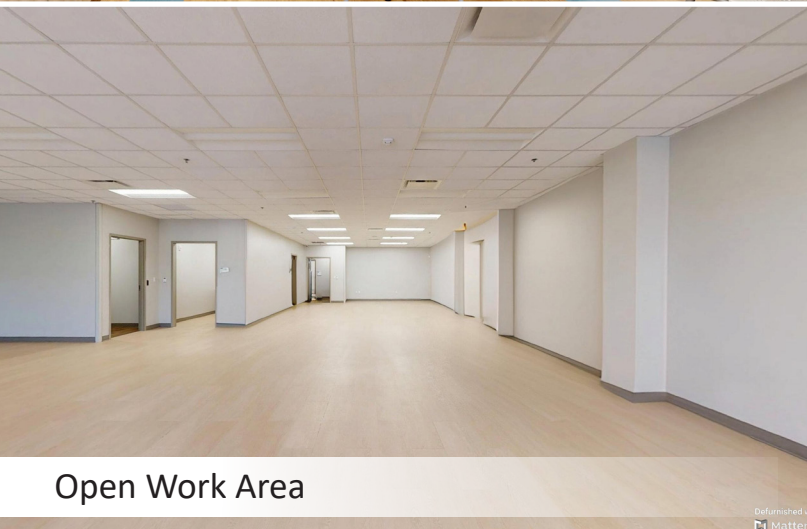
Virtual Walkthrough Tour



Breakroom



Lab



Open Work Area



ADA Toilet/Restroom



Office



Conference

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RETAIL MAP



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Back Entrance



Suite 101 - Side Entry



Main Entrance

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