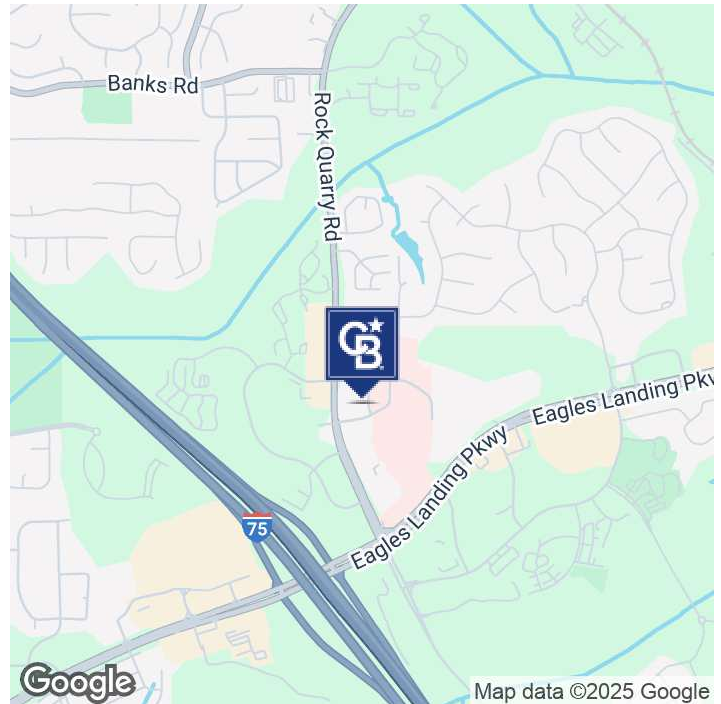


FOR LEASE

THE CASON BUILDING
1106 Hospital Dr Stockbridge, GA 30281



OFFERING SUMMARY

Lease Rate:	\$27.24 SF/yr (MG)
Building Size:	14,432 SF
Available SF:	3,430 SF
Lot Size:	31,528 SF
Number of Units:	1
Year Built:	1999
Renovated:	2019
Zoning:	C2
Market:	Atlanta Metro
Submarket:	Stockbridge

PROPERTY HIGHLIGHTS

- 3,430 SF medical office suite in a professional building
- Located in Stockbridge's premier medical corridor directly across from Piedmont Henry Hospital
- Lease term runs through February 29, 2032 (with long-term stability in place)
- Modern build-out with tenant improvements already completed
- Ample surface parking for patients and staff
- Easy access to I-75 and I-675, minutes from Metro Atlanta
- Professional tenant mix with strong healthcare presence in the building and surrounding area
- Landlord-provided tenant improvement allowances were utilized, ensuring turnkey condition

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FOR LEASE

THE CASON BUILDING

1106 Hospital Dr Stockbridge, GA 30281



PROPERTY DESCRIPTION

Prime 3,430 SF medical office space available for sublease at The Cason Building, 1106 Hospital Drive, Stockbridge, GA. Located directly in Stockbridge's premier medical corridor across from Piedmont Henry Hospital, this space is ideally suited for healthcare providers or professional office users. The suite offers a functional medical layout, modern finishes, and access to ample parking. Conveniently positioned near I-75 with strong visibility and accessibility, this location provides excellent opportunities for patient and client traffic.

LOCATION DESCRIPTION

Overview: Positioned in a well-established healthcare cluster, this property benefits from high visibility along Hospital Drive and easy access to I-75. Current tenancy by the Georgia Center for ENT & Facial Plastic Surgery affirms the location's medical appeal.

Ideal Use: Suitable for clinics, specialty medical practices, urgent care, dental services, or imaging centers seeking a turnkey medical environment with built-in patient flow.

Community Context: Located in a dynamic part of Stockbridge, close to major road networks and amenity-rich neighborhoods, making it both accessible and convenient for staff, patients, and visitors.

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