



## LOCATION OVERVIEW

Bull Realty is pleased to offer this ± 2,280 SF medical office condo for sale or for lease. This property is situated on ± 0.03-acre corner site in a professional office park with professional landscaping, centrally controlled sprinkler systems, asphalt parking lots and concrete walkways. Common area features include two entrance signs, gazebo and picnic area, on-site FedEx mail pick-up/delivery as well as a covered front entry, building signage and security lamp post lights.

## OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	Contact Bull Realty for Information
Building Size:	± 2,280 SF
Available SF:	± 2,280 SF
Site Size:	± 0.03 Acres
Year Built:	2003
Zoning:	C1
Parking Type:	Surface

## PROPERTY HIGHLIGHTS

- ± 2,280 SF single-tenant medical office condo conveniently located in a professional office park
- Available for sale or for lease
- A must see, move-in ready medical office
- Spacious office with reception area, conference room, breakroom, bathroom and private offices
- Excellent owner-user opportunity for healthcare provider
- Located off Interstate-85 North, exit 104
- Property walk-through: <https://bit.ly/3yp5kBX>



PRICE

**SALE: \$650,000**

**LEASE: CONTACT BULL REALTY**



SIZE

**± 2,280 SF**



**LINDSAY BRERETON, CCIM**  
 V.P. Healthcare Real Estate Services  
 404-876-1640 x106  
[Lindsay@BullRealty.com](mailto:Lindsay@BullRealty.com)  
[BullRealty.com](http://BullRealty.com)

**BULL REALTY, INC.**  
 50 Glenlake Parkway, Suite 600  
 Atlanta, GA 30328  
[BullRealty.com](http://BullRealty.com)



## LOCATION OVERVIEW

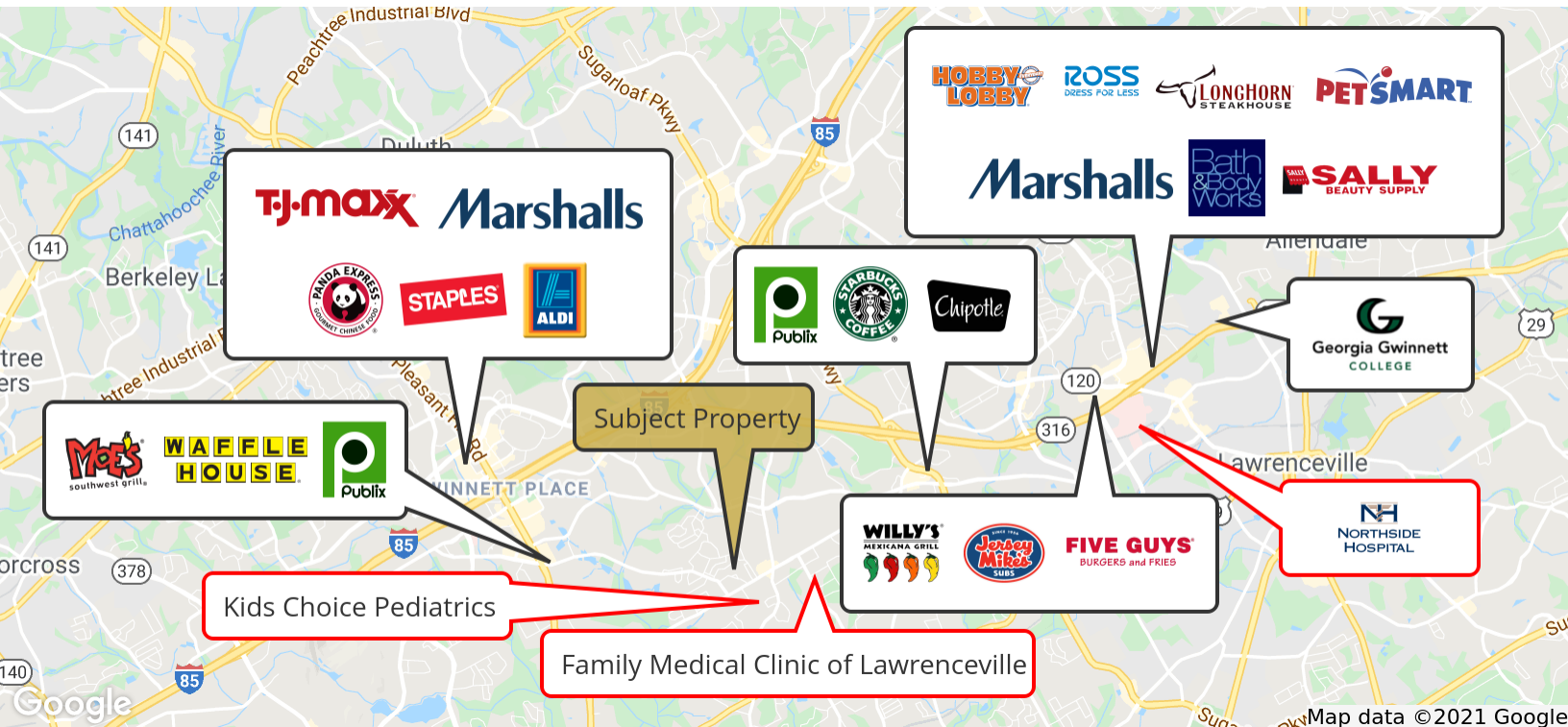
The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

Historically-significant buildings in Downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminar. The Downtown area includes many restaurants like Uptown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone on the Square" condos and townhomes.

From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come here from around the globe. Their proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.



## RETAILER MAP



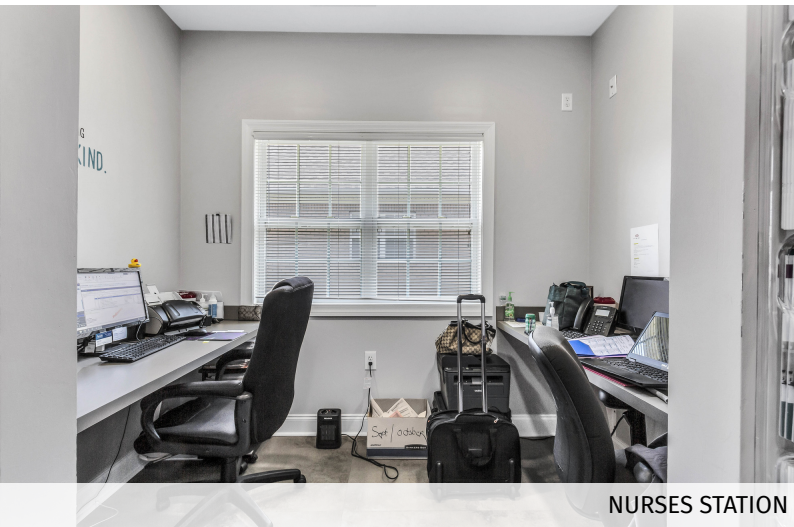




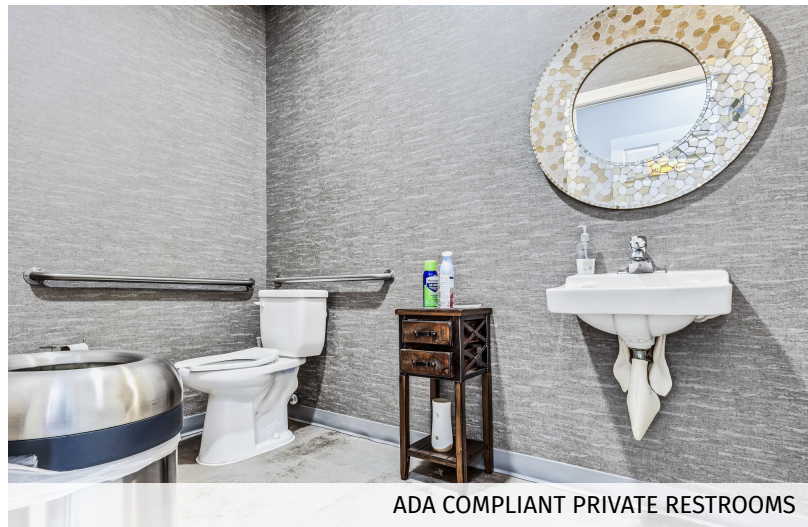
WAITING AREA & FRONT DESK



RECEPTION/FRONT DESK AREA



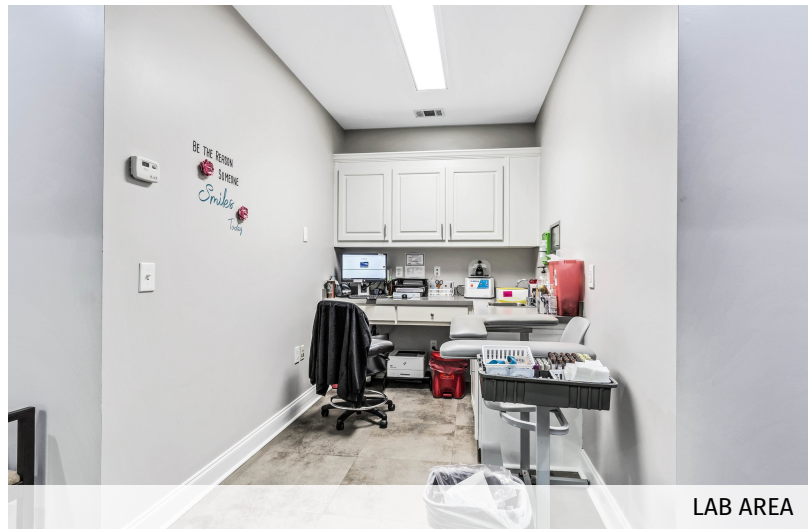
NURSES STATION



ADA COMPLIANT PRIVATE RESTROOMS



EXAM ROOM



LAB AREA







MAIN OFFICE HALLWAY



KITCHENTTE WITH CABINET STORAGE

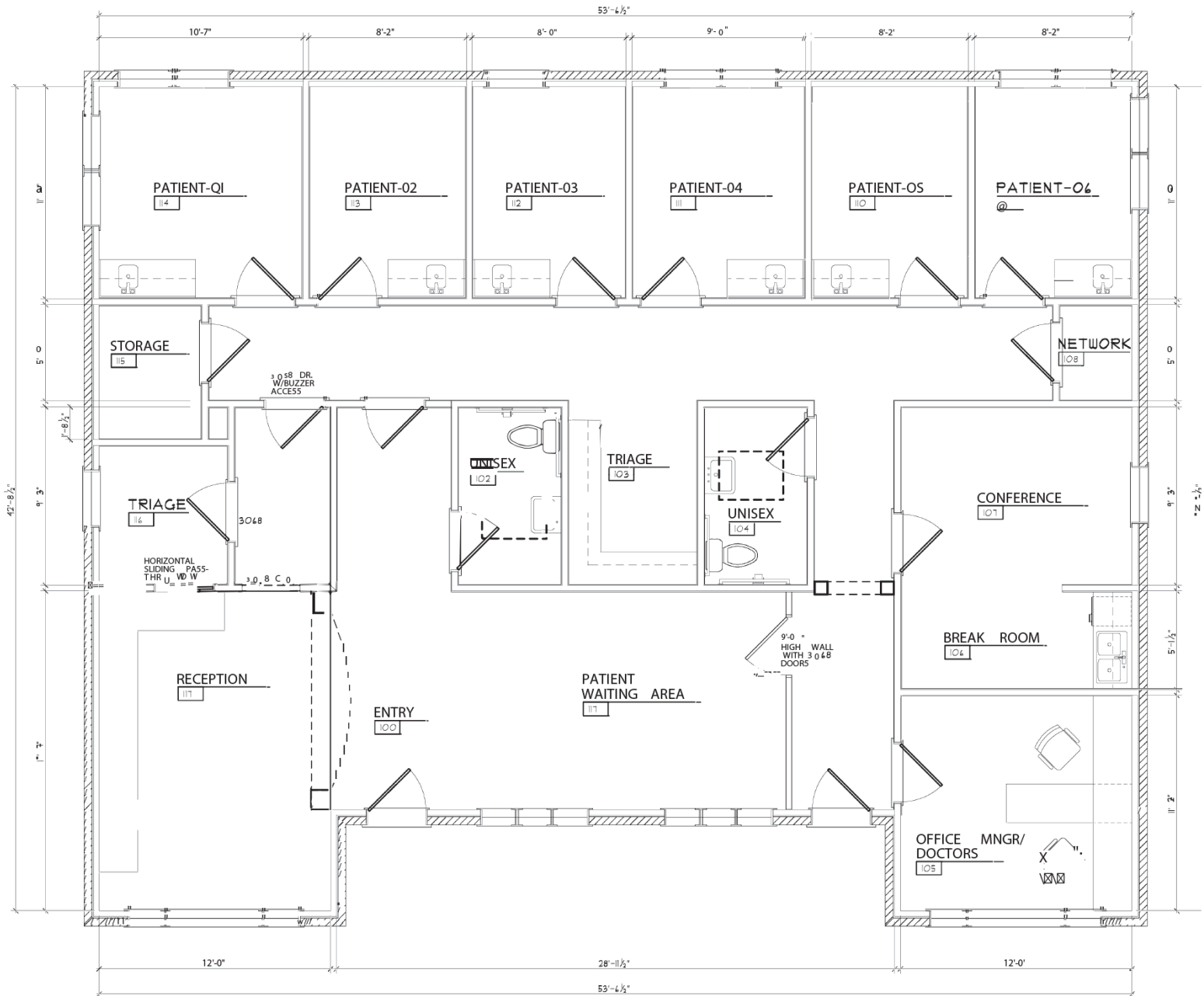


PRIVATE OFFICE SPACE



BREAK ROOM





## CONTACT



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

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