



AVAILABLE MARCH 2025

**2640 Lawrenceville
Suwanee Rd, Ste 104**

SUWANEE, GA 30024

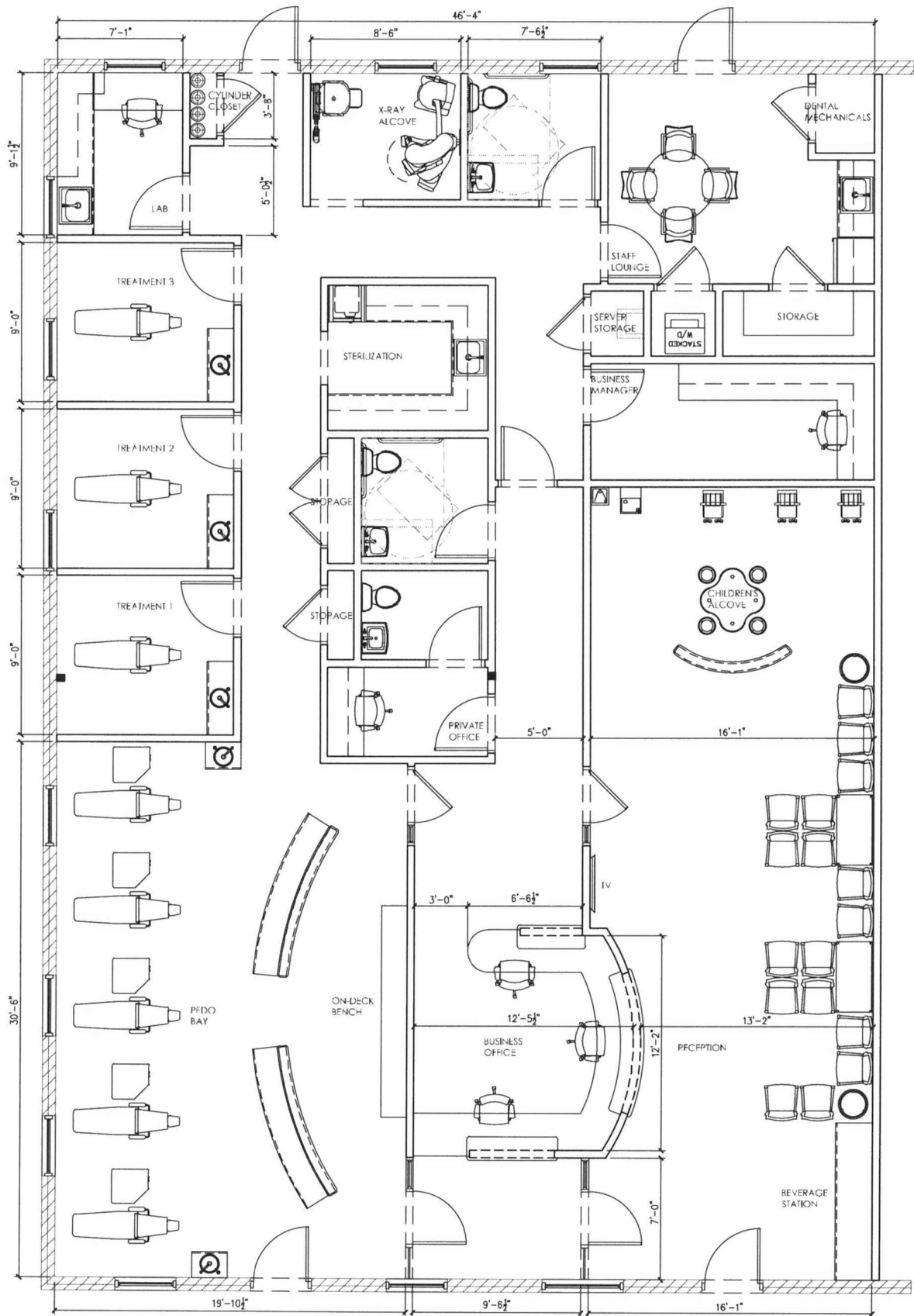
PRESENTED BY:

TOM HUNTER

O: 770.289.2792

tom.hunter@svn.com

EXHIBIT "A"



© 2013 by HENRY SCHEIN, INC.

HENRY SCHEIN®
DENTAL

SCALE: 1/8" = 1'-0"

P:\SOUTHEAST\ATLANTA\PONUGOTI-2A

4/9/2013

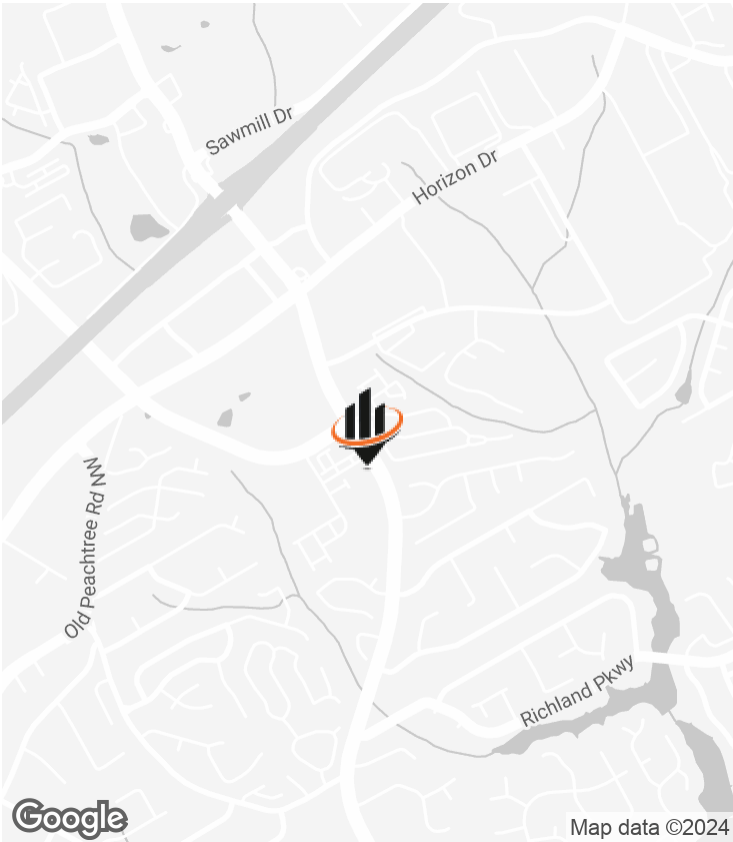
TJK

PRELIMINARY DESIGN

APP. 3164 INTERIOR SQ. FT.

Handwritten signatures and notes:
 [Signature]
 [Signature]
 [Signature]

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
BUILDING SIZE:	11,505 SF
AVAILABLE SF:	3,311 SF
LOT SIZE:	104,840 SF
YEAR BUILT:	2008
ZONING:	OI
MARKET:	Atlanta
SUBMARKET:	Suwanee
APN:	7127 012

PROPERTY OVERVIEW

This 3,311 sq ft dental office will soon be vacated and is in turn-key condition. Current tenant is a pediatric dentist. Landlord requires a 5 year lease. Space will be available March 2025.

PROPERTY HIGHLIGHTS

- Turn-key dental office
- High traffic, high visibility location
- Synergistic opportunity with adjoining general medical clinic
- Convenient to area shopping
- Excellent area demographics
- Available March 2025

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This 3,311 sq ft dental office will soon be vacated and is in turn-key condition. Current tenant is a pediatric dentist. Landlord requires a 5 year lease. Space will be available March 2025.

LOCATION DESCRIPTION

High-traffic, high visibility location on the southbound side of Lawrenceville Suwanee Rd 500 ft south of the McGinnis Ferry Rd intersection. The property is located 7/10 mile south of the I-85/Lawrenceville Suwanee interchange. AADT 2021 traffic was 29,025. Southbound ramps at the I-85/McGinnis Ferry road are under construction and should add additional traffic to this location.

COMPLETE HIGHLIGHTS

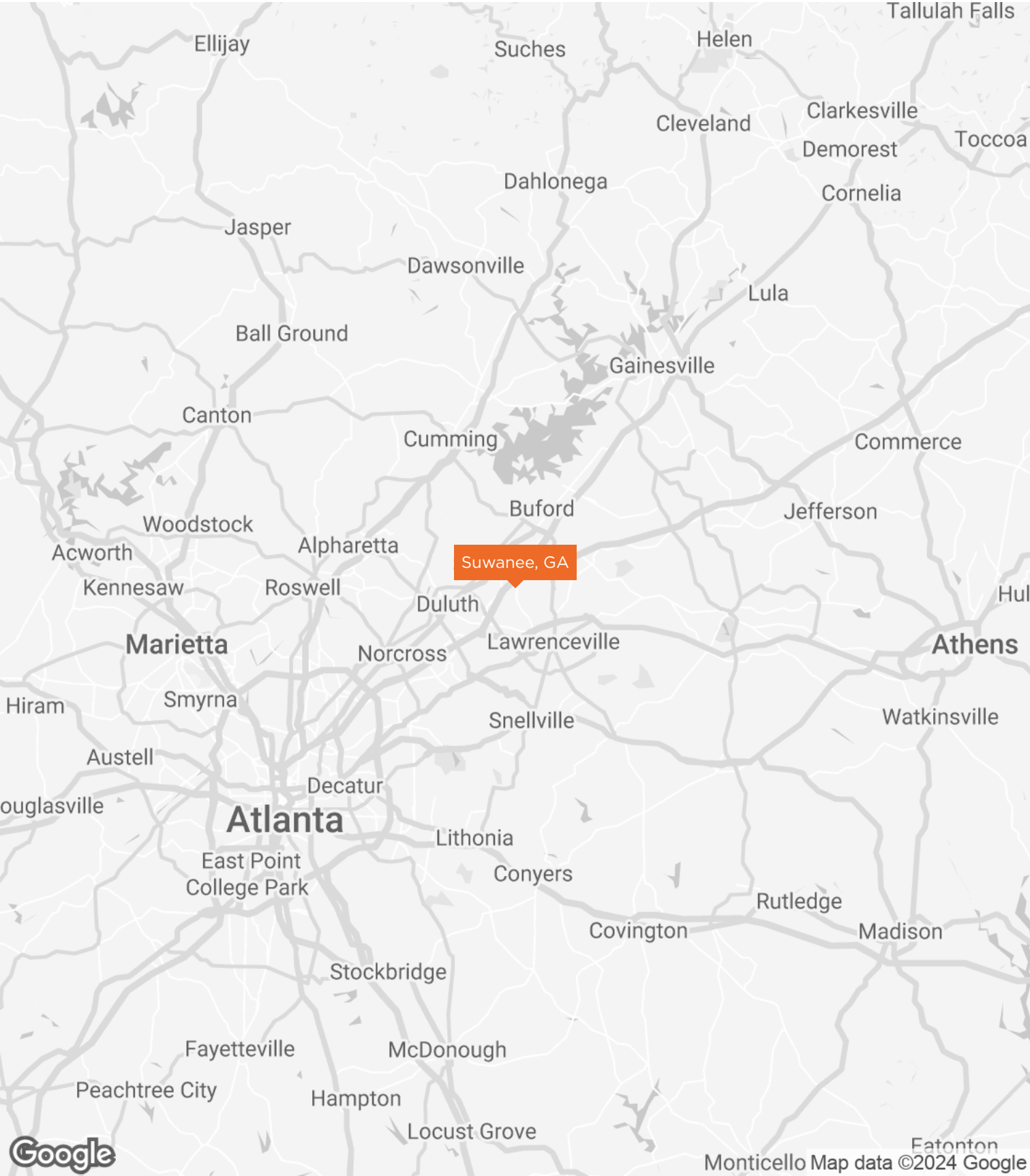


PROPERTY HIGHLIGHTS

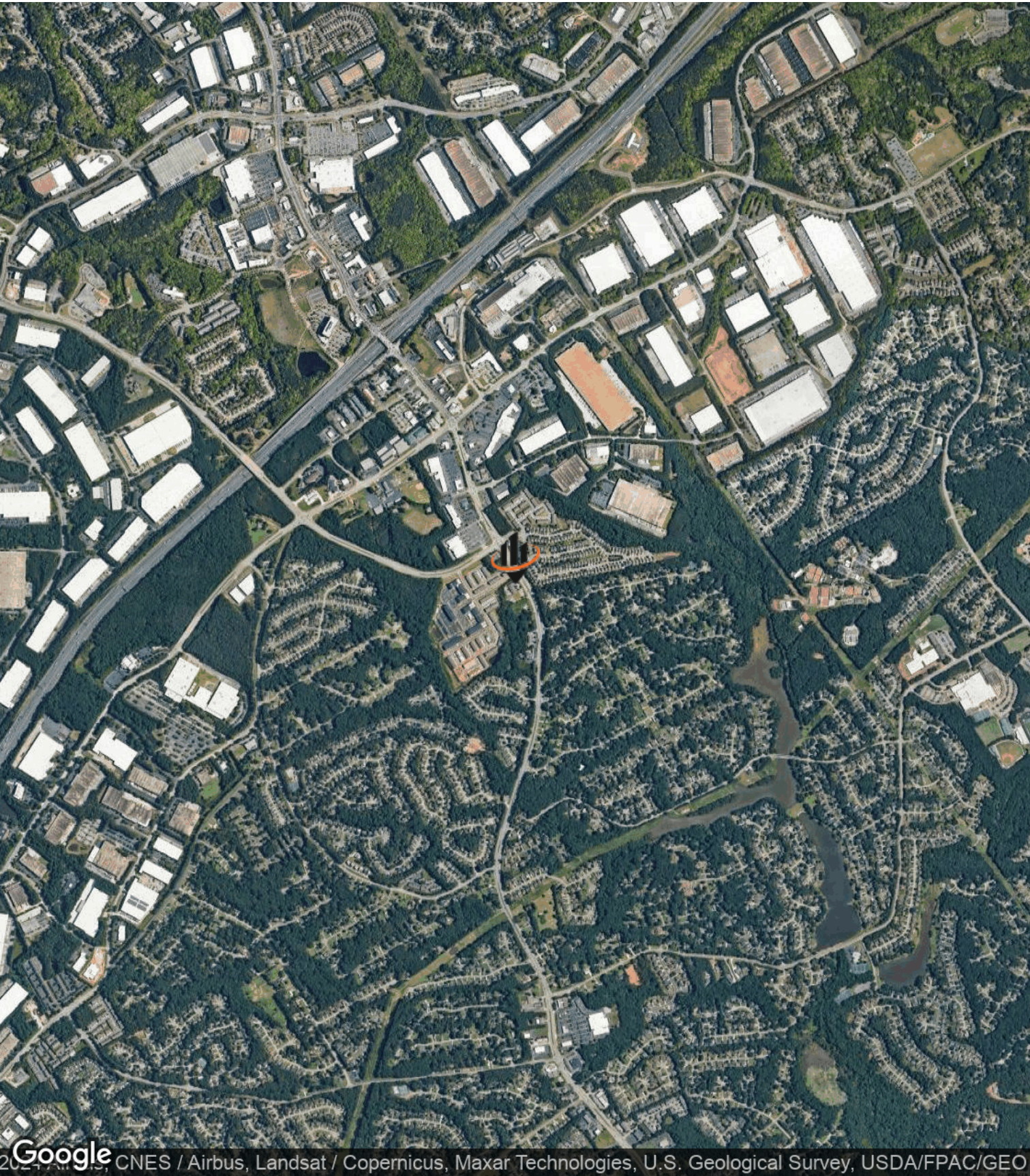
- Turn-key dental office
- High traffic, high visibility location
- Synergistic opportunity with adjoining general medical clinic
- Convenient to area shopping
- Excellent area demographics
- Available March 2025



REGIONAL MAP

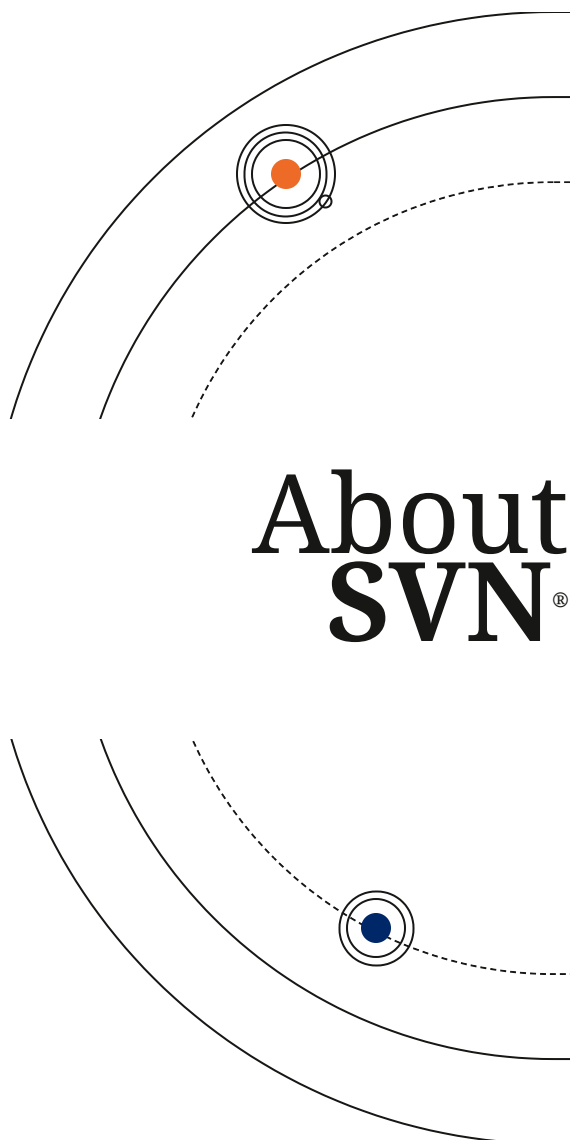


AERIAL MAP



Google, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are
independently owned and operated

