



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to offer for lease Suite B at 290 Heritage Walk — ±5,504 RSF of turnkey medical office space in Woodstock, GA, just off Highway 92 and minutes from I-575 and downtown Woodstock. The suite was fully renovated in 2022 to a purpose-built cardiology and diagnostic imaging configuration and remains in excellent condition. Nine exam rooms line a single spine corridor anchored by an open nurse station with extensive built-in casework. A dedicated diagnostic wing houses nuclear medicine, a hot lab and hot toilet, a PET/CT room with adjoining control room, plus echo and stress testing rooms. Support space includes a lab, IT room, samples and storage closets, a private MD office and physician study, an administrative area, staff lounge, and separate patient and staff restrooms. A second entrance allows staff and patient flow independent of the main reception lobby. Surface parking sits at the front door with 43 spaces serving the building. For a medical user, this is a rare chance to occupy a fully improved specialty suite without the cost or delay of a ground-up build-out. Showings by appointment only — please do not disturb the tenant.

PROPERTY HIGHLIGHTS

- Asking Rate: \$28.00/SF NNN
- NNN (CAM / Tax / Ins.): \$5.48/SF
- Gross Equivalent: \$33.48/SF
- ±5,504 RSF Medical Office Suite
- Full Medical Build-Out Completed 2022
- Nine (9) Exam Rooms
- 43 Surface Spaces | Zoned GC, City of Woodstock
- Nuclear Medicine, Hot Lab & PET/CT Suite
- Echo & Stress Testing Rooms
- Lab, IT, Samples & Storage Rooms
- MD Office, Physician Study & Admin Area
- Staff Lounge | Patient & Staff Restrooms
- ±8,709 SF Building, Built 2002 | Two Entrances

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

DIAGNOSTIC IMAGING SUITE



Nuclear medicine / PET-CT room with adjoining hot lab and shielded access



Vascular ultrasound and procedure room

EXAM ROOMS

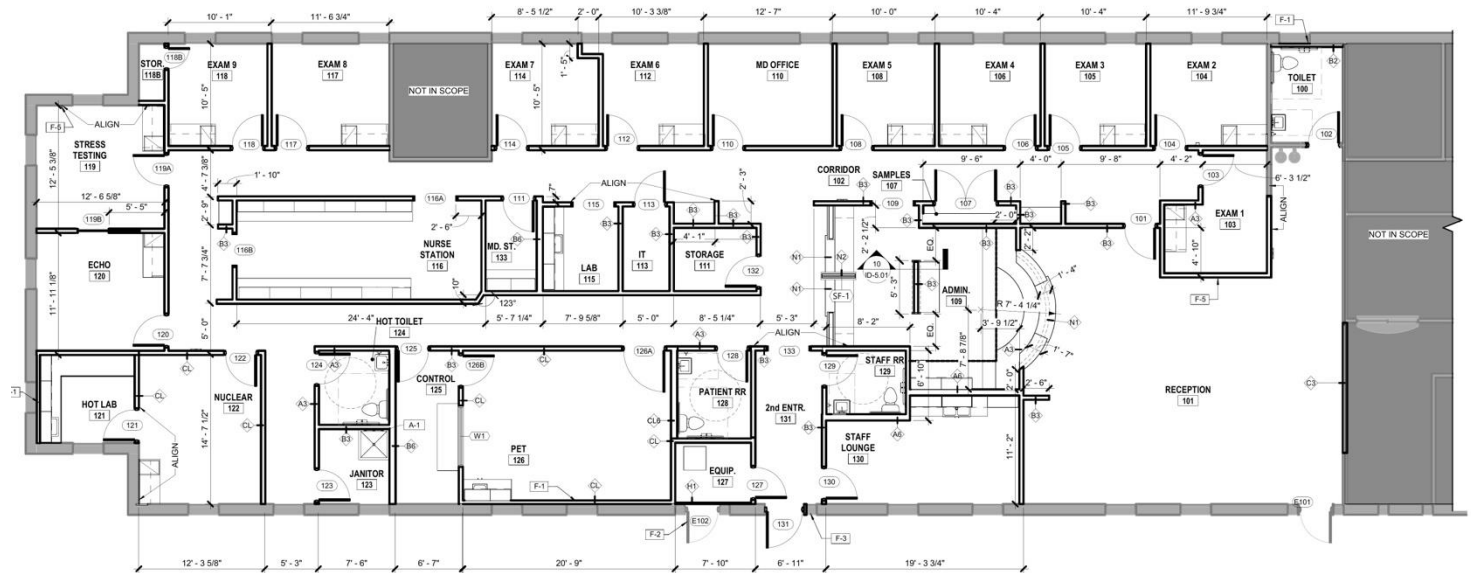


Typical exam room — nine total off the main corridor



Exam room with built-in casework and provider station

SUITE B FLOOR PLAN



Reference plan prepared by Jericho Design Group, dated 02/04/2022. Not for construction. Dimensions and rentable area to be verified by Tenant.

SUITE CONFIGURATION

PATIENT CARE

- Reception & Waiting
- Exam Rooms 1 – 9
- Nurse Station
- Lab
- Samples & Storage
- Patient Restroom

DIAGNOSTIC IMAGING

- Nuclear Medicine
- Hot Lab
- Hot Toilet
- PET / CT Room
- Control Room
- Echo
- Stress Testing

OFFICE & SUPPORT

- MD Office
- Physician Study
- Administration
- IT Room
- Staff Lounge
- Staff Restroom
- Equipment & Janitor

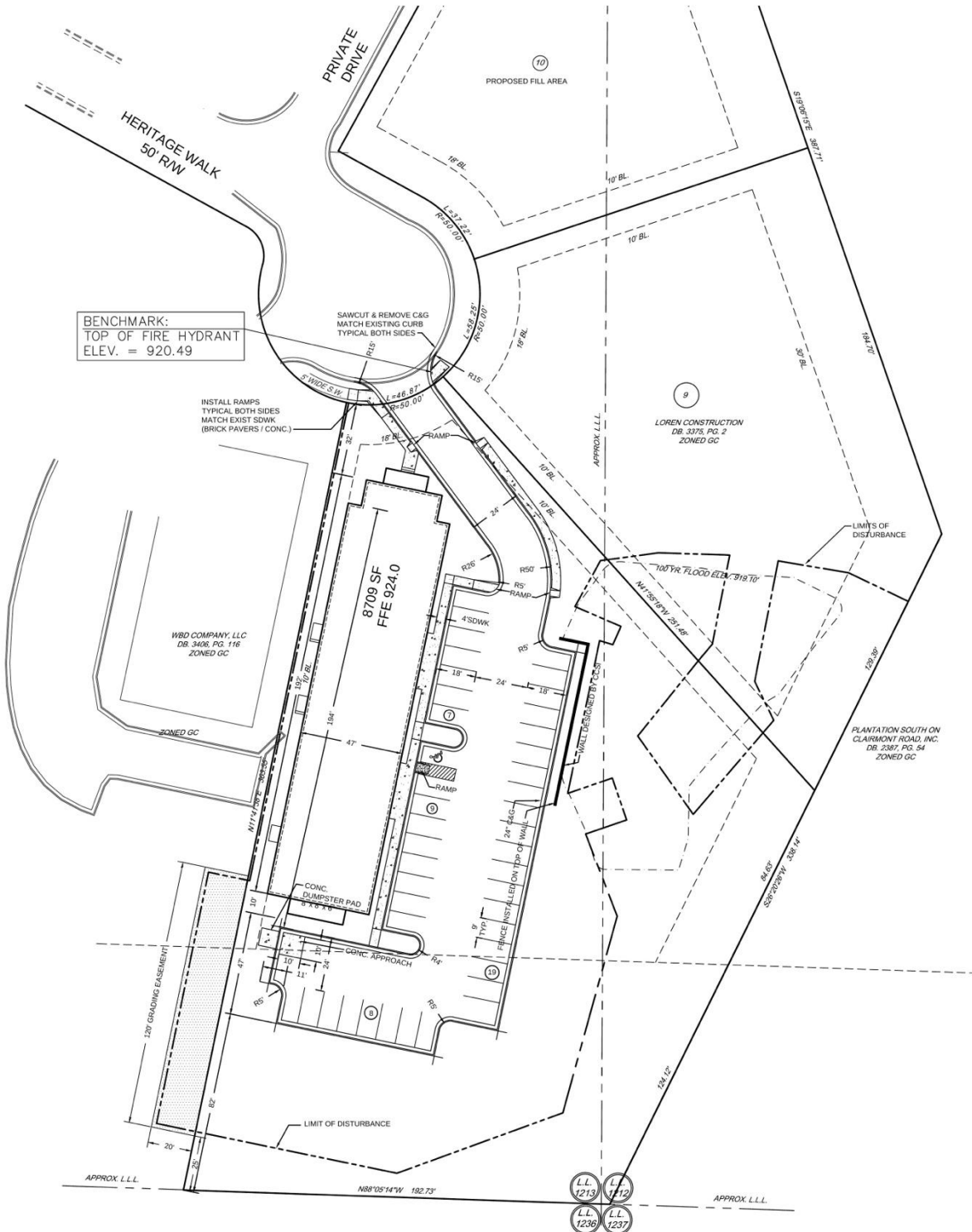
Room names as shown on the 2022 architectural reference plan. Two areas at the east and west ends of the drawing are marked "not in scope" and fall outside Suite B.

LEASE ECONOMICS — ±5,504 RSF

	\$ / RSF	Per Month	Per Year
Base Rent (NNN)	\$28.00	\$12,842.67	\$154,112
Est. Operating Expenses (NNN)	\$5.48	\$2,513.49	\$30,162
Total Gross Equivalent	\$33.48	\$15,356.16	\$184,274

Operating expenses are an estimate for budgeting only and are subject to reconciliation. Rate and terms subject to change; tenant improvement allowance and term negotiable.

SITE PLAN



Site layout, Heritage Parke Lot 8 — Ross Consulting Engineers, P.C. Site data: ±1.25 total acres, ±8,709 SF building, 43 parking spaces provided (29 required). Parking count and dimensions to be verified by Tenant.

**DAVID HACKER, CCIM**

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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

PRACTICE AREAS

Landlord Representation • Tenant Representation • Investment Sales • Land & Development • Property Valuation & Consulting

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