



## SALES BROCHURE

**3700 LARGENT WAY**  
MARIETTA, GEORGIA

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**INTRODUCTION**

Unreal Capital/AL&I are pleased to exclusively present the opportunity to acquire 3700 Largent Way, a turnkey, approximately 3,000 SF eye doctor office located within the Verde Pointe Medical and Professional Complex, a large, established medical condominium complex in East Cobb. The space is professionally built out for full-service optometry/ ophthalmology practice and features multiple exam rooms, a generous reception and waiting area, dedicated file room, staff break room, and two restrooms. Each room is equipped with its own sink, providing rare, in-place plumbing infrastructure throughout the suite and significantly reducing buildout time and cost for medical users that require wet exam or treatment rooms. Positioned within a major medical campus surrounded by complementary healthcare providers, this location offers built-in referral potential, strong patient traffic, and convenient on-site parking. The East Cobb submarket is one of metro Atlanta’s most established and affluent residential and medical corridors, supporting long-term practice growth and stability for an owner-occupant or medical investor.



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OFFERING PRICE: **\$750,000**

BUILDING SIZE: **+/-3,000 SF**

DEBT STRUCTURE: **FREE AND CLEAR**

CONDO ASSOC. DUES: **\$573.56/MONTH**

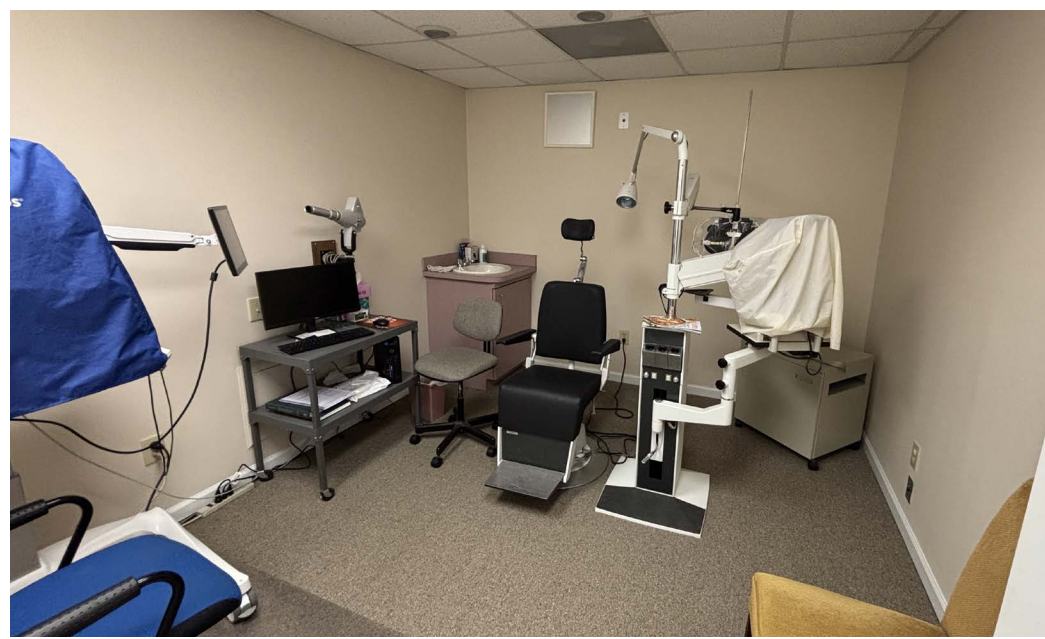
HIGHLIGHTS:

- 2,900+ SF TURNKEY MEDICAL OFFICE WITHIN A LARGE EAST COBB MEDICAL COMPLEX
- EXISTING EYE DOCTOR BUILDOUT WITH MULTIPLE EXAM ROOMS AND SINKS IN EVERY ROOM
- RECEPTION/WAITING AREA, DEDICATED FILE/RECORDS ROOM, STAFF BREAK ROOM, AND TWO RESTROOMS
- EXTENSIVE IN-PLACE PLUMBING AND MEDICAL-SPECIFIC IMPROVEMENTS THAT LOWER CONVERSION COSTS
- IDEAL FOR OWNER-USER OPTOMETRY, OPHTHALMOLOGY, OR OTHER MEDICAL SPECIALTIES NEEDING WET EXAM ROOMS

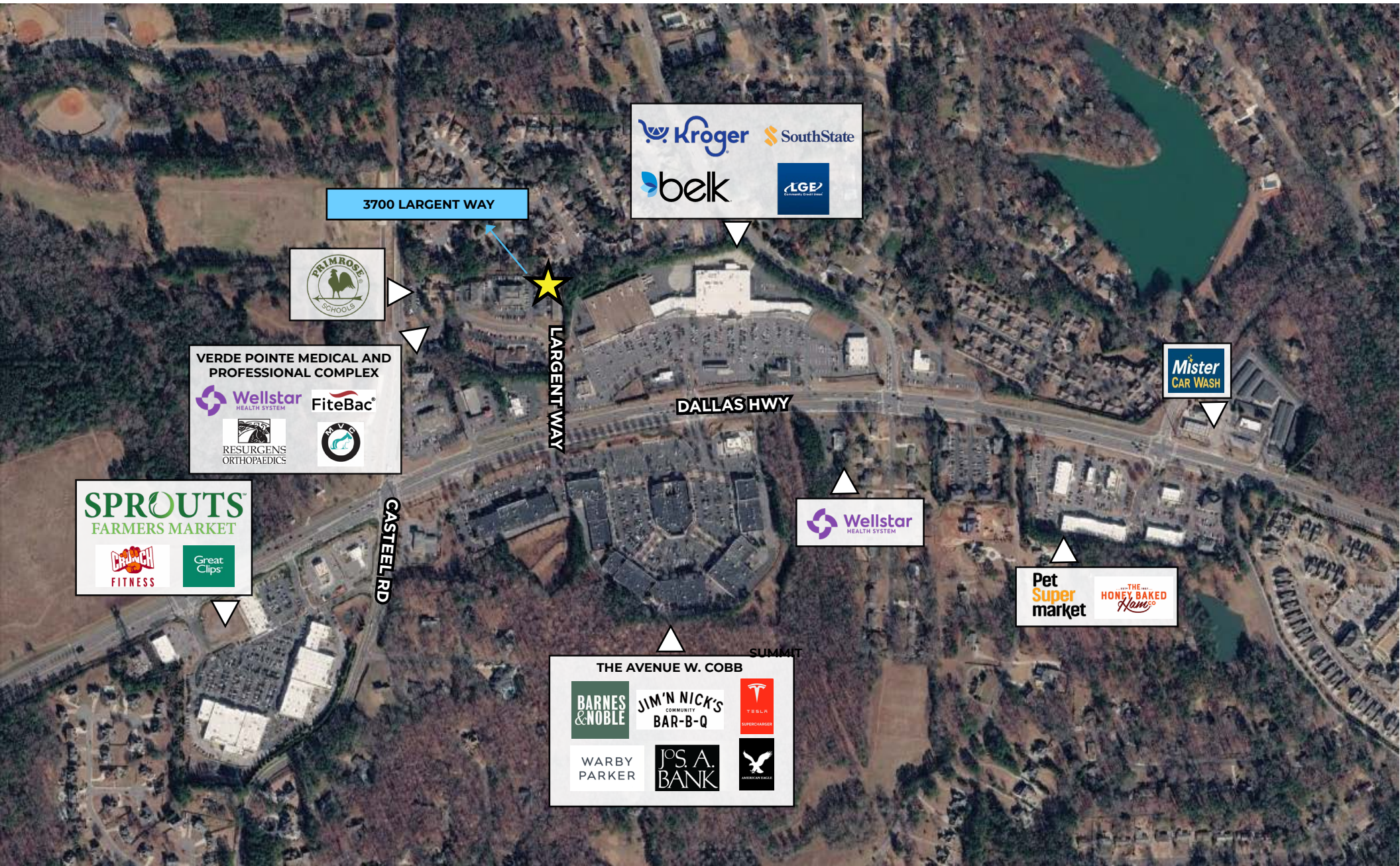
Unreal Capital/AL&I are pleased to present 3700 Largent Way, a turnkey +/- 3,000 SF medical office condo located within Verde Pointe, a busy, established medical and professional condo development in East Cobb. Currently built out for eye care use, the suite offers extensive existing plumbing infrastructure and is ideally positioned among complementary healthcare providers with strong patient traffic, ample parking, and convenient access within one of metro Atlanta's premier medical corridors. The property is well suited for a medical or professional owner-user seeking a high-quality, move-in ready office space.

| Radius from 3700 Largent Way           | 1-Mile       | 2-Mile        | 3-Mile        |
|--|--------------|---------------|---------------|
| 2020 Population                        | 3,750        | 15,856        | 39,829        |
| 2025 Population                        | 4,055        | 17,104        | 41,342        |
| 2030 Population Projection             | 4,209        | 17,743        | 42,553        |
| Annual Growth 2020-2030                | 1.22%        | 1.19%         | 0.68%         |
| 2026 Est. Average HH Income            | \$150,146    | \$165,258     | \$177,364     |
| 2026 Est. Median HH Income             | \$118,574    | \$131,699     | \$146,639     |
| 2026 Est. Median Housing Values        | \$483,028    | \$534,684     | \$578,573     |
| Median Year Built                      | 1993         | 1994          | 1996          |
| Median Age                             | 45.1         | 45.2          | 44.2          |
| 2025 Total Specified Consumer Spending | \$60,036,723 | \$263,140,049 | \$648,592,754 |









3700 Largent Way is a fee-simple medical office condominium located within the established Verde Pointe medical office development. The +/-3,000 SF suite includes a 10% ownership interest in the condominium’s common elements and benefits from professionally managed common-area maintenance, shared parking, and master insurance coverage. The condominium structure provides the advantages of direct real estate ownership while minimizing exterior maintenance responsibilities, making it an attractive opportunity for both medical owner-users and investors.

| SUMMARY                          |   |
|----------------------------------|---|
| ASSOCIATION                      | Verde Pointe Condominium Association  |
| OWNERSHIP TYPE                   | Fee-Simple Medical Office Condominium   |
| SUITE SIZE                       | Approximtaely 3,000 SF  |
| COMMON AREA EXPENSE ALLOCATION   | 10%   |
| VOTE PERCENT REQUIRED FOR ACTION | Majority (50%)  |
| MONTHLY CONDOMINIUM ASSESSMENT   | \$573.56/Month  |
| PARKING                          | Shared On-Site Parking  |
| OCCUPANCY                        | Owner-User or Investment Opportunity  |
| COMMON AREAS                     | Unit owners receive an undivided interest in the Common Elements based on Allocation Percentage |



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