

## Full floor opportunities

Located in Riverdale's  
Southern Regional medical district

Up to  
52,413 sf

21,203 sf

21,203 sf

10,007 sf

3rd floor - 2nd gen medical  
2nd floor - shell space  
1st floor - shell & 2nd gen medical

### Potential uses:

- Medical or healthcare facility
- Senior living, assisted living facility, or hospice
- Group or transitional housing
- Inpatient/outpatient services
- Training or educational facility
- Fitness or wellness center
- Conference center
- Addiction recovery center
- Sleep study center

*3rd floor available 9/1/25*  
*1st & 2nd floor available now*

### Get more information

**Chris Godfrey**, Principal  
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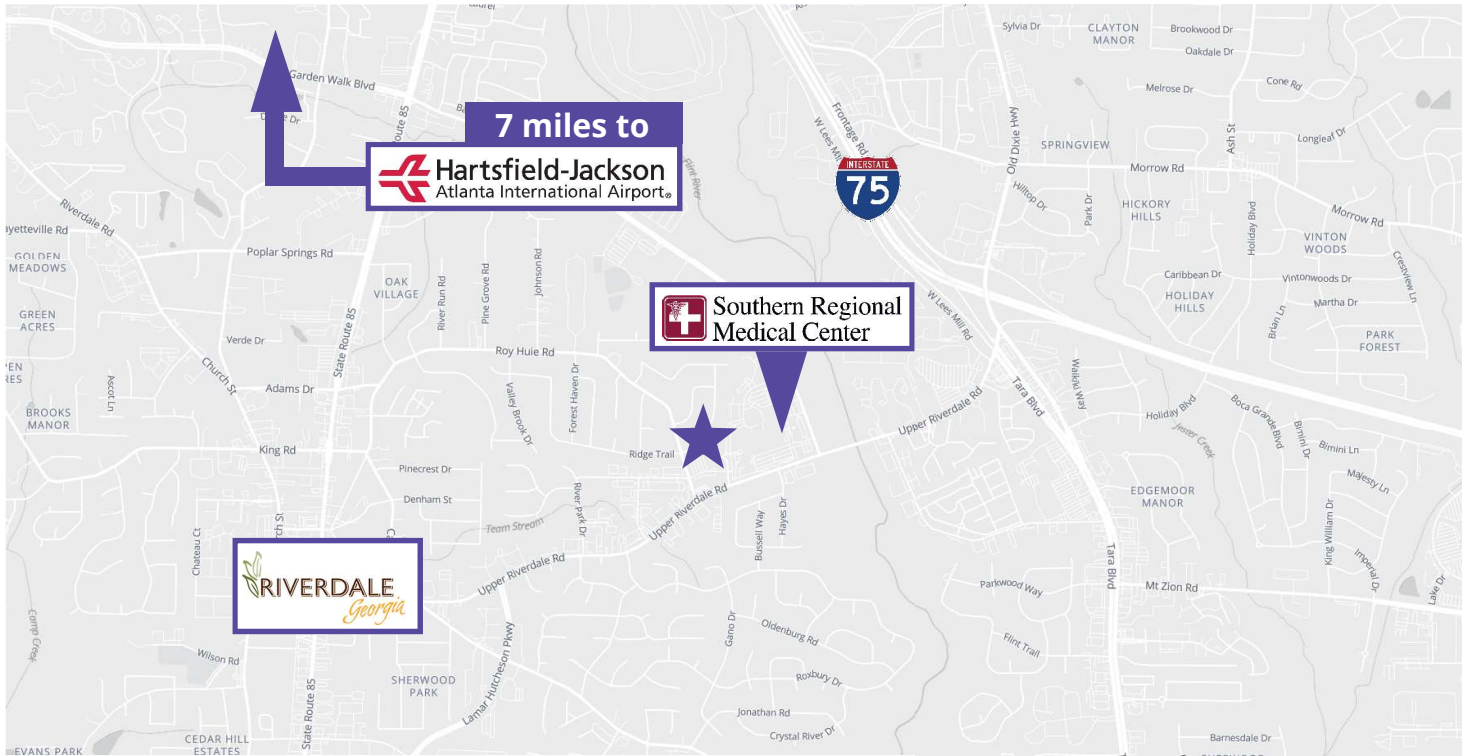
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# Southern Crescent Center II

83 Upper Riverdale Road, Riverdale, GA



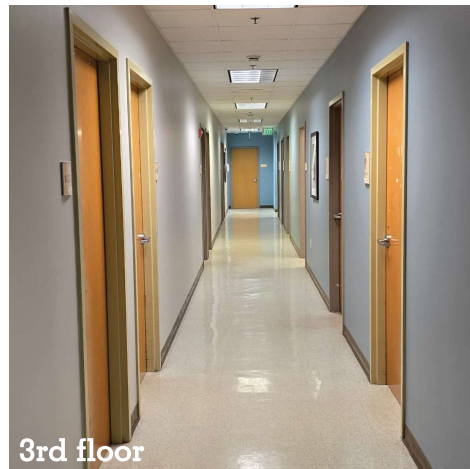
3rd floor



3rd floor



3rd floor



3rd floor



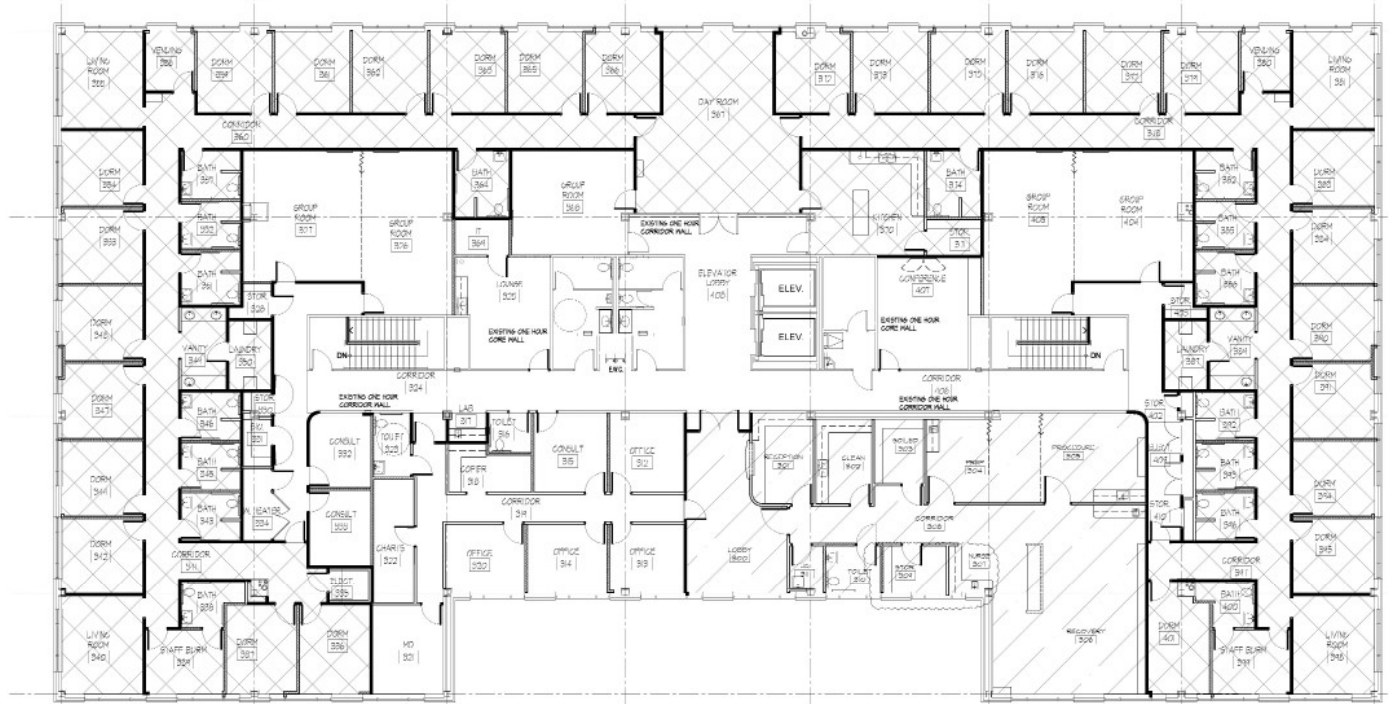
3rd floor

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**AVISON  
YOUNG**



**Existing conditions:**

- Extensive plumbing
- Dorm-style living
- Temporary medical housing
- Administrative and clinical wings
- Living rooms x4
- Wellness rooms x2
- Kitchen
- Day room
- Laundry rooms x2
- Group therapy rooms x2
- Admin offices
- Exam and recovery spaces
- Vanity rooms x2
- Consulting rooms x2
- Dorm rooms
- Bathrooms

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