

# FOR LEASE



2,629 SF MEDICAL OFFICE SUITE-RESOURCE MEDICAL  
1500 OGLETHORPE AVE. # 2400 ATHENS, GA 30606  
\$18 PSF/YR \$6.50 PSF/YR EST.TICAM



# EXECUTIVE SUMMARY

## **Overview:**

This high-end medical office suite offers a turnkey solution for healthcare providers seeking a premium space in a strong Athens medical submarket. Suite 2400 provides 2,969 SQFT of well-designed, functional medical office space within the established Resource Medical Office Park, which houses prominent tenants including Piedmont and St. Mary's.

The property is strategically located just off Loop 10, approximately 1.7 miles from Piedmont Athens Regional Hospital and 3.1 miles from the University of Georgia campus, providing access to a broad and diverse patient base.

## **Space Features:**

- **Unit SF: 2,969 SF**
- **Zoning: C-N**
- **Year Built: 2006**
- **Construction: Brick**
- ***Fifteen (15) parking spaces***

## **Interior:**

- **Seven (7) exam rooms**
- **Two (2) doctors' offices**
- **Procedure room and lab**
- **Reception, check-in, and check-out**
- **Waiting room**
- **Three (3) bathrooms**
- **Break room**

## **Neighboring Tenants:**

- **Southern Pain & Spine**
- **Athens Internal Medicine**
- **University Dermatology & Skin Cancer**
- **Oconee Heart & Vascular**
- **Piedmont Endocrinology**
- **Community Internal Medicine**
- **CHOA**

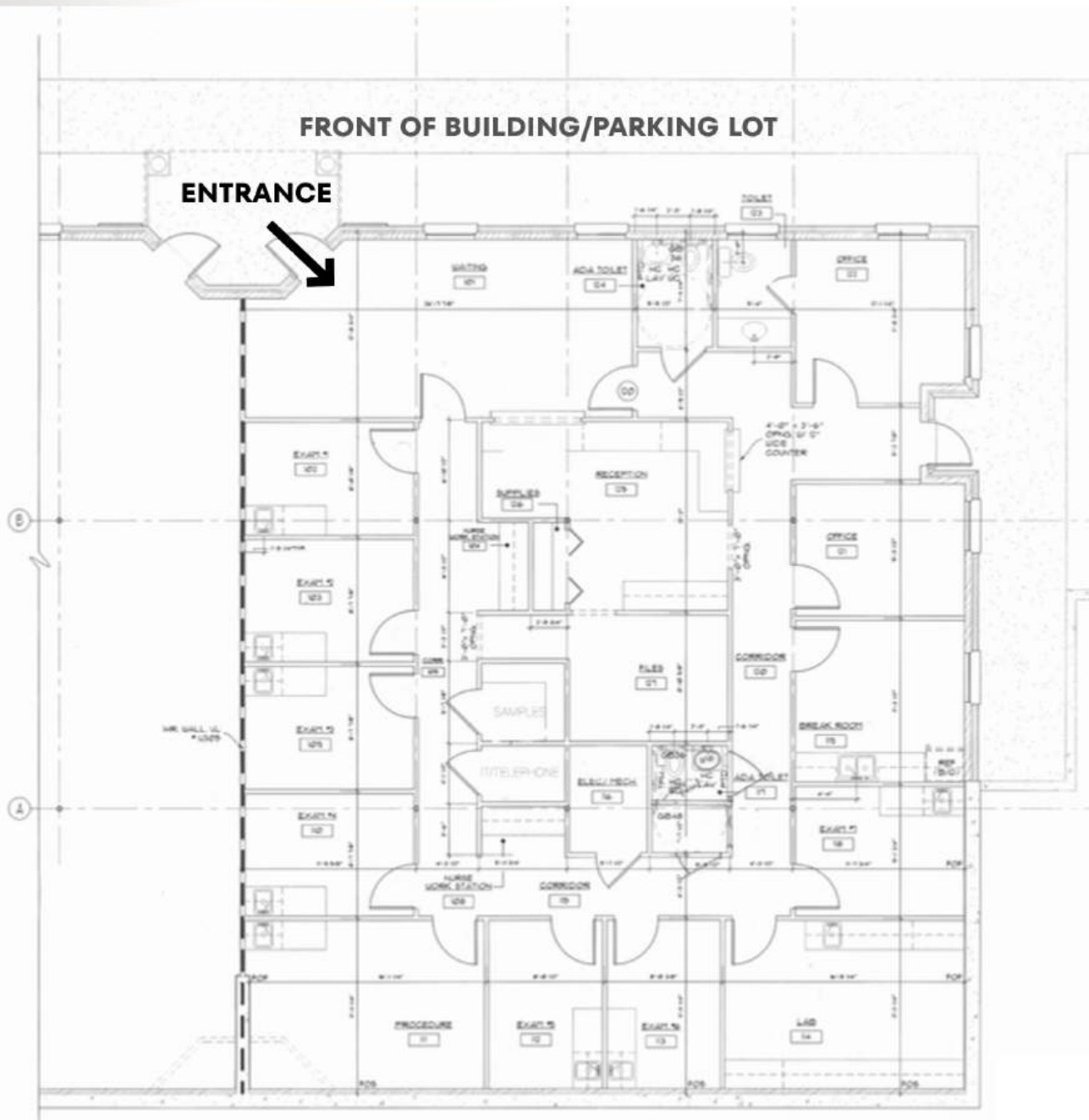


# GALLERY





# FLOORPLAN



**1 FLOOR PLAN**  
SCALE: 1/4"=1'-0" PARTIAL PLAN

NOTE:  
ALL INTERIOR WALLS IN SUITE 3400  
TO BE 2x4 W/ STUDS 4" @ 12" O.C. W/  
5/8" GYP. BD. EA. SIDE UNO.  
ALL DIMENSIONS TO EXTERIOR  
WALLS ARE TO EXTERIOR FACE OF  
STUD OR FACE OF FINISH UNO.  
ALL DIMENSIONS TO INTERIOR  
WALLS ARE TO CENTERLINE OF  
STUD UNO.

# AREA INFORMATION

1500 Oglethorpe Ave offers a location with excellent visibility, strong access, and proximity to major hospitals and a major university, all backed by favorable demographic support. For medical-office tenants or investors in healthcare real estate, this address provides a strategic base in a well-established submarket with growth potential.

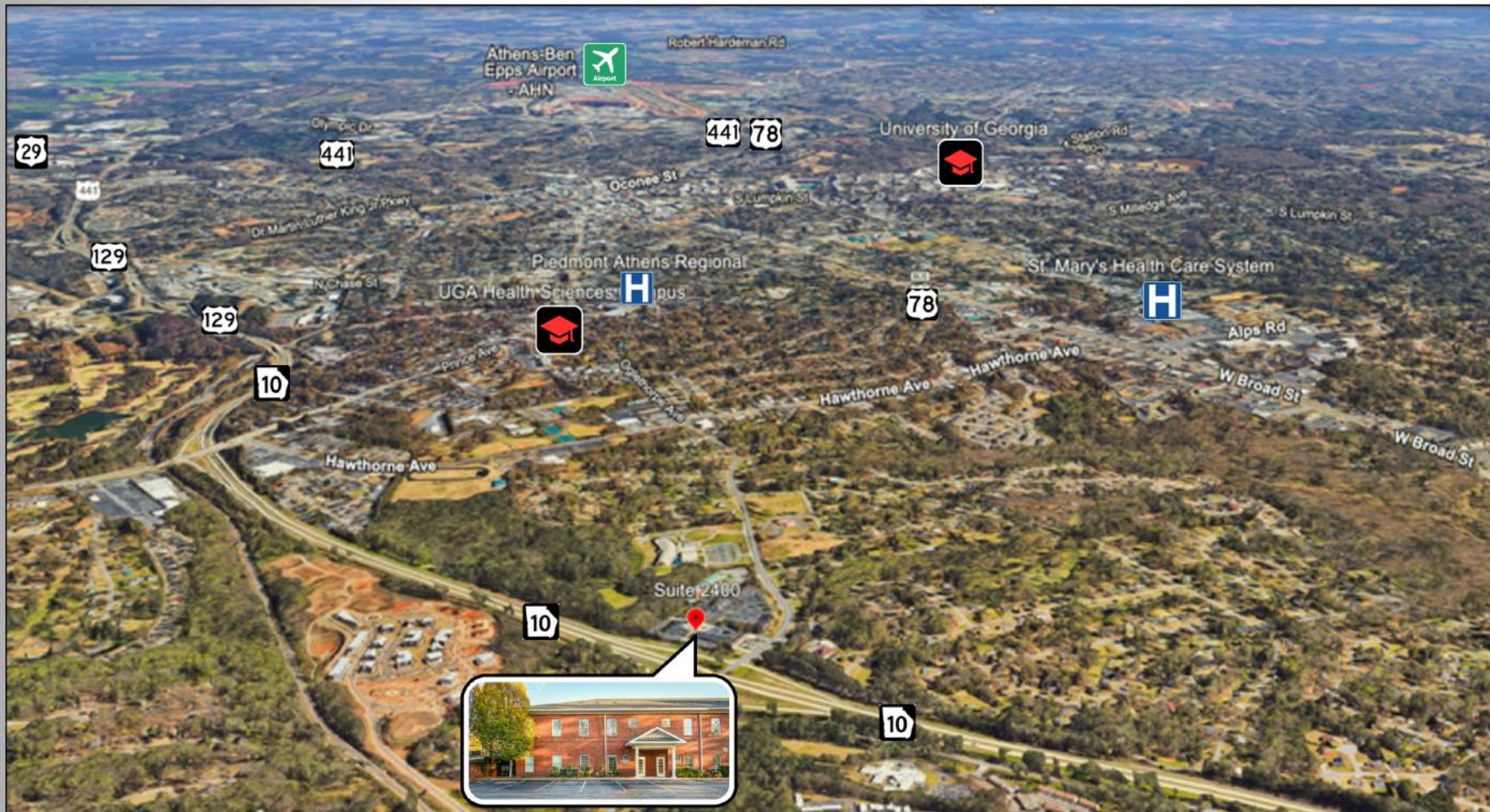
The nearby Georgia State Route 10 Loop (SR 10 Loop/"Loop 10") provides a convenient beltway around Athens, enhancing traffic flow and ensuring easy entry and exit for both patients and staff. With close proximity to major hospitals and key healthcare services, the location offers strong vehicle access, excellent connectivity, and high regional visibility.



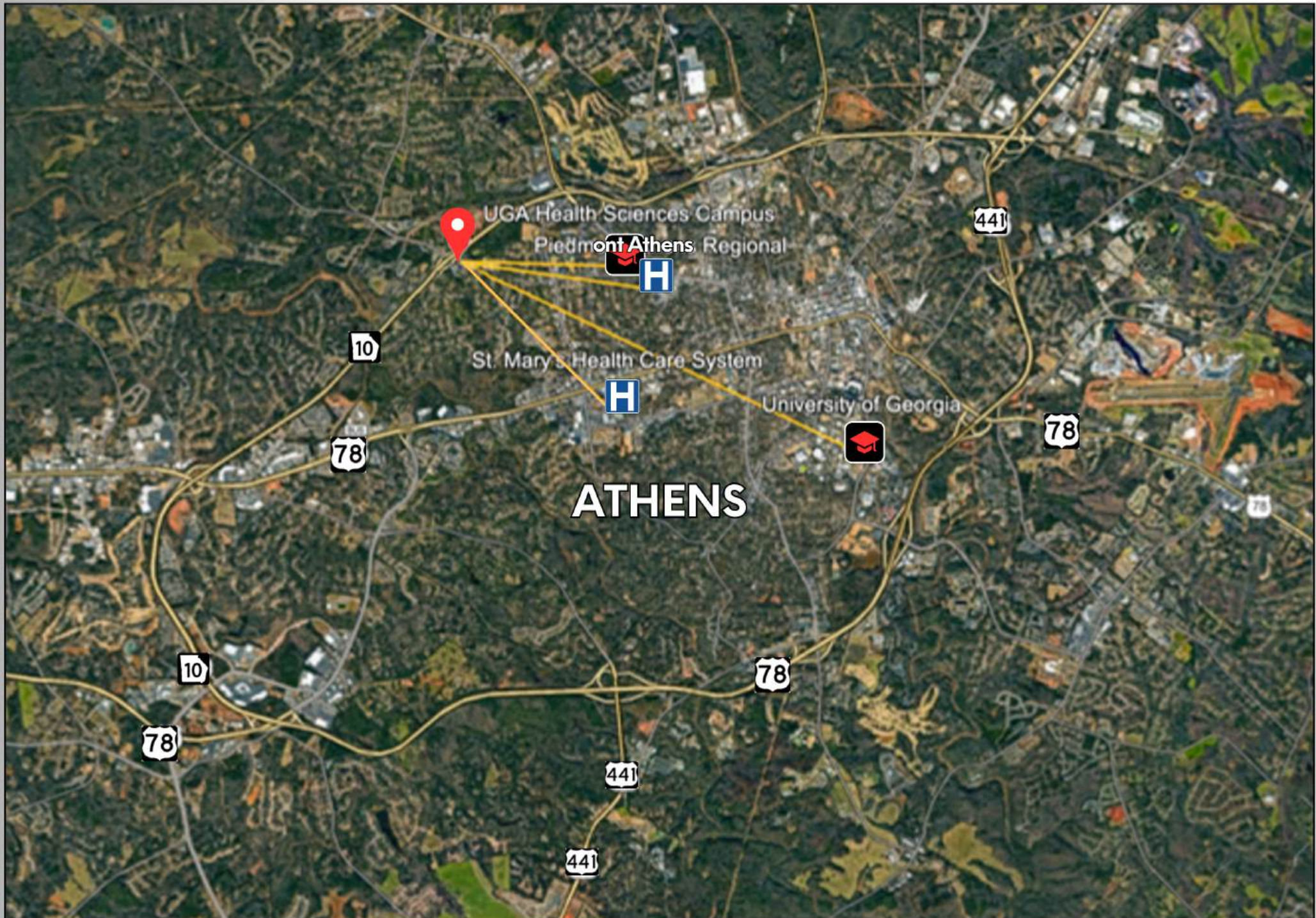
# AREA INFORMATION

Athens is a dynamic and growing market, supported by a strong employment base, a major academic institution, and an expanding healthcare sector. Demographics within a three-mile radius further reinforce demand for outpatient services, making this area highly attractive for medical practices seeking to establish or expand their presence in the Athens market.

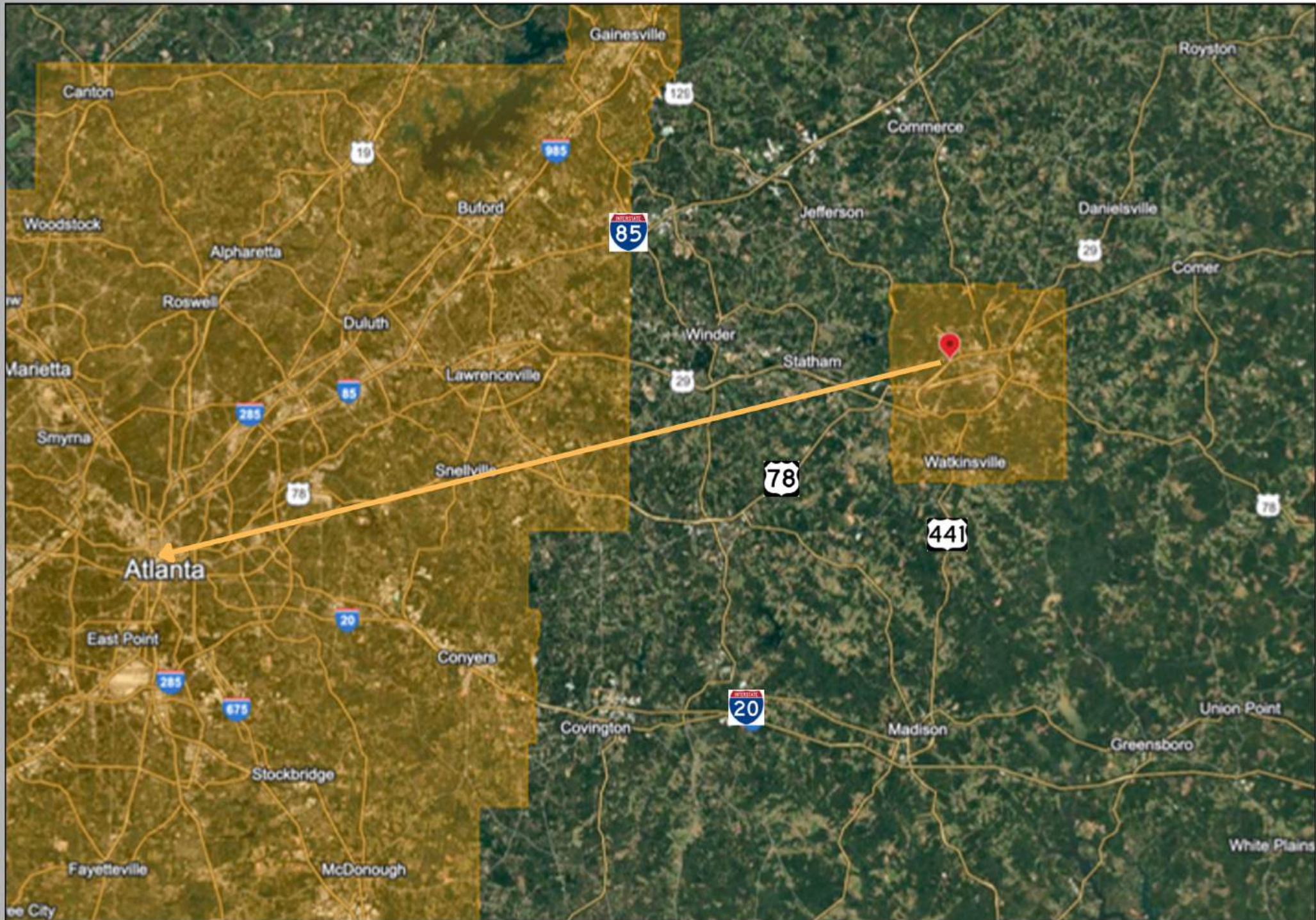
The property is just approximately 1.7 miles from Piedmont Athens Regional Medical Center, 1.4 miles from St. Mary's Hospital, and 3.1 miles from the University of Georgia campus, placing the building within convenient reach of a large and diverse patient and academic population.



# AREA INFORMATION



# AREA INFORMATION



# DEMOGRAPHICS

104,520	0.73%	2.25	28.0	\$57,959	\$344,217	39,535	\$35,773	16.3%	71.1%	12.6%
Population Total	Population Growth	Average HH Size	Median Age	Median HH Income	Median Home Value	2020 Total Households (Esri 2022)	Median Net Worth	Age <18	Age 18-64	Age 65+

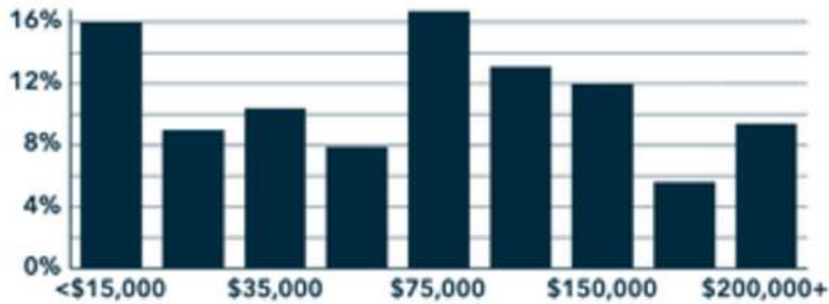
## Annual Household Medical Spending

<b>\$233,300,832</b>	<b>\$149,802,810</b>	<b>\$34,587,761</b>
2025 Health Care	2025 Health Insurance	2025 Medicare Payments
<b>\$426,004</b>	<b>\$394,304</b>	<b>\$8,335,694</b>
2025 Medicaid Premiums	2025 Tricare/Military Premiums	2025 Medical Supplies

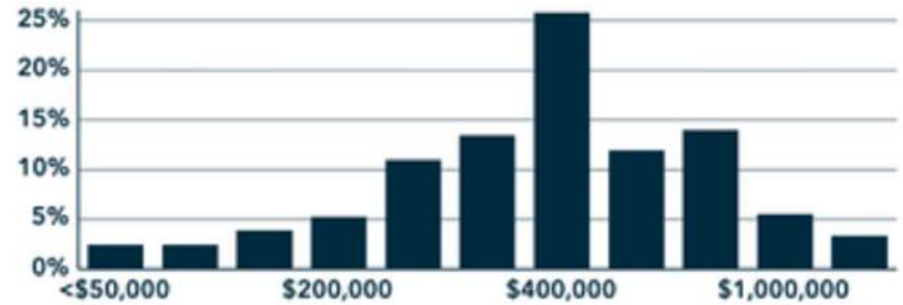
## Medical Businesses and Employees



## Household Income



## Home Value



Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.  
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

## Housing: Year Built



## Home Ownership



# ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

## BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

## MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

## INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

Atlas Real Estate Advisors  
1091 Founders Blvd. Suite B  
Athens, GA 30606  
AtlasREA.com (706)534-0385

