

MEDICAL OFFICE FOR LEASE

EXISTING +
BUILD-TO-SUIT
OPPORTUNITY

2 BUILDINGS
6,000 SF + 8,000 SF
(14,000 SF TOTAL)

Adjacent to
Piedmont
Cartersville Medical
Center

5357 Highway 20 & 5359 Covenant Drive
Cartersville, GA 30121

**Located within
Cartersville's
premier healthcare
corridor with
direct adjacency
to Piedmont
Cartersville
Medical Center
and surrounding
medical users.**

Property Highlights

- Campus-style medical development totaling 14,000 SF
- Existing 6,000 SF MOB (5357 Highway 20) – immediate availability
- Proposed 8,000 SF Build-to-Suit MOB (5359 Covenant Drive)
- Flexible layouts – single tenant or multi-tenant configurations
- Ideal for:
 - Specialty practices
 - Surgery centers
 - Imaging / diagnostics
 - Outpatient care users
- Excellent access with strong parking ratios
- Located in a rapidly growing healthcare market

Justin Carswell
(678) 385-2715
jlc@mcwrealty.com

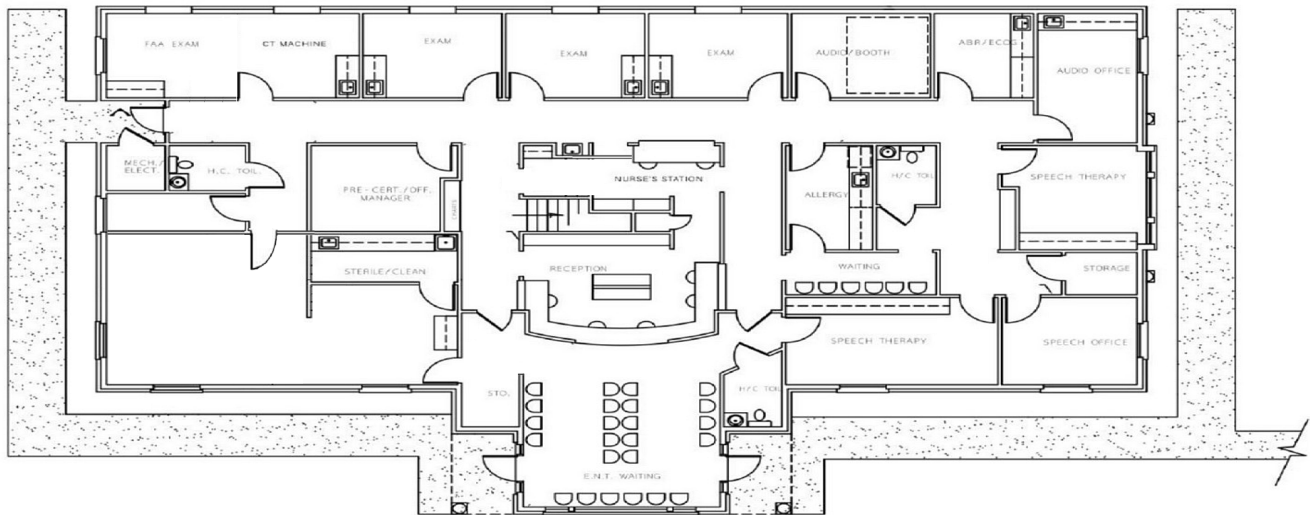
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294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
(770) 955-2000
www.mcwrealty.com

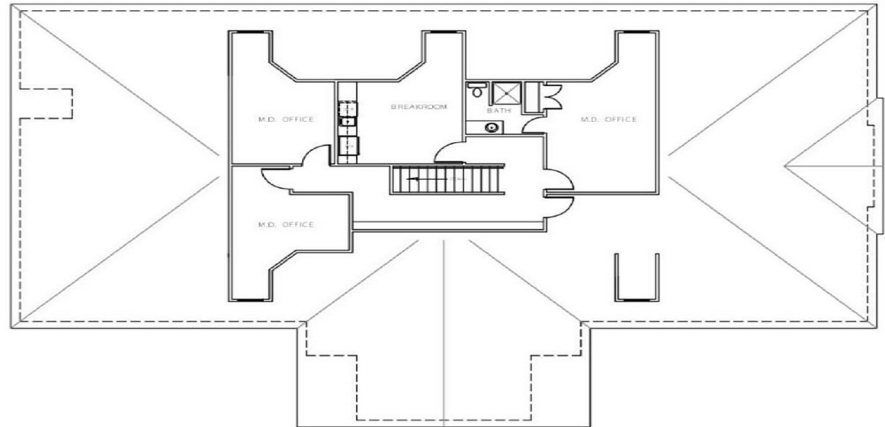


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First Floor



Second Floor

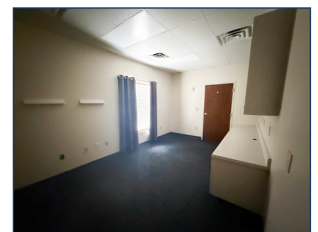


5357 HIGHWAY 20
6,000 SF

EXISTING MEDICAL OFFICE BUILDING

AVAILABLE FOR LEASE

- » Move-in ready medical office building
- » Efficient layout for clinical use
- » Exam rooms, procedure room, nursing station, offices, and support space
- » Ideal for single-user occupancy or division
- » 28 parking spaces
- » \$27/sf, Net



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Concept Floor Plan



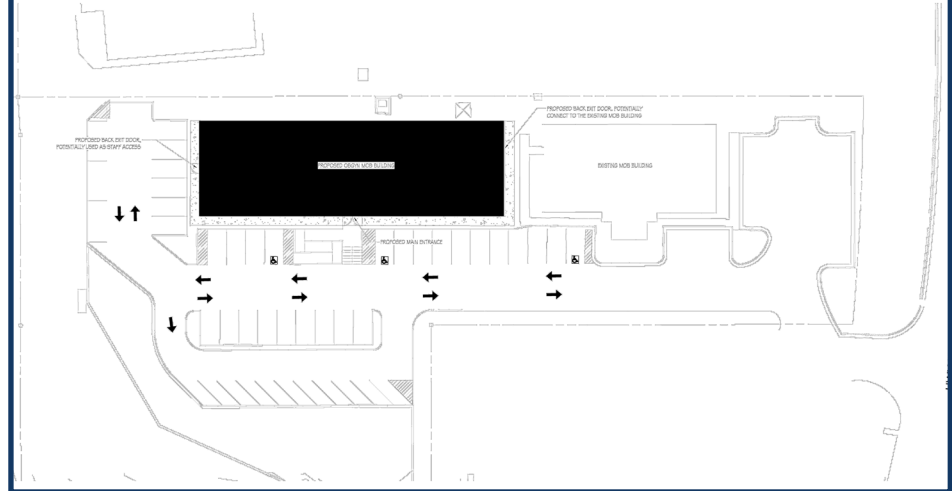
5359 COVENANT DRIVE 8,000 SF

PROPOSED BUILD-TO-SUIT MOB

FULLY CUSTOMIZABLE MEDICAL SPACE

- » Designed to tenant specifications
- » Civil plans fully approved - zero entitlement risk
- » Single or multi-tenant configuration
- » Modern medical design standards
- » Connected lobby/corridor option with 5357 building
- » Opportunity to create purpose-built outpatient facility
- » Negotiable lease rate

Concept Site Plan



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MARKET OVERVIEW | CARTERSVILLE / BARTOW COUNTY

- » **Established Healthcare Hub** – Home to Piedmont Cartersville Medical Center, a leading regional acute care hospital and major healthcare anchor for Bartow County.
- » **Significant Healthcare Investment** – Wellstar's new \$18 million cancer care and infusion center expanded access to oncology services and reinforces long-term growth in the local healthcare corridor.
- » **Growing Patient Base** – Nearly 50,000 residents live within a 5-mile radius, with continued population growth driving demand for outpatient healthcare services.
- » **Strong Physician Presence** – Regional providers including Georgia Urology, Harbin Clinic, and numerous specialty practices contribute to one of Northwest Georgia's most established medical corridors.
- » **Expanding Outpatient Care Demand** – Health systems across Northwest Georgia continue investing in ambulatory, specialty, and outpatient facilities, supporting future medical office growth.
- » **Rare Hospital-Adjacent Opportunity** – One of the few remaining sites in the market capable of supporting a build-to-suit medical office development with hospital proximity and ample parking.



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