



Offered
Exclusively By

BROKERAGE TEAM

Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

Nathanael Berwaldt

Associate

nberwaldt@northmarq.com | 918.710.3924

Sarah Martin

Senior Transaction Manager

smartin@northmarq.com

IN ASSOCIATION WITH

Brian Lane

Georgia Broker

GA Lic. #242513

Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

northmarq.com

Archbold Medical Center

2621 East Pinetree Boulevard | Thomasville, Georgia 31792



Click here for more information & to download the full Offering Memorandum



\$3,684,211

Offering Price



6.65%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land

and building of a single-tenant medical office facility leased to John D. Archbold Memorial Hospital, Inc., located in Thomasville, Georgia. The 13,813-square-foot, single-story medical office building sits on 1.85 acres along the East Pinetree Boulevard corridor, offering strong visibility and convenient patient access in a regional healthcare hub approximately 32 miles northeast of Tallahassee, Florida.

The property is subject to a corporate-guaranteed double net (NN) lease through December 31, 2035 with scheduled rent growth, renewal options through 2045, and limited landlord responsibilities, backed by a not-for-profit health system that generated \$512 million in total revenue and \$55 million in net income in 2024.