

740 PRINCE MEDICAL COMMONS

740 PRINCE AVENUE, ATHENS, GA 30606



BUILDING 1B - 1,576 - 3,746 SF

Start at 1,576 SF. Grow to 3,746.

DIVISIBLE - LOWEST COST OF ENTRY ON THE CAMPUS - MOVE-IN READY



YOUR NEIGHBORS ON THE CAMPUS

Oral Surgery Associates | Milestone Pediatric Therapy | Village Drug Pharmacy | Dr. Gross, Psychology | Xytex Laboratories | Her Health | The Hormone Midwife | Athens Psychedelic Therapy | Kind Recovery | Rinse Beauty | Clarke County Board of Health

Many practices. One campus. The referrals stay in the neighborhood.

WHAT'S INSIDE

- Take the 1,576 SF end suite or the full 3,746 SF floor plate
- Private offices and exam rooms already framed, plumbed, and finished
- Multiple restrooms
- Covered awning at the entry

WHY THIS ONE

- At 1,576 SF this is the least expensive way into a professionally managed medical campus anywhere on the Prince Avenue corridor.
- The only divisible space on-site – sign small now, expand into the adjacent section later without moving your business.
- C-O zoning permits professional office as well as clinical use; law, accounting, engineering, consulting, and nonprofit users all fit.
- Second-generation space; quicker timeline from lease to opening

BUILDING SPECIFICATIONS

Rentable Area	1,576 - 3,746 SF
Lease Rate	\$18.50/SF NNN
Term	3-7 years Preferred
Parking	Free Surface Parking

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Piedmont Athens Regional - 0.5 Miles
UGA School of Medicine - 0.8 Miles
Downtown Athens & UGA - 1 Mile