



2308 Palmyra Rd

2308 Palmyra Rd, Albany, GA 31701

James Campbell

DSE Albany LLC

1707 Riggins Rd, Tallahassee, FL 32308

icampbell@datfl.com

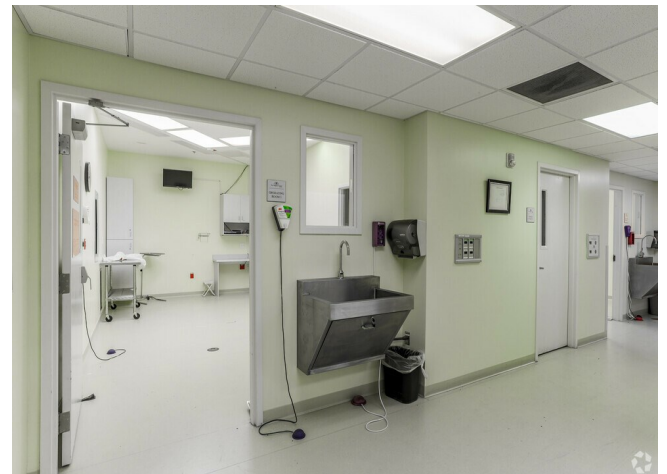
(850) 328-8157



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\$10.00-25.00 /SF/YR

- The space for lease includes a certified Ambulatory Surgical Center; roughly 6,000 square feet dedicated to outpatient services, with two operator rooms and a back entrance for ambulance access. Additionally, there's an estimated 9,000 square feet allocated for medical office space, which will house approximately 20 exam rooms.
- Renovated in 2013, the property was recently updated creating a space in excellent condition and ready for occupancy.
- With two connected buildings, the property offers flexibility for a variety of uses and can accommodate multiple tenants if desired.
- The property features plentiful parking, which is essential for medical professionals and their patients.
- The buildings are surrounded by beautiful, well established landscaping that adds to the stunning appeal.
- The property features monument signage, providing ample opportunity for branding and visibility.



Rental Rate: \$10.00-25.00 /SF/YR

Min. Divisible: 5,923 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 13,984 SF

Year Built: 1983

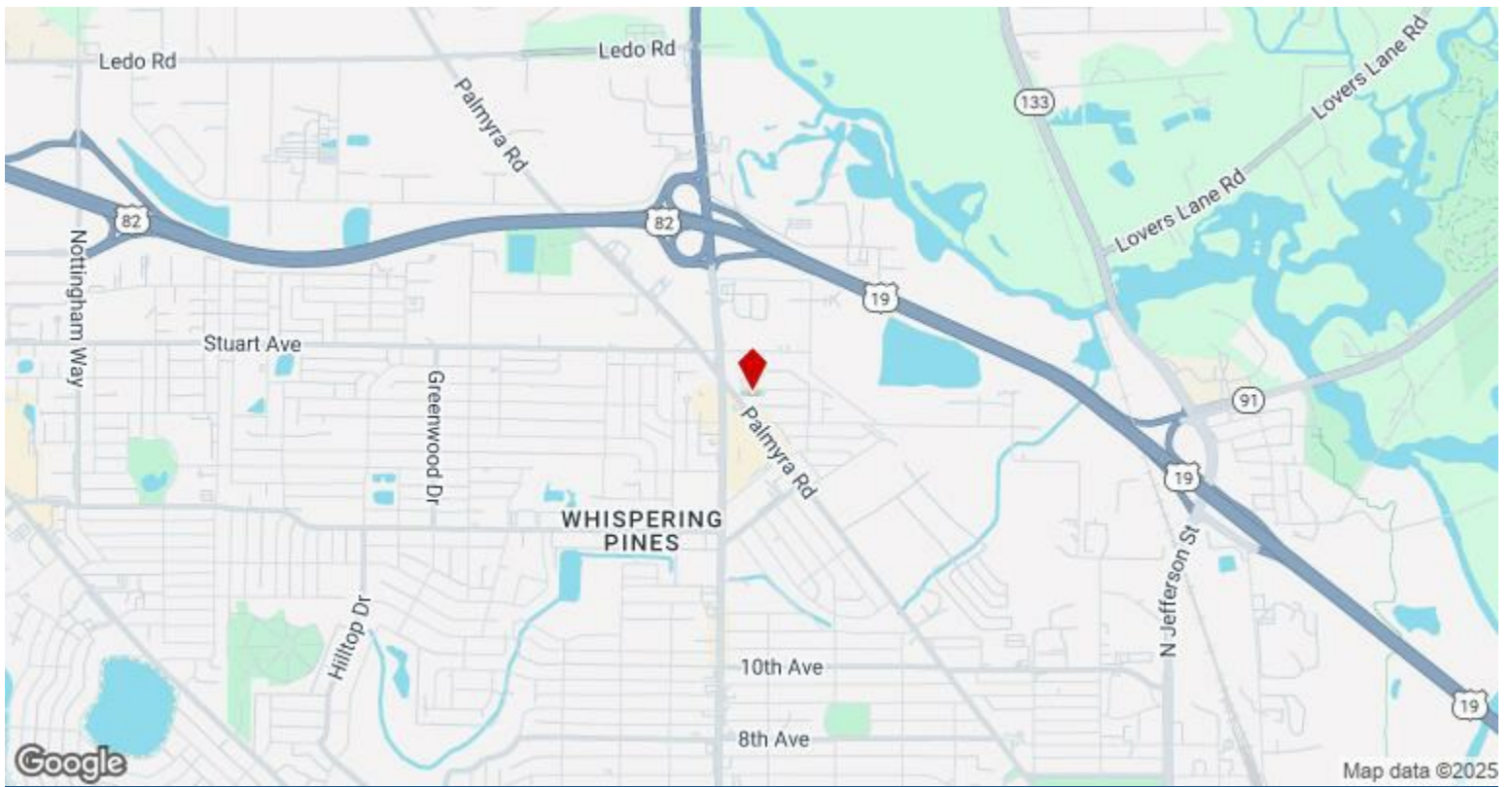
Walk Score ©: 53 (Somewhat Walkable)

Rental Rate Mo: \$0.83-2.10 /SF/MO

1st Floor

Space Available	5,923 - 13,984 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	5 - 10 Years

The space for lease includes roughly 5,000 square feet dedicated to outpatient services, with two operator rooms and a back entrance for ambulance access. Additionally, there's an estimated 9,000 square feet allocated for medical office space, which will house approximately 20 exam rooms. The facility will also feature a reception area, secure storage, and other amenities.



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