

# THE PADDOCKS

**2685 PEACHTREE PARKWAY**

SUWANEE, GA 30024



**FOR LEASE**

Up to 25,563 SF MEDICAL | OFFICE

**RICHARD SMITH, JR., CCIM**

richard.smith@lee-associates.com

D: 404.442.2833 | M: 404.789.8788

**JOSTIN CALO**

jcalo@lee-associates.com

D: 404.442.2844 | M: 770.910.4547

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# BUILDING HIGHLIGHTS

Explore a prime opportunity at Paddocks Medical Office, a 60,166 SF property in Suwanee, GA. Located on Peachtree Pkwy, this modern medical office complex offers excellent visibility and access. With a growing local economy and rising healthcare demand, it's an ideal investment for medical groups seeking long-term growth.

**TOTAL BLDG SF** 60,166 RSF

**AVAILABLE SF**

First Floor - 5,100 SF & 5,134 SF  
Second Floor - 3,100 to 19,631 SF  
Third Floor - 5,836 SF

**YEAR BUILT**

2021

**PARKING**

232 Striped Spaces: 3.87 per  
1,000 SF

**ACCESSIBILITY**

2 "Star of Life" Elevators

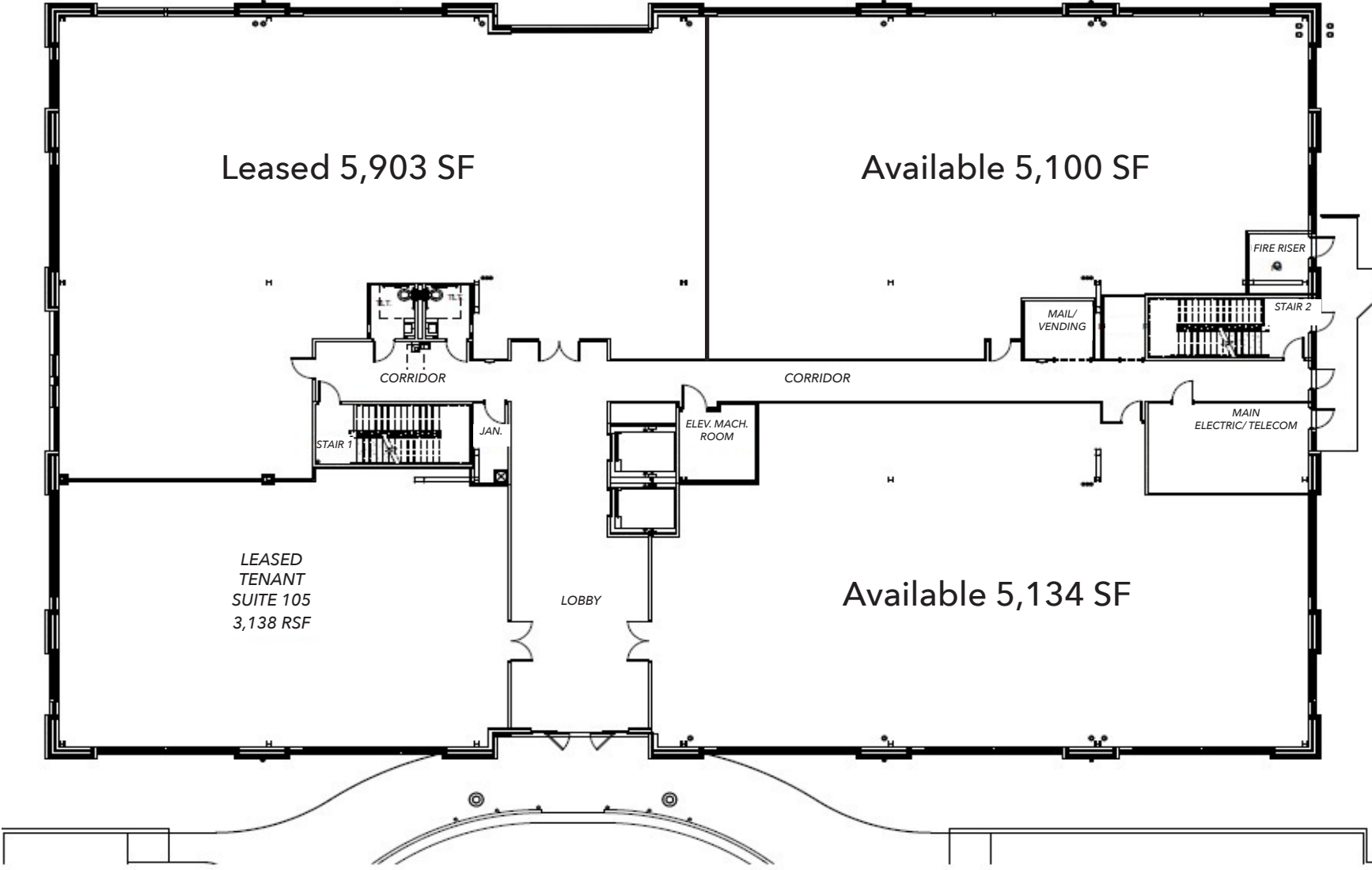
**COMMENTS**

- TI Allowance
- ASC Capable Building
- 2 Miles from Emory Johns Creek Hospital



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# FLOOR PLAN | First Floor



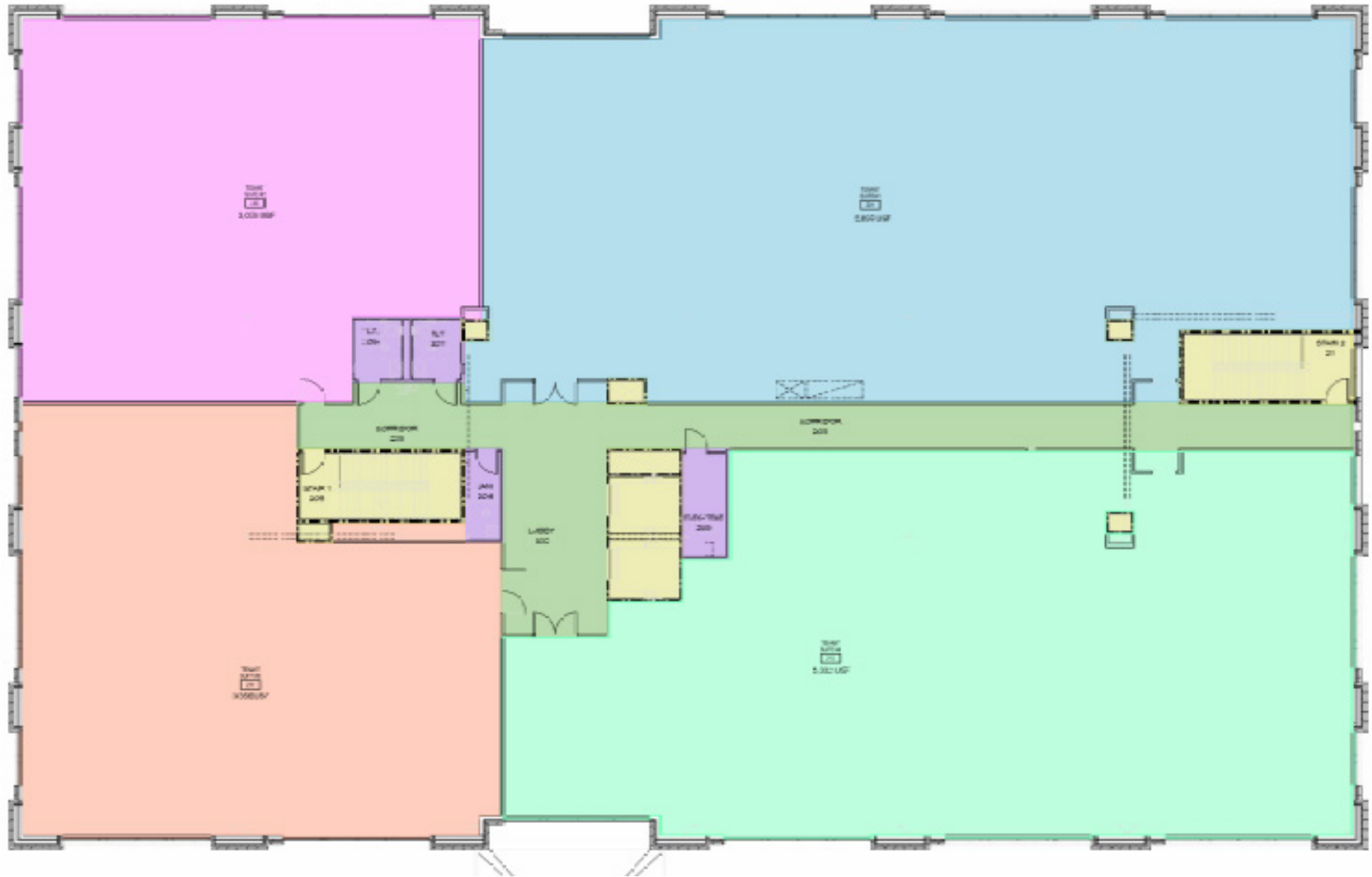
**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# FLOOR PLAN | Second Floor



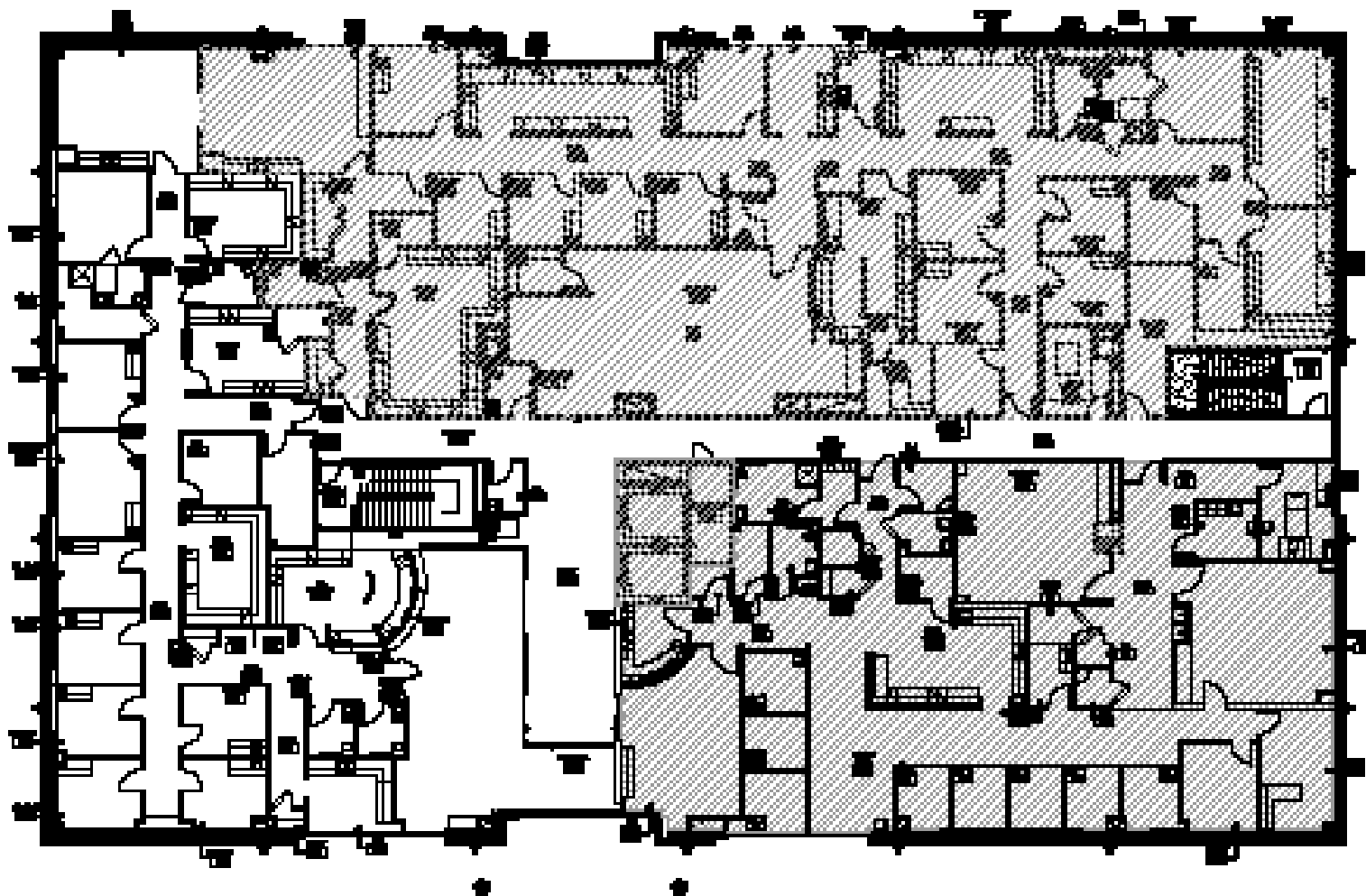
**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# FLOOR PLAN | Third Floor



**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.910.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# LOCATION & DEMOGRAPHICS



## NEARBY HOSPITALS

- 2.7 miles** | Emory Johns Creek Hospital  
via Brookwood Rd & McGinnis Ferry Rd
- 7.8 miles** | Northside Hospital Forsyth  
via GA-141 N & US-19 N



## POPULATION

	2024	2029
<b>1 mile</b>	8,546	9,363
<b>3 miles</b>	65,028	68,102
<b>5 miles</b>	184,011	191,749



## HOUSEHOLDS

	2024	2029
<b>1 mile</b>	2,711	2,948
<b>3 miles</b>	20,695	21,703
<b>5 miles</b>	60,413	63,194



## AVG. HOUSEHOLD INCOME

	2024	2029
<b>1 mile</b>	\$192,038	\$215,235
<b>3 miles</b>	\$215,809	\$239,855
<b>5 miles</b>	\$196,065	\$221,101



**FOR LEASE**  
Up to 20,429 SF MEDICAL OFFICE

**RICHARD SMITH, JR., CCIM**  
richard.smith@lee-associates.com  
D: 404.442.2833  
M: 404.789.8788

**JOSTIN CALO**  
jcalo@lee-associates.com  
D: 404.442.2844  
M: 770.983.4547



**THE PADDOCKS**  
2685 PEACHTREE PARKWAY

# THE PADDOCKS

2685 PEACHTREE PARKWAY

SUWANEE, GA 30024



**FOR LEASE**

Up to 20,429 SF MEDICAL | OFFICE

±2 MILES SOUTH | EMORY JOHNS CREEK HOSPITAL  
±7 MILES NORTH | NORTHSIDE HOSPITAL FORSYTH

**RICHARD SMITH, JR., CCIM**

richard.smith@lee-associates.com  
D: 404.442.2833 | M: 404.789.8788

**JOSTIN CALO**

jcalo@lee-associates.com  
D: 404.442.2844 | M: 770.910.4547

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES