

Northside Alpharetta Campus

AVAILABLE FOR LEASE

3400 Old Milton Pkwy, Alpharetta, GA 30005

Available Medical
Office Suites

Established
Medical Campus

4 Total
Buildings

Multi-Specialty
Tenancy





About The Campus

The Northside Alpharetta Campus is a well-established, multi-building medical office portfolio in Alpharetta, Georgia, offering a cohesive, campus-style environment for outpatient and specialty healthcare users. Designed to support a broad mix of medical practices, the campus provides convenient access, ample surface parking, and a professional setting that promotes collaboration and continuity of care within a single medical destination.

- Immediate access to GA-400 via Exit 10 (Old Milton Parkway)
- Strong regional connectivity to North Fulton, Johns Creek, and Roswell
- Free surface parking across the campus for patients and staff
- Campus environment that supports multi-specialty and outpatient medical uses



Campus-Level Advantages

- Multi-building configuration allows practices to operate within a shared medical environment
- Encourages referral adjacency and patient continuity across the campus
- Offers flexibility for a range of practice sizes and specialty types

±431,000 SF
Total Campus Size

NORTHSIDE ALPHARETTA CAMPUS

A connected medical office campus designed to support outpatient and specialty healthcare users.



**NORTHSIDE
ALPHARETTA
PEDIATRIC CENTER**

3400 Old Milton Pkwy,
Alpharetta, GA 30005



**NORTHSIDE
ALPHARETTA
BLDG A.**

3400 Old Milton Pkwy,
Alpharetta, GA 30005



**NORTHSIDE
ALPHARETTA
BLDG C.**

3400 Old Milton Pkwy,
Alpharetta, GA 30005

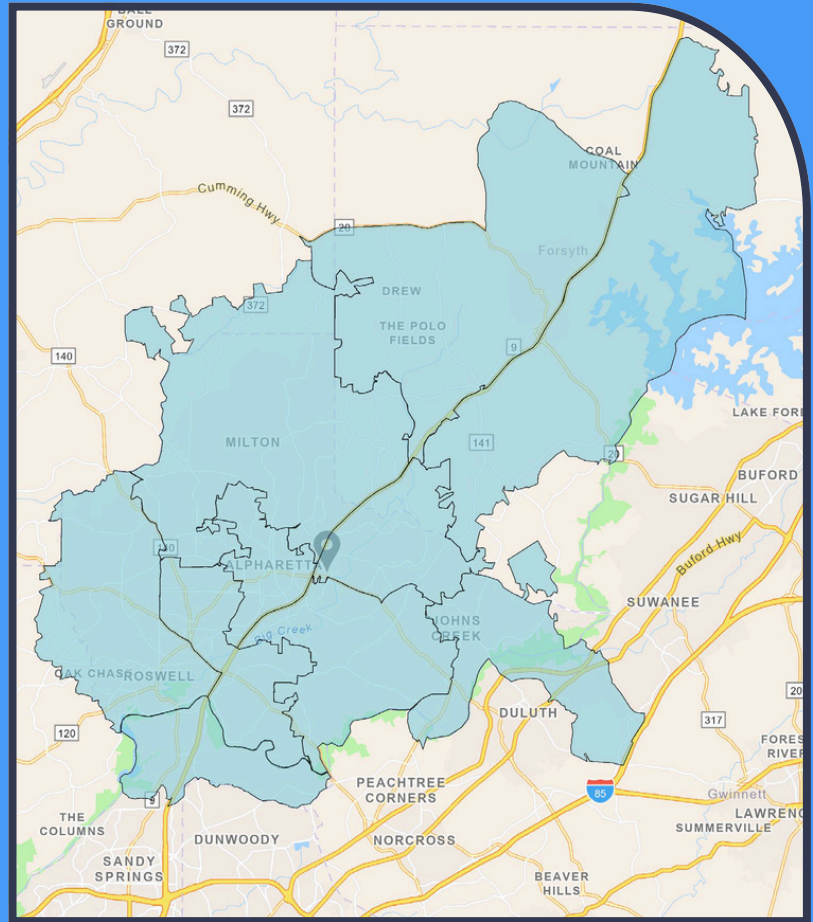


**NORTH CRESCENT
MEDICAL CENTER
OFFICE BUILDING**

11975 Morris Rd, Alpharetta,
GA 30005

3400 OLD MILTON PKWY

MARKET ANALYSIS
MARCH 2026



Select Market Area Zip Codes: 30004, 30005, 30009, 30022, 30040, 30041, 30075, 30076, 30097, 30350
Source: Transwestern Research, Pivotal

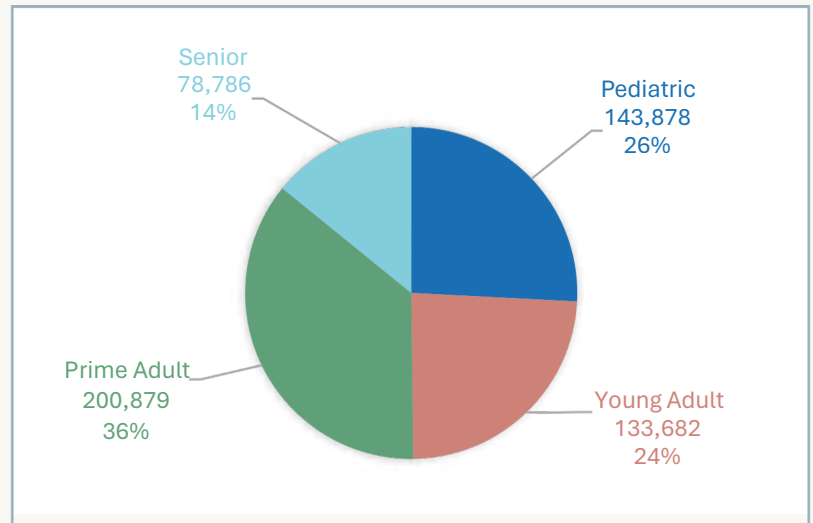
DEMOGRAPHICS

POPULATION: 557,225

POPULATION GROWTH PROJECTIONS

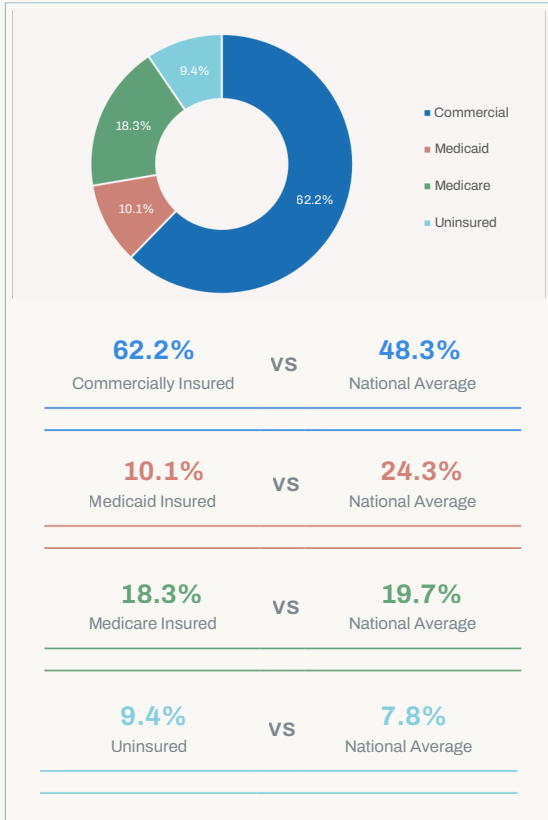
5 YEAR	3.4%
10 YEAR	10.2%

MEDIAN HOUSEHOLD INCOME	\$146,304
MEDIAN AGE	40.2



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PAYER MIX



Source: Transwestern Research, Pivotal

PROCEDURE DEMAND PROJECTIONS

8,669,973 OUTPATIENT PROCEDURES	13.6% 5-YEAR GROWTH	29.2% 10-YEAR GROWTH
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TOP 10 SERVICE LINES	CURRENT DEMAND	5-YR GROWTH	10-YR GROWTH
Evaluation and Management	2,396,368	15.2%	33.4%
Psychiatry	1,652,980	18.3%	30.7%
Lab	1,359,991	12.1%	26.4%
Physical Therapy/Rehabilitation	805,793	15.6%	40.1%
Miscellaneous Services	683,182	11.5%	28.8%
Radiology	473,209	4.5%	12.9%
Cardiology	190,933	11.1%	23.1%
Allergy	148,072	-0.3%	4.8%
Ophthalmology	147,725	12.2%	26.7%
ENT	115,499	16.4%	36.2%

Source: Transwestern Research, Pivotal

OPPORTUNITY ANALYSIS

SPECIALTY	CURRENT DEMAND	CURRENT SUPPLY	CURRENT GAP	5 YEAR GAP	10 YEAR GAP
Primary Care Pediatrics	523.0	219.5	303.5	305.5	269.4
Hospitalist	146.6	38.7	107.9	108.2	104.6
Emergency Medicine	104.1	22.4	81.7	82.3	73.6
Orthopedics	73.7	35.7	38.0	38.2	33.9
Pulmonology	46.8	14.1	32.8	32.9	30.2
Oncology	38.9	8.4	30.4	30.6	28.5
Cardiology	40.0	10.2	29.7	30.0	27.4
Nephrology	36.4	6.8	29.5	29.7	27.0
Nephrology	39.5	12.7	26.8	27.0	25.3
General Surgery	32.7	8.9	23.7	23.9	22.0
OB/GYN	42.5	19.2	23.3	23.7	22.4
Ophthalmology/Optomety	23.6	9.6	13.9	14.1	11.7
Radiology	16.6	5.1	11.5	11.6	10.4
Urology	13.4	3.8	9.5	9.6	8.6
Neurology	22.1	12.9	9.2	9.2	8.2
Pain Management	20.9	13.1	7.8	7.8	6.7
ENT	9.5	3.6	5.9	5.9	5.8
Vascular Surgery	5.8	0.6	5.2	5.2	4.7
Gastroenterology	21.0	17.3	3.7	3.9	2.4
Neurosurgery	5.6	4.4	1.3	1.3	0.8
Endocrinology	8.5	7.3	1.2	1.2	0.8
Allergy/Immunology	5.9	4.9	1.0	1.0	0.9
Dentistry	0.1	0.0	0.1	0.1	0.1
Pharmacy	0.1	0.0	0.1	0.1	0.1
Dermatology	5.9	6.9	-1.0	-1.0	-1.2
Pathology	7.7	17.4	-9.8	-9.7	-10.3
Chiropractor	29.1	39.9	-10.7	-10.7	-11.1
Therapy/Rehab	155.1	179.9	-24.8	-24.7	-25.7
Other	206.3	237.6	-31.4	-31.1	-31.2
TOTAL	1681.1	961.2	719.9	725.6	645.9

Source: Transwestern Research, Pivotal



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