SALES BROCHURE

3700 LARGENT WAY

MARIETTA, GEORGIA

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TABLE OF CONTENTS

INTRODUCTION

Unreal Capital/AL&I are pleased to exclusively present the opportunity to acquire 3700 Largent Way, a turnkey, appoximately 3,000 SF eye doctor office located within the Verde Pointe Medical and Professional Complex, a large, established medical condominium complex in West Cobb. The space is professionally built out for full-service optometry/ophthalmology practice and features multiple exam rooms, a generous reception and waiting area, dedicated file room, staff break room, and two restrooms. Each room is equipped with its own sink, providing rare, in-place plumbing infrastructure throughout the suite and significantly reducing buildout time and cost for medical users that require wet exam or treatment rooms. Positioned within a major medical campus surrounded by complementary healthcare providers, this location offers built-in referral potential, strong patient traffic, and convenient on-site parking. The submarket is one of metro Atlanta's most established and affluent residential and medical corridors, supporting long-term practice growth and stability for an owner-occupant or medical investor.

INVESTMENT SALES TEAM

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INVESTMENT PROFILE

OFFERING PRICE:	**$750,000**
BUILDING SIZE:	**+/-3,000 SF**
DEBT STRUCTURE:	**FREE AND CLEAR**
CONDO ASSOC. DUES:	**$573.56/MONTH**

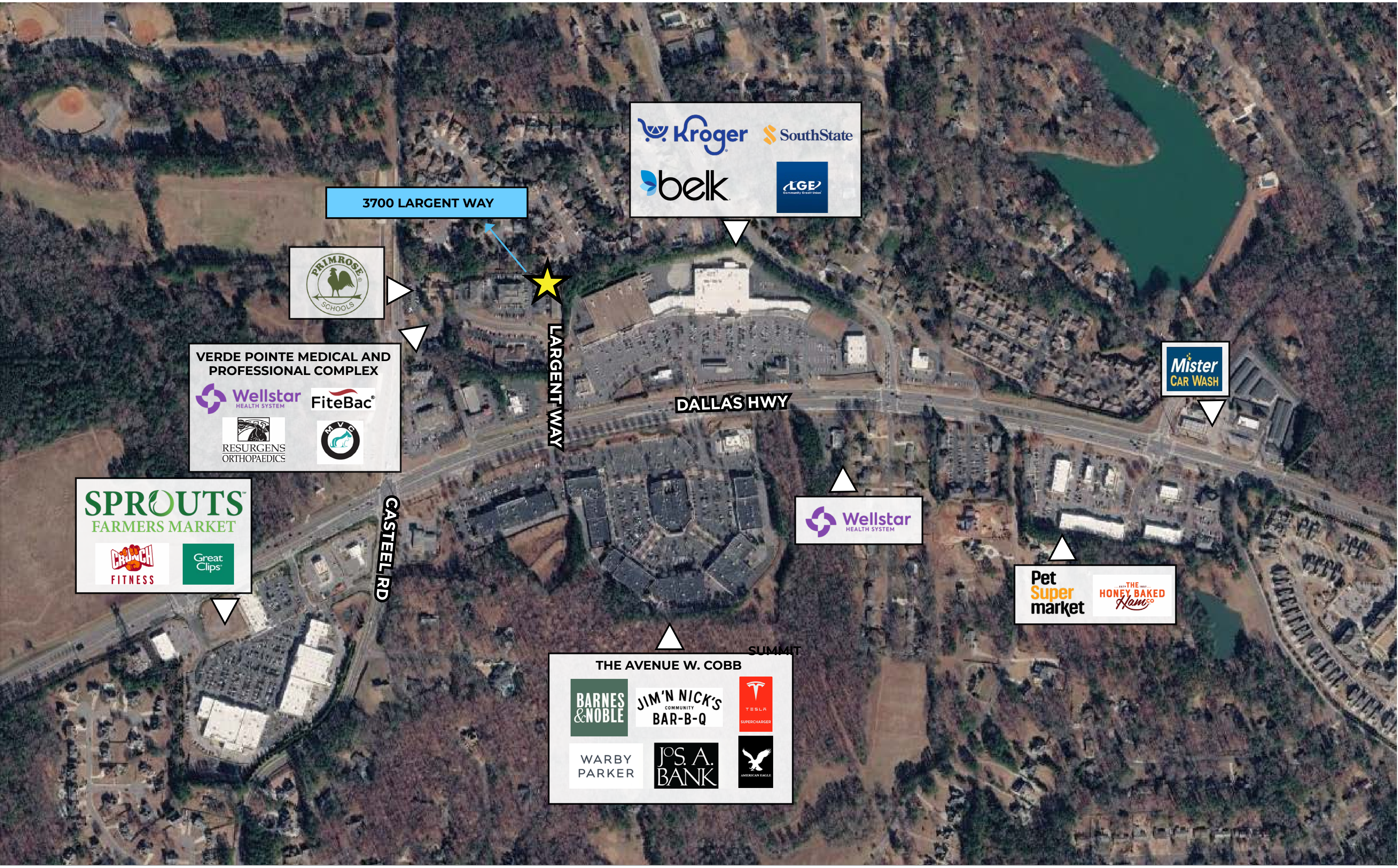
HIGHLIGHTS:

- 2,900+ SF TURNKEY MEDICAL OFFICE WITHIN A LARGE WEST COBB MEDICAL COMPLEX
- EXISTING EYE DOCTOR BUILDOUT WITH MULTIPLE EXAM ROOMS AND SINKS IN EVERY ROOM
- RECEPTION/WAITING AREA, DEDICATED FILE/RECORDS ROOM, STAFF BREAK ROOM, AND TWO RESTROOMS
- EXTENSIVE IN-PLACE PLUMBING AND MEDICAL-SPECIFIC IMPROVEMENTS THAT LOWER CONVERSION COSTS
- IDEAL FOR OWNER-USER OPTOMETRY, OPHTHALMOLOGY, OR OTHER MEDICAL SPECIALTIES NEEDING WET EXAM ROOMS

Unreal Capital/AL&I are pleased to present 3700 Largent Way, a turnkey +/- 3,000 SF medical office condo located within Verde Pointe, a busy, established medical and professional condo development in Marietta. Currently built out for eye care use, the suite offers extensive existing plumbing infrastructure and is ideally positioned among complementary healthcare providers with strong patient traffic, ample parking, and convenient access within one of metro Atlanta's premier medical corridors. The property is well suited for a medical or professional owner-user seeking a high-quality, move-in ready office space.

Radius from 3700 Largent Way	1-Mile	2-Mile	3-Mile
2020 Population	3,750	15,856	39,829
2025 Population	4,055	17,104	41,342
2030 Population Projection	4,209	17,743	42,553
Annual Growth 2020-2030	1.22%	1.19%	0.68%
2026 Est. Average HH Income	$150,146	$165,258	$177,364
2026 Est. Median HH Income	$118,574	$131,699	$146,639
2026 Est. Median Housing Values	$483,028	$534,684	$578,573
Median Year Built	1993	1994	1996
Median Age	45.1	45.2	44.2
2025 Total Specified Consumer Spending	$60,036,723	$263,140,049	$648,592,754

PROPERTY PHOTOS


3700 LARGENT WAY
Kroger
SouthState
belk
LGE
VERDE POINTE MEDICAL AND PROFESSIONAL COMPLEX
Wellstar HEALTH SYSTEM
FiteBac
RESURGENS ORTHOPAEDICS
MVC
LARGENT WAY
DALLAS HWY
Mister CAR WASH
SPROUTS FARMERS MARKET
CRUNCH FITNESS
Great Clips
CASTEEL RD
Wellstar HEALTH SYSTEM
Pet Super market
THE HONEY BAKED Ham CO
SUMMIT
THE AVENUE W. COBB
BARNES &NOBLE
JIM 'N NICK'S COMMUNITY BAR-B-Q
TESLA SUPERCHARGER
WARBY PARKER
JOS. A. BANK
AMERICAN EAGLE

CONDOMINIUM ASSOCIATION OVERVIEW

3700 Largent Way is a fee-simple medical office condominium located within the established Verde Pointe medical office development. The +/-3,000 SF suite includes a 10% ownership interest in the condominium's common elements and benefits from professionally managed common-area maintenance, shared parking, and master insurance coverage. The condominium structure provides the advantages of direct real estate ownership while minimizing exterior maintenance responsibilities, making it an attractive opportunity for both medical owner-users and investors.

SUMMARY	
ASSOCIATION	Verde Pointe Condominium Association
OWNERSHIP TYPE	Fee-Simple Medical Office Condominium
SUITE SIZE	Approximtaely 3,000 SF
COMMON AREA EXPENSE ALLOCATION	10%
VOTE PERCENT REQUIRED FOR ACTION	Majority (50%)
MONTHLY CONDOMINIUM ASSESSMENT	$573.56/Month
PARKING	Shared On-Site Parking
OCCUPANCY	Owner-User or Investment Opportunity
COMMON AREAS	Unit owners receive an undivided interest in the Common Elements based on Allocation Percentage

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