

REDUCED RATE. GENEROUS TI PACKAGE AVAILABLE.



Class A Medical Office Sublease

6,000 – 15,000 SF | Clinic & 2nd-Gen ASC | Immediately Available

The Palisades

3200 DOWNWOOD CIRCLE NW
ATLANTA, GA 30327

CBRE

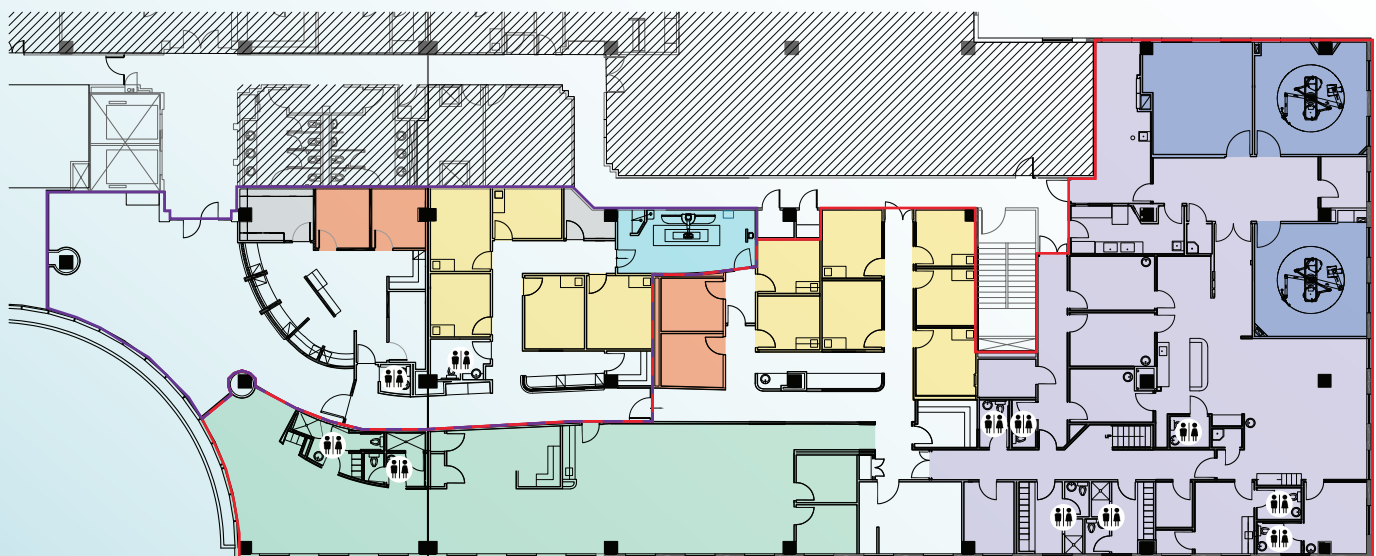
The Palisades – Premier Buckhead Medical Office Building

Partial 5th Floor: 6,000 – 15,000 RSF

- 6,000 – 9,000 RSF 2nd generation clinical space
- 6,000 RSF 2nd generation ASC with 3 OR's, pre-op & post-op recovery
- ASC recently received \$1.5M in MEP upgrades, including a brand-new generator

- Available for immediate possession
- Improvement allowance available
- Flexible term, potentially through May 2041
- Generator available
- Lobby exposure on 5th floor
- On-site security
- Building has diverse medical tenancy including orthopedic, primary care, OB/GYN, imaging center, neurology and more
- Convenient access to/from I-75 at the West Paces and Moores Mill interchanges

● EXAM ROOM: 12 ● OFFICE: 4 ● X-RAY: 1 🚻 RESTROOM: 11
● PHYSICAL THERAPY (PT)/FLEX ● AMBULATORY SURGERY CENTER ● OPERATING ROOM (OR): 3



[Click here for Virtual Tour](#)

□ FURNISHED CLINIC

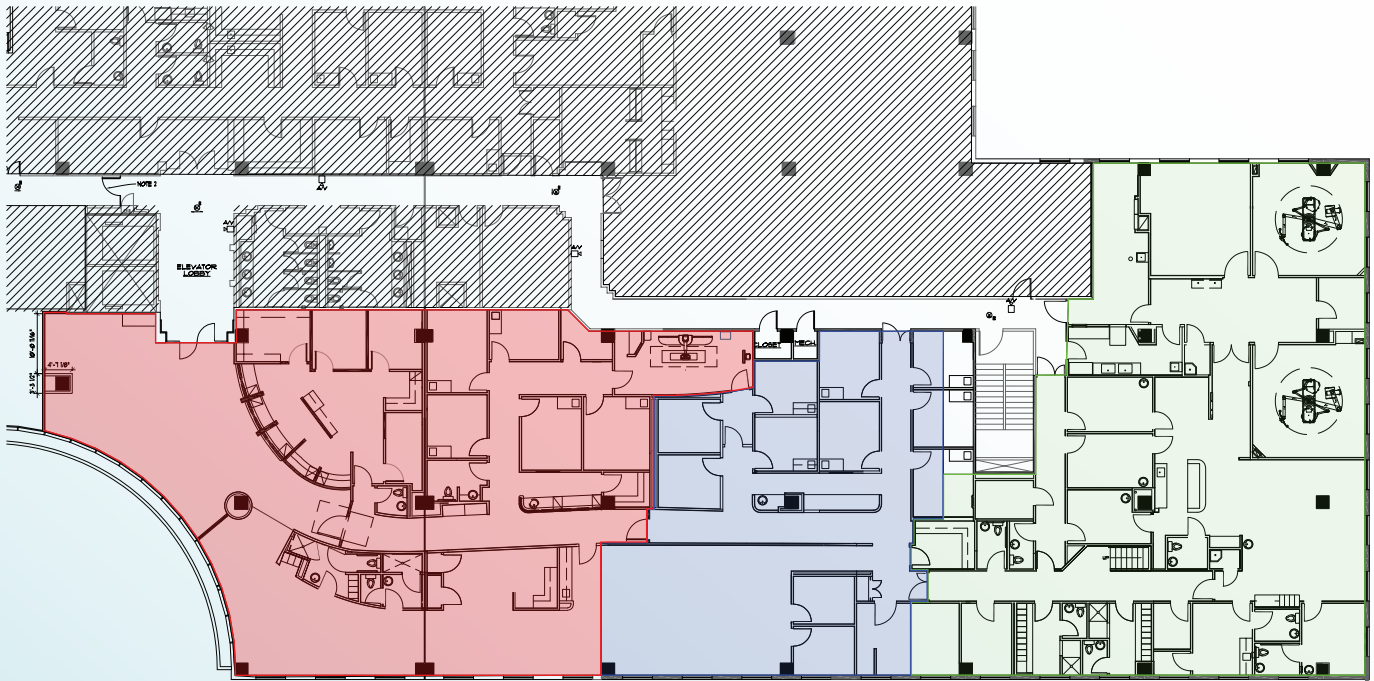
□ 2ND-GEN CLINIC/ASC

Partial 5th Floor:

6,000 – 15,000 RSF

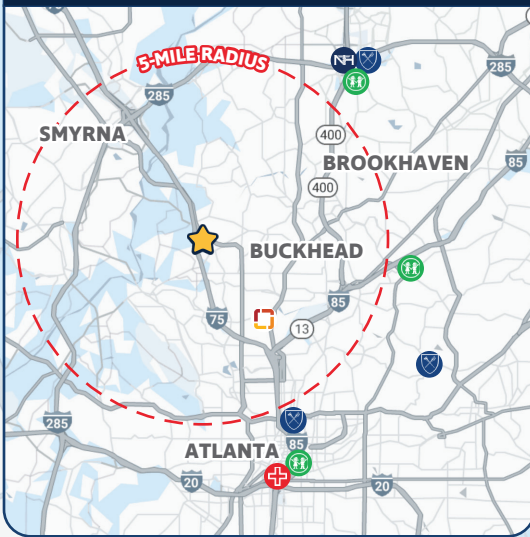
PRELIMINARY DEMISING PLAN

- SUITE A: 5,981 RSF
- SUITE B: 3,080 RSF
- SUITE C: 5,934 RSF





Proximity to All Major Hospitals



The Westminster Schools

MEDICAL OFFICE COMPLEX

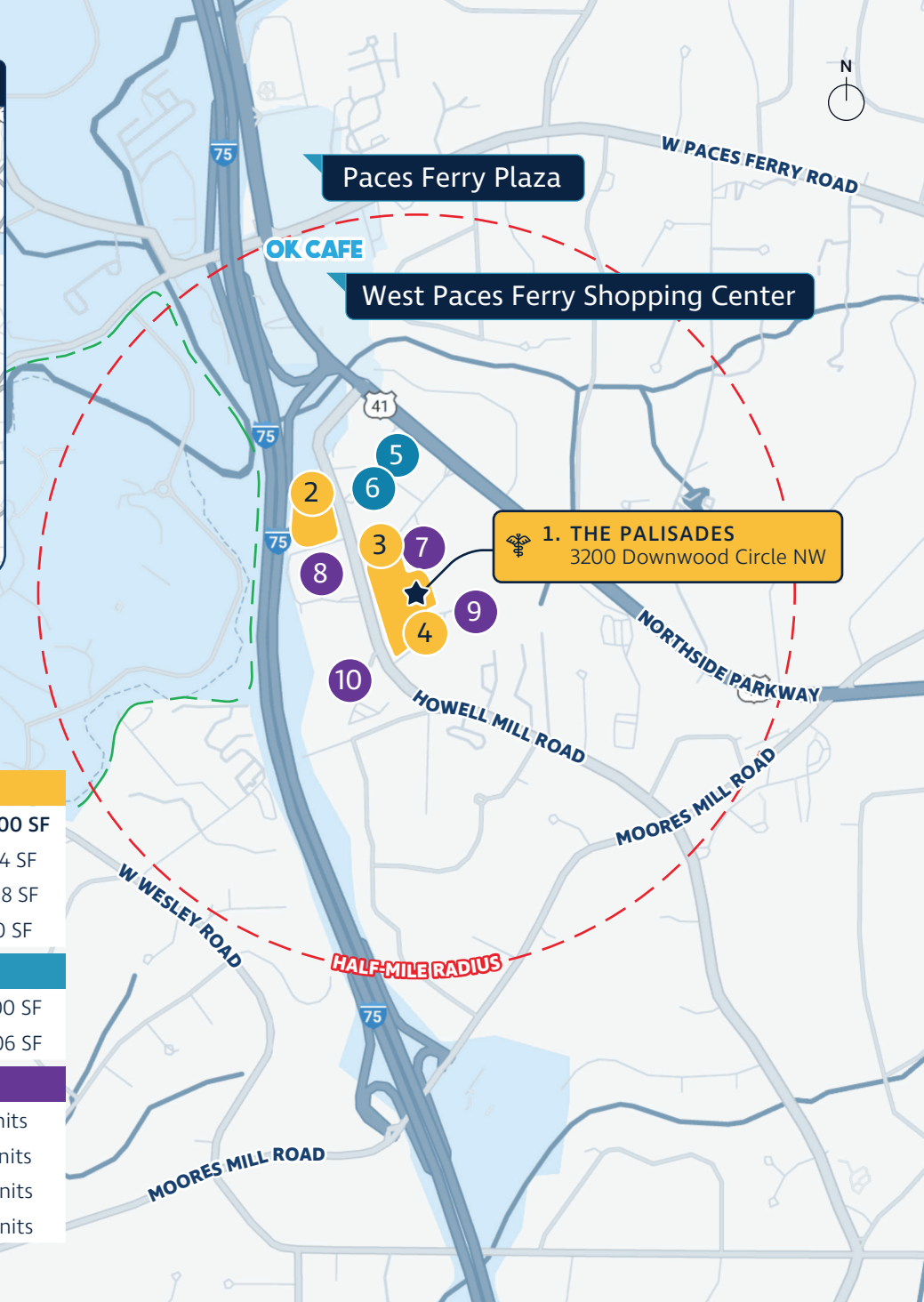
1	The Palisades (Sublease Property)	228,000 SF
2	Northwest Medical Center	153,744 SF
3	Paces Pavilion	102,788 SF
4	3163 Howell Mill Road NW	56,580 SF

OFFICE

5	The Forum at West Paces	213,000 SF
6	The Medici	159,006 SF

APARTMENTS/RETIREMENT

7	The Rocca	314 Units
8	Corso Atlanta	203 Units
9	Bell Buckhead West	280 Units
10	The Jewish Home and Zaban Tower	260 Units



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