



740 Prince Medical Commons



**740 PRINCE AVENUE
ATHENS, GA 30606**

FOR LEASE

MEDICAL & OFFICE COMPLEX

Medical / Office

Total Available SF:	10,582 SF
Building 1B SF:	1,325 - 3,746 SF
Building 8A SF:	2,150 SF
Building 8B SF:	2,440 SF
Building 11 SF:	2,246 SF
Lease Rate:	\$18.50/SF NNN
Lease Term:	Negotiable
Zoning:	C-O (Commercial Office)

Discover 740 Prince Medical Commons, a charming medical and office complex nestled in the Normaltown Neighborhood of Athens, GA. Set within a beautifully landscaped, tree-filled campus just a short walk from Downtown Athens and Piedmont Athens Regional Hospital, this fully built-out facility offers premium space for lease.

PROPERTY PHOTOS

740 PRINCE AVENUE | ATHENS, GA 30606



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

PROPERTY PHOTOS

740 PRINCE AVENUE | ATHENS, GA 30606



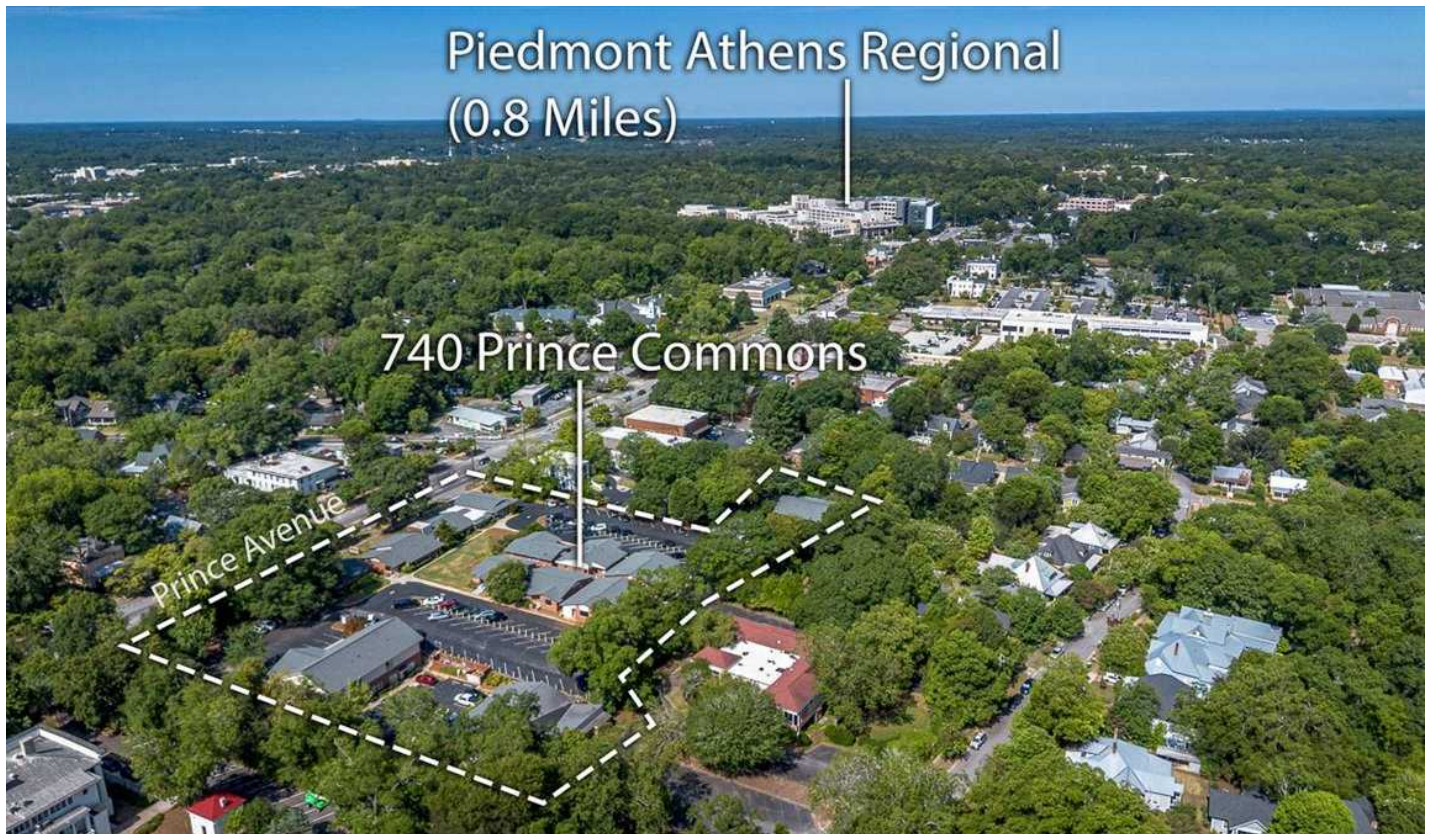
MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscre.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscre.com
406740, Georgia

PROPERTY PHOTOS

740 PRINCE AVENUE | ATHENS, GA 30606



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

BUILDINGS 1B & 11

740 PRINCE AVENUE | ATHENS, GA 30606



Building 1B



1 FLOOR PLAN - RENTABLE SQ FT
1/4" = 1'-0"

TOTAL GROSS AREA: 3,746 SQ FT

GROSS AREA: 1,325 SQ FT

AREA: 251 SQ FT

AREA: 2,170 SQ FT

Building 11



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeolach@markscr.com
406740, Georgia

BUILDINGS 8A & 8B

740 PRINCE AVENUE | ATHENS, GA 30606



Building 8A (Top)

- Move-in Ready
- 2,150 SF
- Fully Circulating Office
- Layout Includes: Reception Desk and Waiting Lobby, Five (5) Office/Exam Rooms, X-Ray Room, Three (3) Restrooms, Storage Room, and Open Area
- Frontage Along Prince Avenue

Building 8B (Middle)

- Move-in Ready
- 2,440 SF
- Fully Circulating Office
- Layout Includes: Reception Desk and Waiting Lobby, Seven (7) Offices/Exam Rooms, Restroom, Breakroom, and Storage Room
- Frontage Along Prince Avenue

MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

BUILDING 8A & 8B FLOOR PLANS

740 PRINCE AVENUE | ATHENS, GA 30606



Building 8A



Building 8B



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeolach@markscr.com
406740, Georgia

SITE PLAN

740 PRINCE AVENUE | ATHENS, GA 30606



Site Plan & Tenant Roster

- Building 1
 - 1A – Oral Surgery Associates
 - **1B – AVAILABLE (1,325 – 3,746 SF)**
- Building 2 – Milestone Pediatric Therapy
- Building 7 – Rinse Beauty
- Building 8
 - **8A – AVAILABLE (2,150 SF)**
 - **8B – AVAILABLE (2,440 SF)**
 - 8C – Village Drug Pharmacy
- Building 9 – Dr. Gross, Psychology
- Building 10 – Xytex Laboratories
- **Building 11 – AVAILABLE (2,246 SF)**
- Building 12
 - 12A – Her Health
 - 12B – The Hormone Midwife
- Building 13 – Athens Psychedelic Therapy
- Building 14 – Kind Recovery
- Building 15 – Clarke County Board of Health

MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

NEIGHBORHOOD AERIAL

740 PRINCE AVENUE | ATHENS, GA 30606



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

INFOGRAPHICS - TRADE AREA

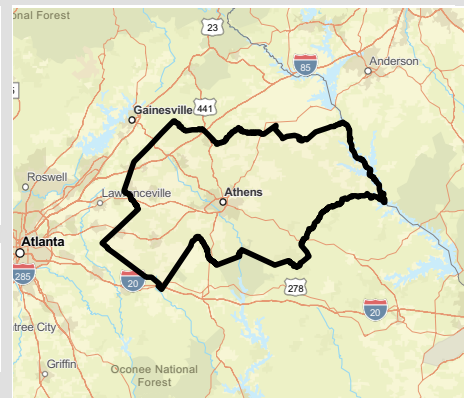
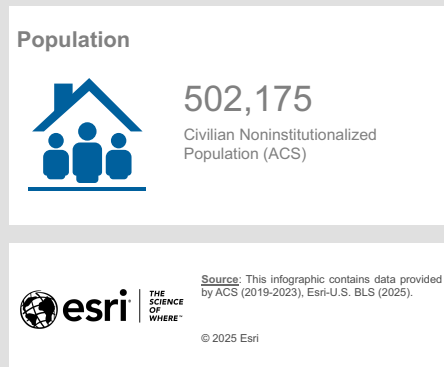
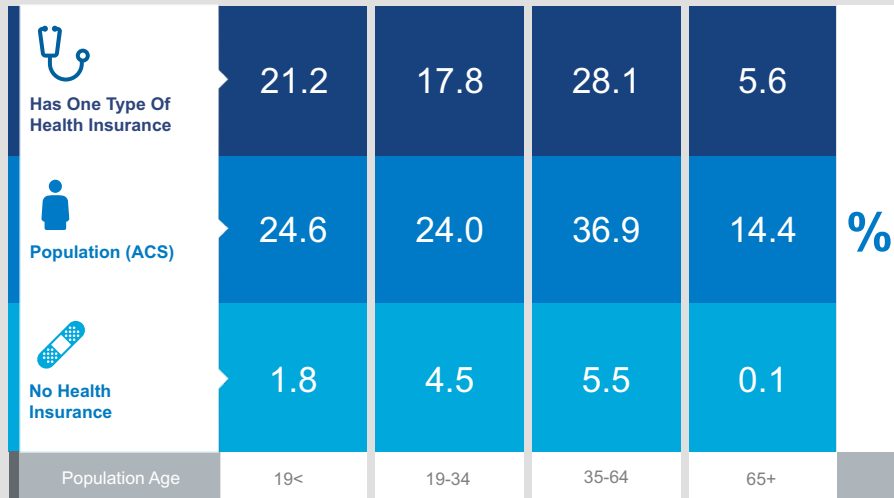
740 PRINCE AVENUE | ATHENS, GA 30606



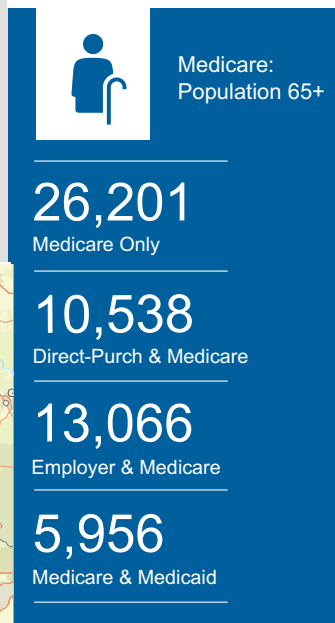
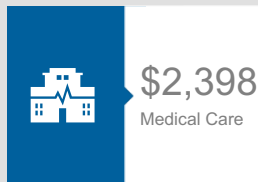
Health Care & Insurance

Medical Trade Area
Geography: County

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

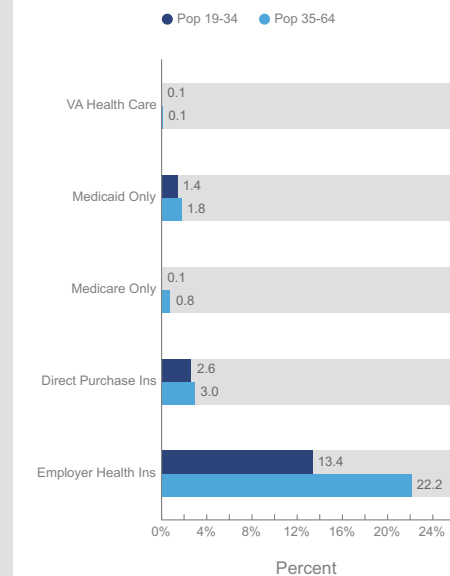


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,242.9
Medicare Payments	\$1,016.6
Physician Services	\$277.1
Dental Services	\$433.8
Eyecare Services	\$82.7
Lab Tests/X-rays	\$77.4
Hospital Room & Hospital Service	\$242.9
Convalescent/Nursing Home Care	\$43.7

Health Insurance Coverage (ACS)



MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscre.com
324862, Georgia

BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscre.com
406740, Georgia