

SUMMIT PROFESSIONAL PLAZA I & II

Medical & Professional Office

1111 Glynco Pkwy, Brunswick, GA 31525



\$10,150,000

PURCHASE PRICE

8.00%

CAP RATE

**DOWNLOAD
OFFERING
MEMORANDUM**



Northmarq National Healthcare Group is pleased to exclusively present the opportunity to acquire the fee simple interest in Summit Professional Plaza I & II (the "Property"), a two-building, 97,262-square-foot, multi-tenant professional and medical office campus located at 1111 Glynco Parkway in Brunswick, Georgia. The Property is anchored by Southeast Georgia Health System ("SGHS"), an investment-grade (BBB / S&P) not-forprofit regional health system that serves as the dominant healthcare provider across the Golden Isles and broader Coastal Georgia region. SGHS occupies approximately 16,023 square feet across two suites under long-term leases extending through December 2031, providing institutional-quality credit tenancy at the core of the rent roll.

Investment Highlights

- Investment-Grade Health System Anchor with Dominant Regional Market Position
- Diversified, Needs-Based Tenant Mix Mitigating Concentration Risk
- Defined Value-Add Leasing Opportunity with Embedded Upside
- Below Replacement Cost with Significant Barriers to Entry
- Strong In-Place Cash Flow with Contractual Escalation
- Strong Healthcare Demand Fundamentals Driven by Physician Shortage & Outpatient Shift
- Strategic Coastal Georgia Location with Favorable Economic Drivers

EXCLUSIVELY LISTED BY
NORTHMARQ NATIONAL HEALTHCARE GROUP

Jeff Matulis

Senior Vice President
jmatulis@northmarq.com
918.794.9525

Toby Scrivner

Director
tscrivner@northmarq.com
918.794.9554

Phillip Kelly

Senior Associate
pkelly@northmarq.com
404.823.6377

Trevor Burns

Associate
tburns@northmarq.com
918.899.2211

Grant Lohr

Investment Analyst
glohr@northmarq.com
480.865.3040

In Association with:

Jason Powell

GA # 313490

DEBT & EQUITY

Ed Riekstins

Managing Director
eriekstins@northmarq.com
617.413.8744

Kevin Sykes

Vice President - Producer
ksykes@northmarq.com
617.728.9530

Jeffrey Munoz

Vice President - Producer
jmunoz@northmarq.com
617.728.9528



Northmarq

6120 S. Yale Ave, Suite 300

Tulsa, Oklahoma 74136

918.494.2690

northmarq.com