

LEASE

Habersham Medical Park

638 OLD HISTORIC U.S.441

Demorest, GA 30535

PRESENTED BY:

KAREN BASTON

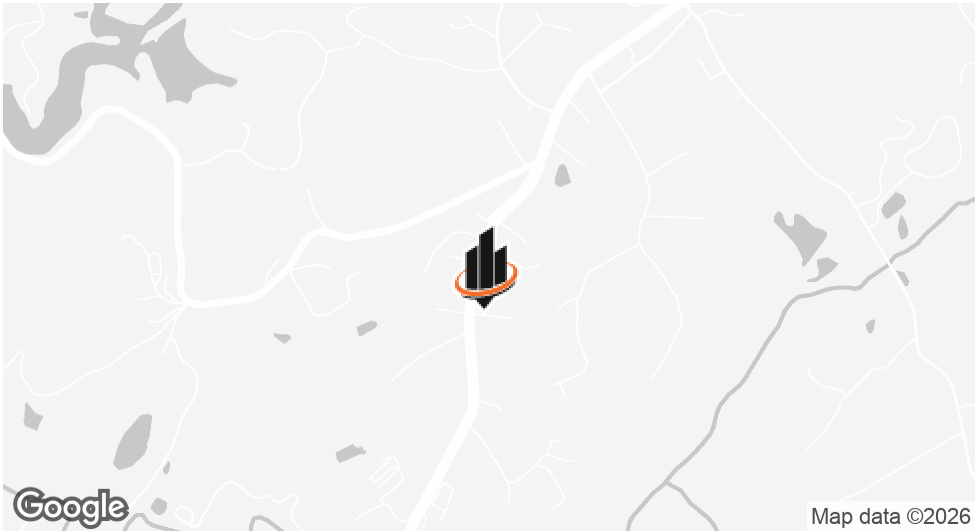
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GA #323369



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Pricing Information
NUMBER OF UNITS:	1
AVAILABLE SF:	3,500 SF
BUILDING SIZE:	14,000 SF

PROPERTY DESCRIPTION

Approximately 3,500 sft of medical office space for lease. 2nd Generation condition. Space is being leased in shell condition. Direct access into suite with walk up entry. Previous tenant was a local pharmacy and does have a drive through window.

PROPERTY HIGHLIGHTS

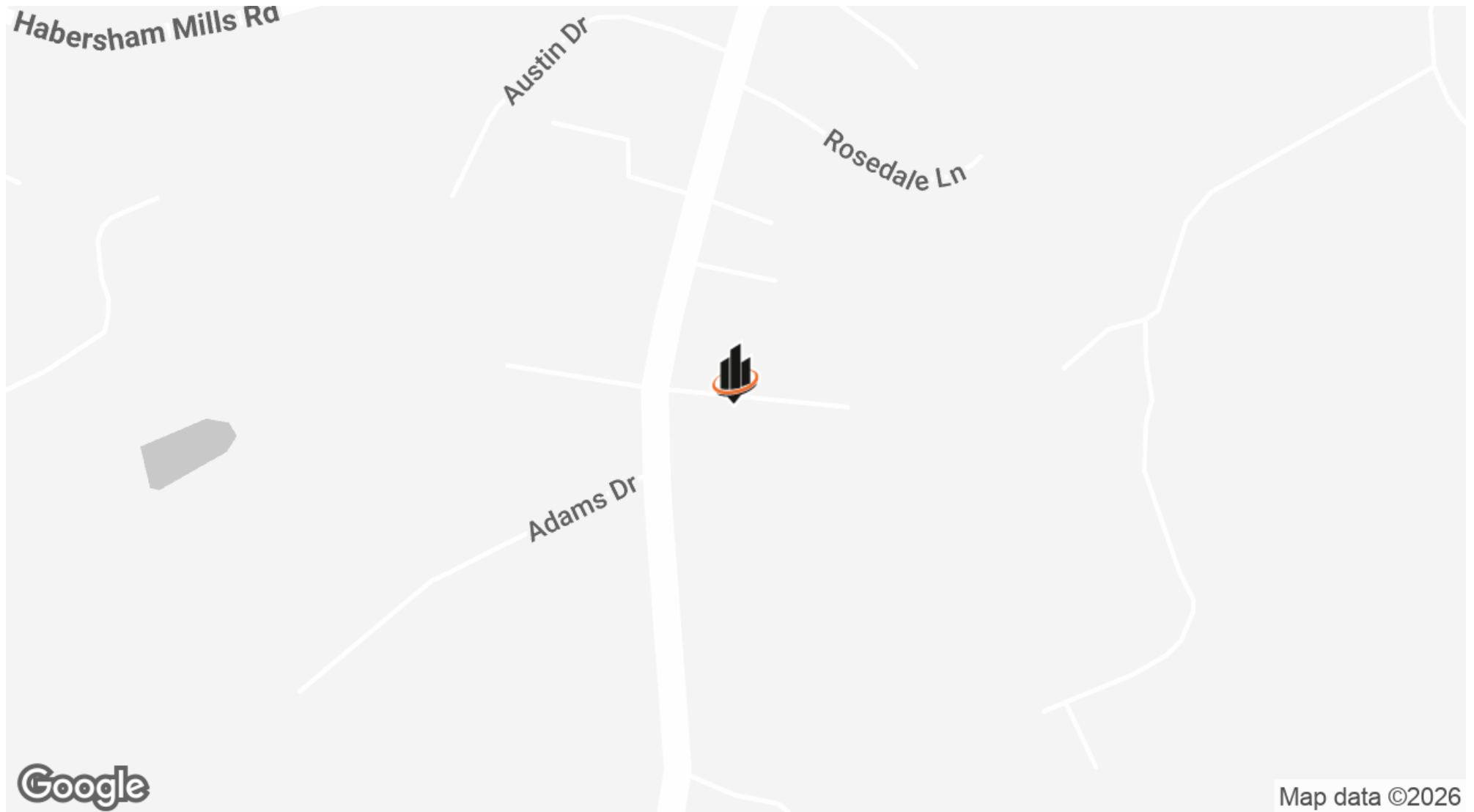
- 3,500 sft available now
- 2nd generation shell condition
- Frontage road exposure across from Habersham Campus of NGHS
- Ample surface parking
- Monument Signage

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LOCATION MAP



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SUBJECT FLOOR PLAN - MAIN LEVEL



UPPER LEVEL SPACE USE PLAN
SCALE 1/4" = 1'-0"

Medical Clinic

Pharmacy

3903 GROSS SQ. FT.

← HWY 441 →

v1

ADVISOR BIO 1



KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston’s responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston’s role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry’s healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW. Director on the Foundation Board of the Northeast Georgia Health System. Past President of North Hall Community Education Foundation. as well as other

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