

740 PRINCE MEDICAL COMMONS

740 PRINCE AVENUE, ATHENS, GA 30606



BUILDING 8B - 2,440 SF

Seven (7) rooms. One waiting room.

MOVE-IN READY - GROUP PRACTICE FOOTPRINT - PRINCE AVENUE FRONTAGE



YOUR NEIGHBORS ON THE CAMPUS

Oral Surgery Associates | Milestone Pediatric Therapy | Village Drug Pharmacy | Dr. Gross, Psychology | Xytex Laboratories | Her Health | The Hormone Midwife | Athens Psychedelic Therapy | Kind Recovery | Rinse Beauty | Clarke County Board of Health

Many practices. One campus. The referrals stay in the neighborhood.

WHAT'S INSIDE

- 224 SF Lobby plus a 103 SF reception station
- Seven (7) private exam / office rooms - 124-134 SF each
- Open Area - works as a second waiting, team, or conference room
- Double loaded central corridor with entries at both ends

WHY THIS ONE

- Seven equal sized rooms is the hardest configuration to find and the most expensive to build – it is exactly a group therapy, counseling, general practice or multi-provider footprint
- Your referral network is a short walk
- Prince Avenue frontage with exterior building signage possibilities

BUILDING SPECIFICATIONS

Rentable Area	2,440 SF
Lease Rate	\$18.50/SF NNN
Term	3-7 years Preferred
Parking	Free Surface Parking

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Piedmont Athens Regional - 0.5 Miles
UGA School of Medicine - 0.8 Miles
Downtown Athens & UGA - 1 Mile