



OFFERING MEMORANDUM

±5,478 SF Medical Office Building in the Heart of Lexington
For Sale or Lease



CONTACT INFORMATION

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PROPERTY OVERVIEW

Bull Realty, Inc. is pleased to offer the opportunity to acquire a beautiful ±5,478 SF stand-alone, newly built (2019) medical office building located in the heart of downtown Lexington, Georgia. The picturesque property is located near the Lexington City Hall and other Oglethorpe County historic sites and residences. This pristine property has great visibility, dedicated parking and monument signage. It serves the local community and those within a 20-mile radius of Athens-Clarke.

The building consists of state-of-the-art medical office space that includes 5 exam rooms, a procedure room, imaging, with sinks and 6 restrooms, lab area, nurses station, 5 offices, and breakroom area. The physician offices include dedicated personal restrooms. This location is excellent for medical providers looking to expand operations and services in the Athens-Clarke area.

HIGHLIGHTS

- ±5,478 SF medical office building built in 2019
- 1st floor 2nd generation medical space with direct access to parking area
- Includes 5 exam rooms, a procedure room, and imaging
- 24 dedicated surface parking spaces
- Excellent visibility from Boggs Street with monument signage
- Ideal location for medical providers serving the Athens-Clarke area
- Convenient access and connectivity to Outer Loop 10



ADDRESS:
219 BOGGS ST
LEXINGTON, GA 30648



SALE PRICE:
\$1,100,000



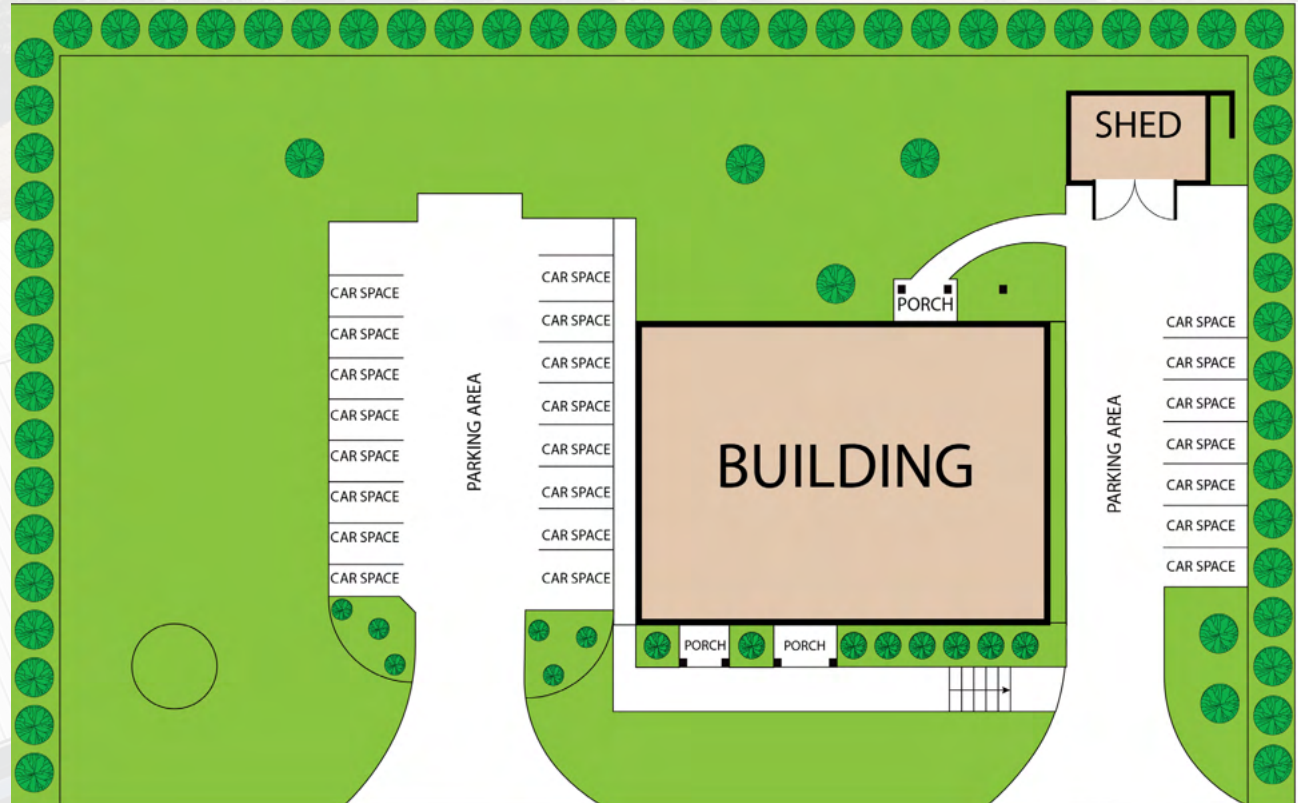
BUILDING SIZE:
±5,478 SF



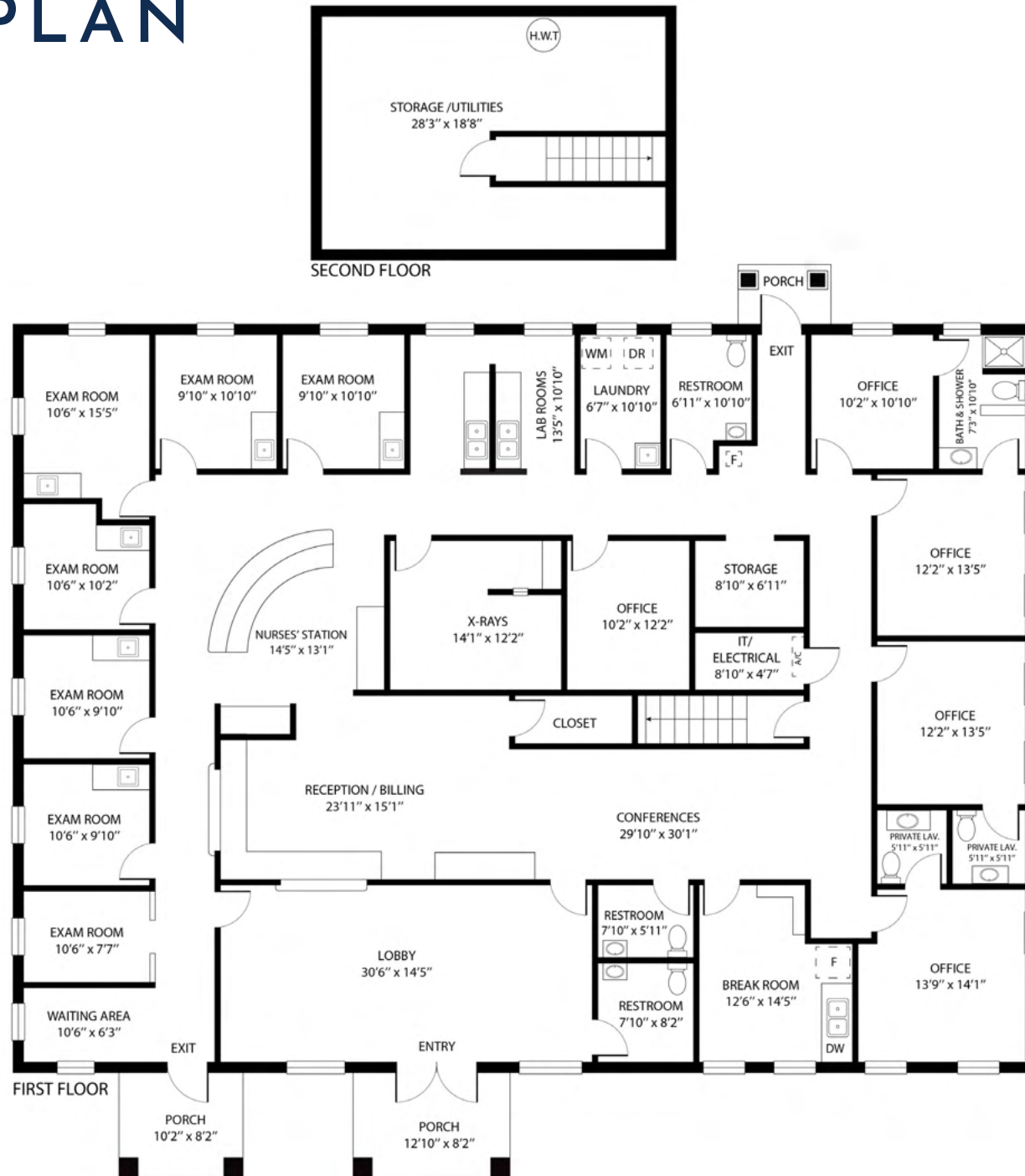
ZONING:
OIP

PROPERTY INFORMATION

ADDRESS	219 Boggs St Lexington, GA 30648
COUNTY	Oglethorpe
BUILDING SIZE	±5,478 SF
SITE SIZE	±1.24 Acres
ZONING	OIP
YEAR BUILT	2019
PARCEL ID	L2 013
PARKING SPACES	24
SALE PRICE	\$1,100,000



FLOOR PLAN







Waiting Area



Nurses Station



Reception Check-In/Out

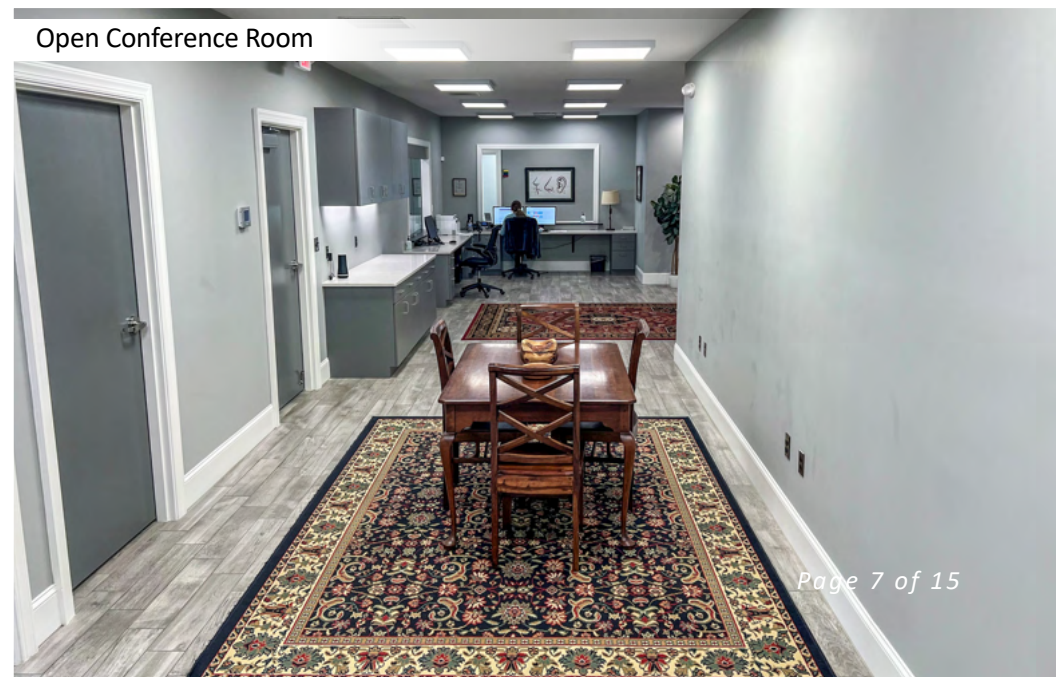


Hallway

Employee Breakroom



Open Conference Room





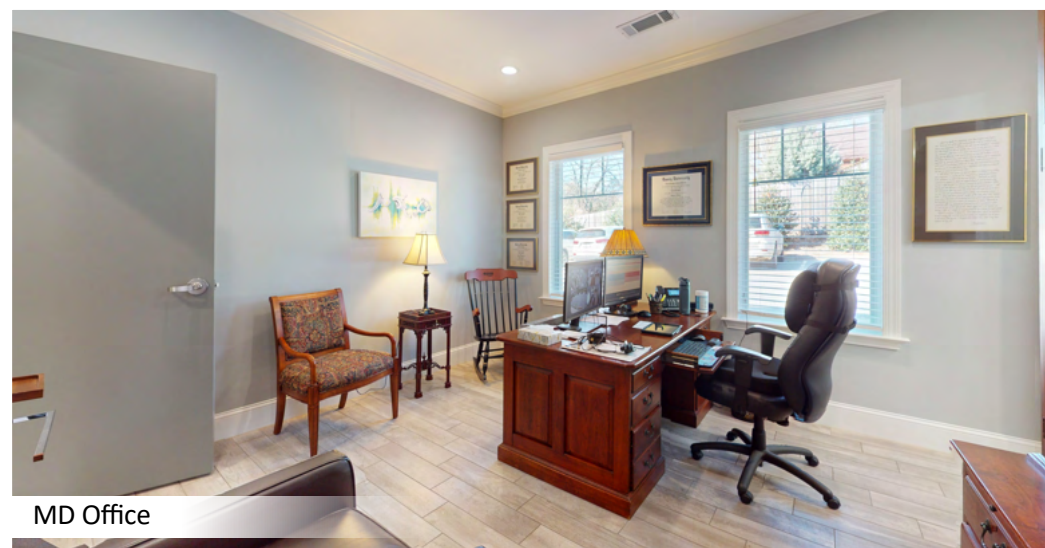
Procedure/Large Exam Room



Exam Room



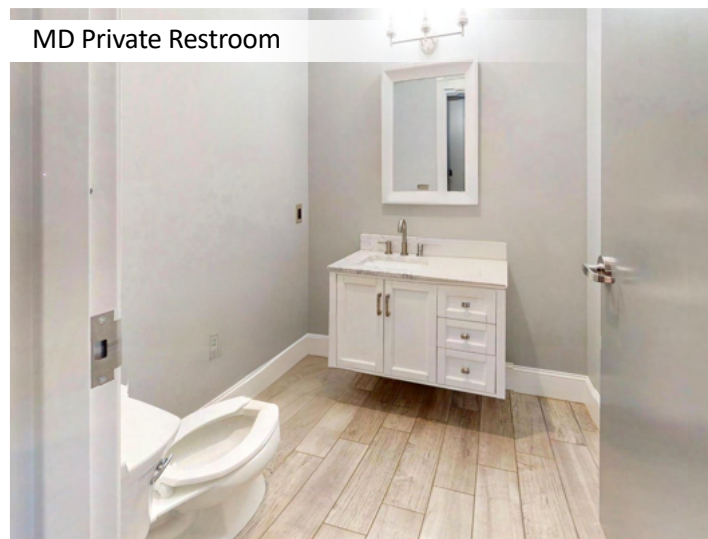
MD Office



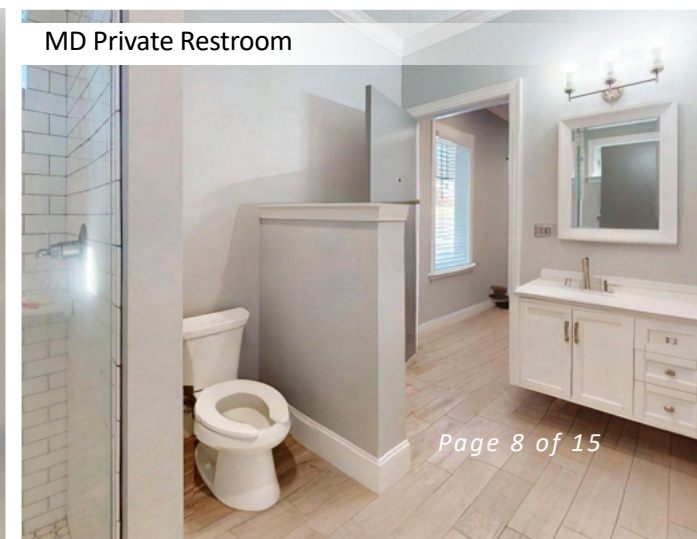
MD Office



ADA Restroom



MD Private Restroom



MD Private Restroom



Lab Area



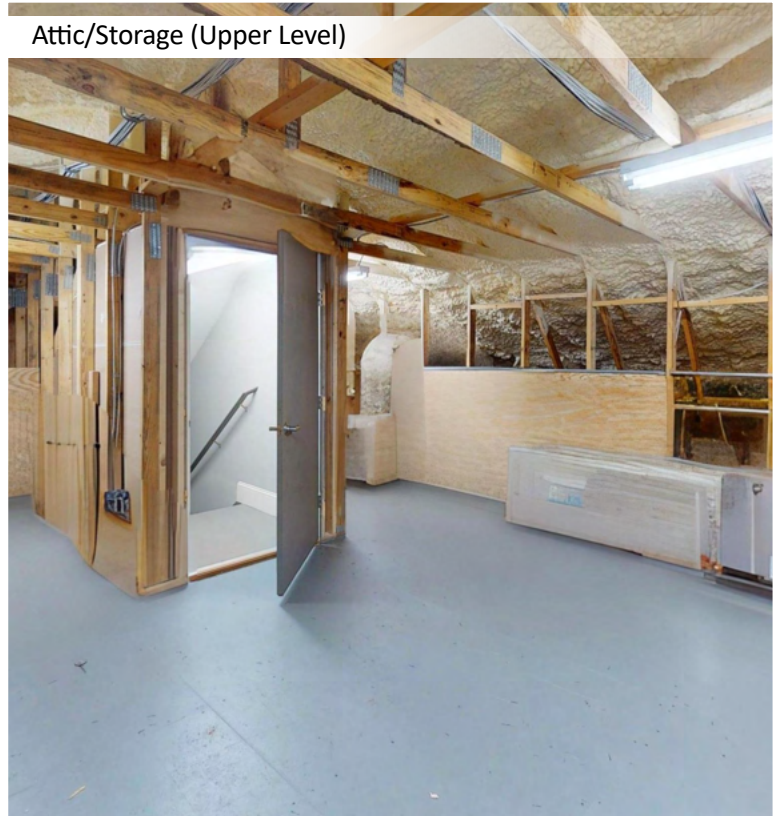
Imaging



Imaging



Laundry Room



Attic/Storage (Upper Level)



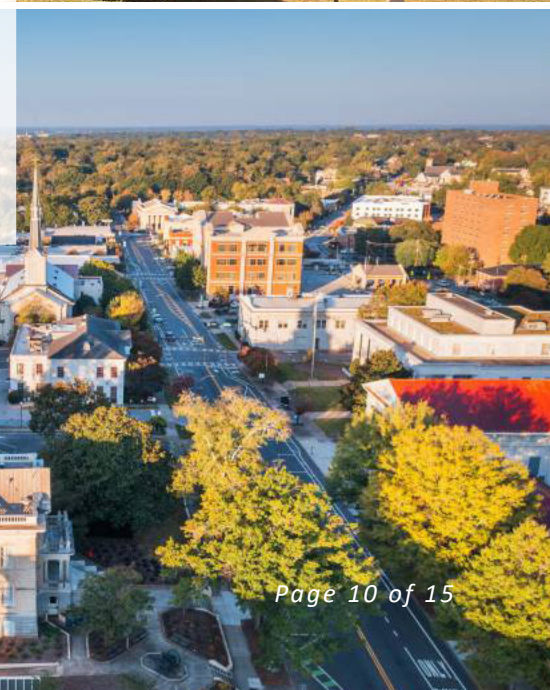
IT Room

ABOUT THE AREA LEXINGTON, GA

Lexington, Georgia is a charming historic community and the county seat of Oglethorpe County, offering a rare blend of architectural heritage and small-town Southern character. Established in the late 18th century, the city grew around its traditional courthouse square and today remains one of northeast Georgia's best preserved examples of a 19th-century county seat. Much of Lexington is listed on the National Register of Historic Places, featuring Greek Revival, Federal, Victorian, and Italianate homes that line quiet, tree-shaded streets and spacious residential lots. With a population just over 200, the town provides a peaceful, close-knit atmosphere that appeals to those seeking privacy, history, and a slower pace of life.

Located along U.S. Highway 78 approximately 17 miles from Athens, Lexington offers convenient access to the cultural, educational, and medical amenities of the Athens market while maintaining its rural identity. Residents enjoy a walkable historic downtown with local shops and landmarks, along with nearby outdoor destinations such as Shaking Rock Park and other recreational areas throughout Oglethorpe County. Known for its affordability, scenic surroundings, and strong sense of community, Lexington presents an attractive option for buyers seeking historic charm and country living within easy reach of a vibrant regional hub.

With its preserved historic fabric, natural surroundings, and proximity to Athens, Lexington continues to attract buyers seeking authenticity, value, and long-term livability. The area's combination of rural tranquility, architectural character, and access to regional employment and amenities positions Lexington as an appealing destination for both homeowners and investors looking for stable, lifestyle-driven demand.



IN THE AREA

Piedmont UrgentCare

UNIVERSITY OF GEORGIA

Athens Wellness Clinic
University Health Center
Student Affairs
UNIVERSITY OF GEORGIA
Cheddar's
FIRST WATCH
LANDMARK
HOSPITALS
COOK-OUT
IHOP
ST. MARY'S
HEALTH CARE SYSTEM
A Member of Trinity Health
ATHENS
NEIGHBORHOOD
HEALTH CENTER
MEDCARE
Chick-fil-A

LEXINGTON
PRIMARY CARE, LLC
GAP
inc.
LEXINGTON
CITY HALL
DPH
Northeast
Health District
BURGER
KING
CRONIC
FITNESS
MedLink
SUBWAY
DOLLAR GENERAL
OGLETHORPE COUNTY
EMERGENCY MEDICAL SERVICE

SANFORD STADIUM

DOWNTOWN ATHENS

Canes
ZAXBY'S
LONGHORN
STEAKHOUSE
Wendy's
5&10
Athens
Orthopedic
Clinic
SADKITCHEN
BEECHWOOD
CALI
TITO
SOUTH
KITCHEN + BAR
PLACE
TARGET

Kroger
Walmart
FAMILY DOLLAR
MainStreet
FAMILY CARE
DOLLAR TREE
Publix
Athens Family Medicine
PEACHTREE
IMMEDIATE CARE
EMORY
HEALTHCARE NETWORK
ALDI

SUBJECT PROPERTY

SHAKING ROCK PARK

BULL REALTY
Asset & Occupancy Solutions

TCN
WORLDWIDE
REAL ESTATE SERVICES

Google Maps

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
438	2,227	3,934



HOUSEHOLDS

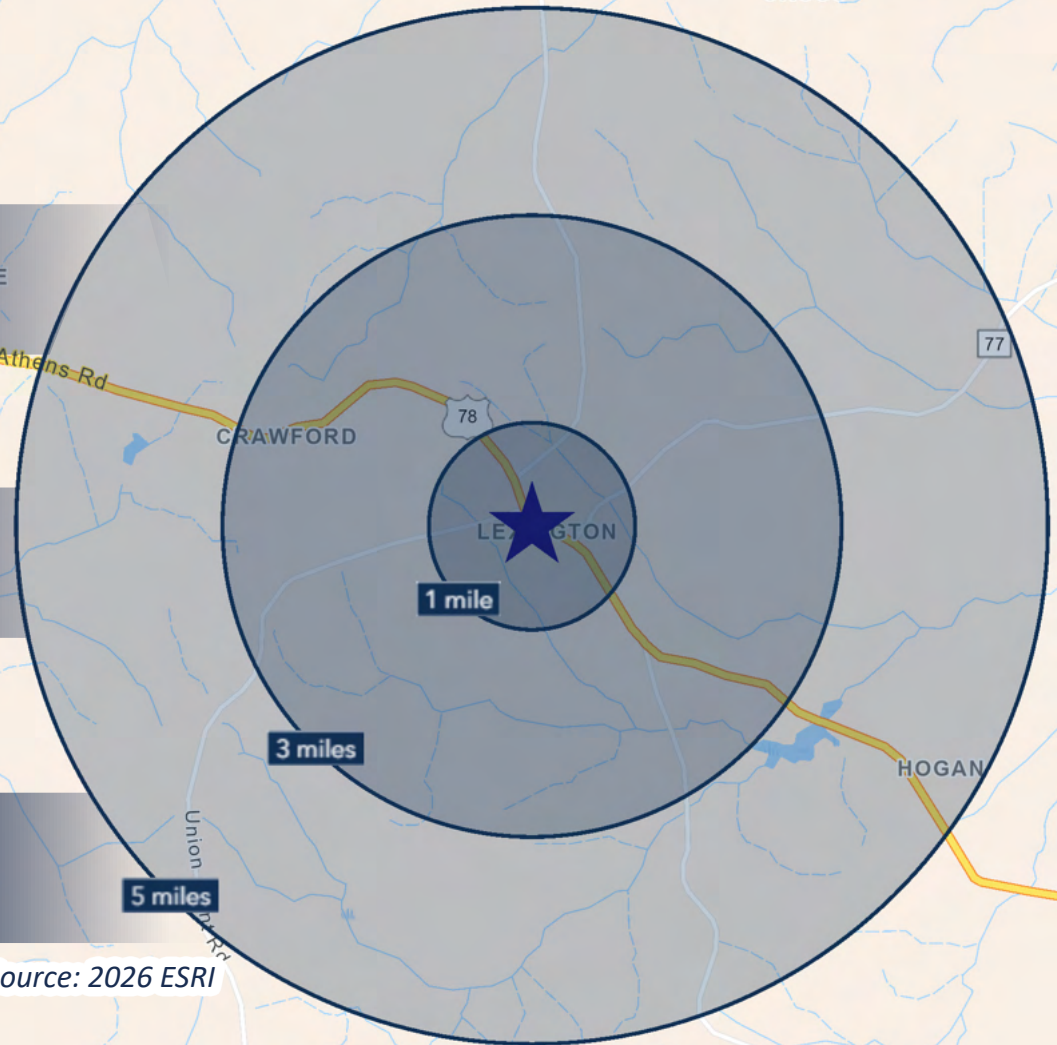
1 MILE	3 MILES	5 MILES
163	853	1,555



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$100,776	\$95,749	\$96,885

Source: 2026 ESRI



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



BROKER PROFILE



LINDSAY BRERETON, CCIM

V.P. Healthcare Real Estate Services

Lindsay@BullRealty.com

404-876-1640 x 106

Lindsay is a seasoned commercial real estate professional specializing in healthcare real estate. With more than 25 years of industry experience, she provides strategic advisory services including tenant representation, site selection, and project leasing, delivering value to private practice physicians, healthcare systems, investors, and institutional owners through data-driven decision making and deep market expertise.

Prior to her current role, Lindsay provided advisory services in representing REITs and Georgia-based health systems in the comprehensive management of medical office building portfolios. Her responsibilities included oversight of annual operating budgets, financial reporting, lease negotiations, tenant improvements, vendor procurement, and execution of capital initiatives. Earlier in her career, Lindsay worked with Turner Construction Company's San Francisco and Atlanta business units, gaining hands-on experience in construction and project management across multiple phases of commercial development.

Lindsay holds the Certified Commercial Investment Member (CCIM) designation and is a member of the CCIM Institute, National Association of Realtors, Women In Healthcare, and the Greater North Fulton Chamber of Commerce. A proud veteran of the United States Navy Reserves, she served as a Naval Officer in the Civil Engineer Corps. Lindsay earned a degree in Civil Engineering from California State University, Sacramento and remains actively engaged in community service.

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.