

740 PRINCE MEDICAL COMMONS

740 PRINCE AVENUE, ATHENS, GA 30606



BUILDING 8A - 2,150 SF

The X-ray room is already built.

MOVE-IN READY - PRINCE AVENUE FRONTAGE - AVAILABLE NOW



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

- Reception desk, waiting lobby, with vestibule entry
- Five (5) dedicated private offices / exam rooms
- Three (3) restrooms
- Break room and staff area

WHY THIS ONE

- X-ray imaging room in-place
- Fully circulating layout – patients move reception to exam to X-ray to checkout without backtracking through the waiting room.
- Single-level, ground-floor entry with parking at the door – no elevator
- Exterior building signage possibilities along Prince Avenue

BUILDING SPECIFICATIONS

Rentable Area	2,150 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