

Medical Office Building ±5,478 SF FOR LEASE

219 Boggs St, Lexington, GA 30648

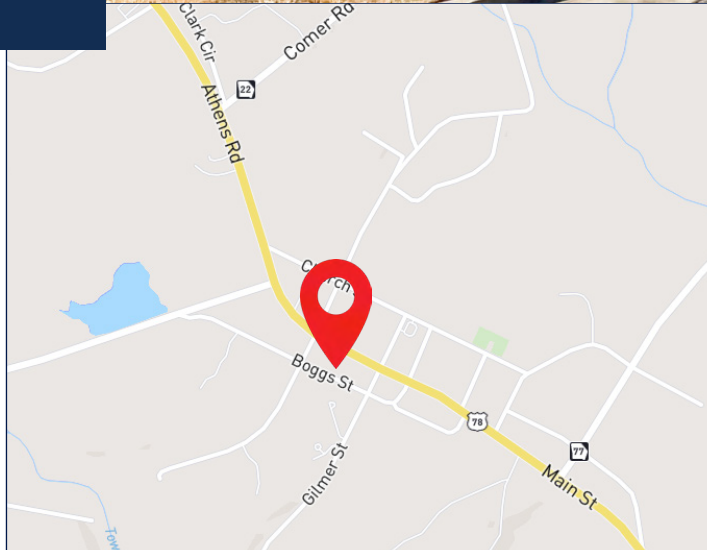


PROPERTY OVERVIEW

Bull Realty, Inc. is pleased to offer the opportunity to lease 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 with sinks, a procedure room, imaging, 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.

- ±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
- Zoned OIP



Drone Video



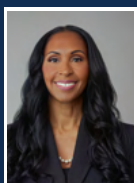
Virtual Walkthrough Tour



\$15/SF/YR
LEASE RATE



CONTACT



LINDSAY BRERETON, CCIM
V.P. Healthcare Real Estate Services
404-876-1640 x106
Lindsay@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

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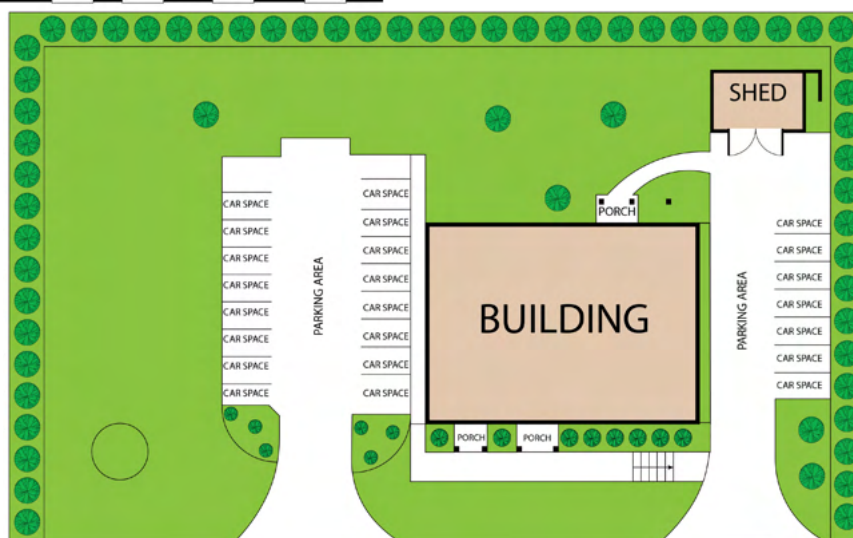
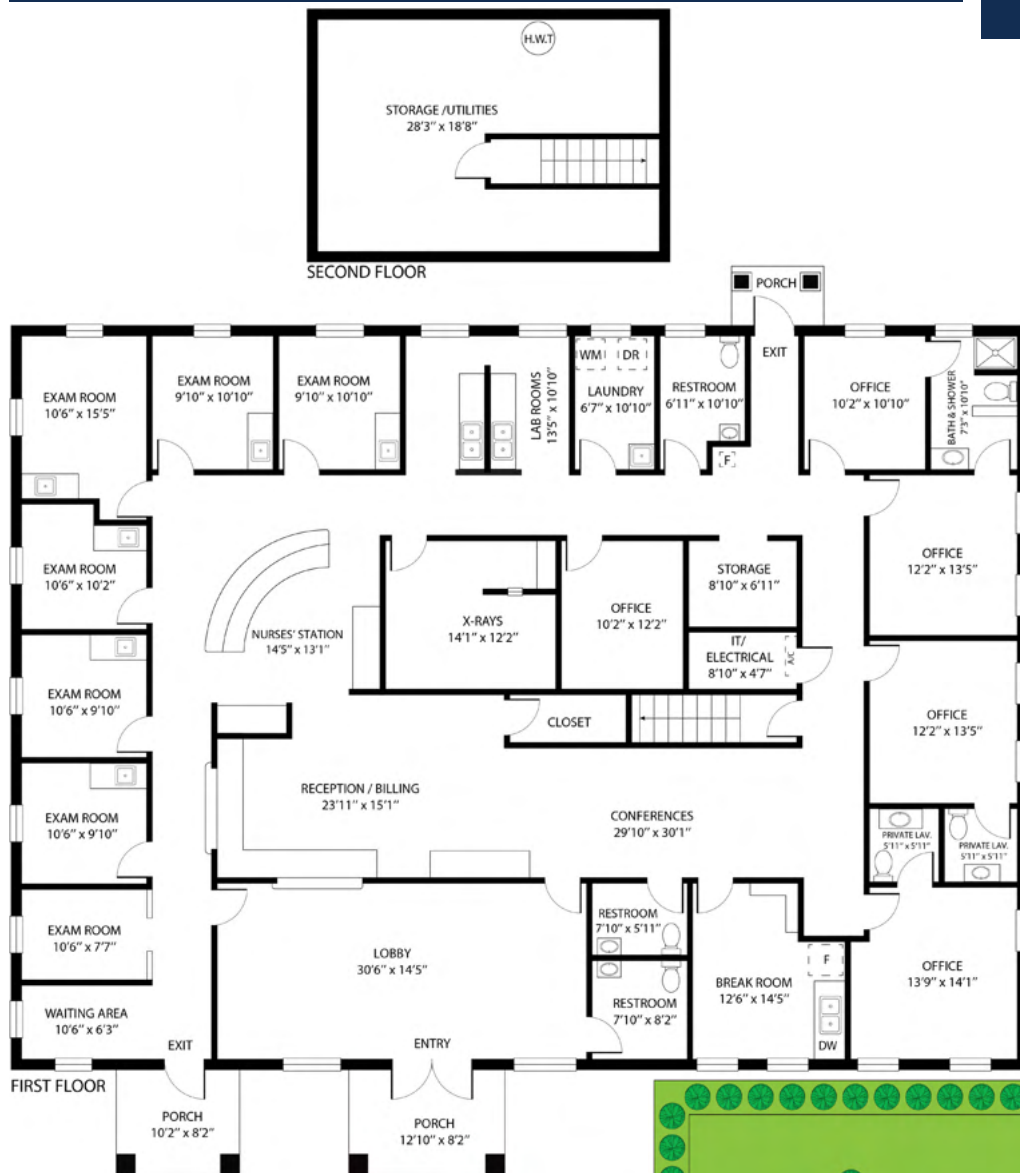
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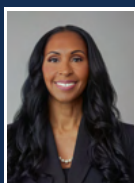
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Virtual Walkthrough Tour



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Waiting Room



Open Conference Room



Hallway



Nurses Station



Lab Area



Break Room

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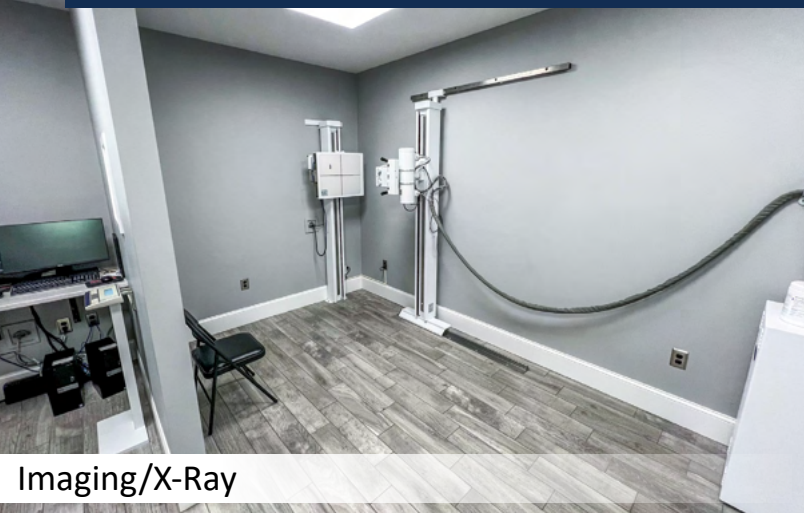
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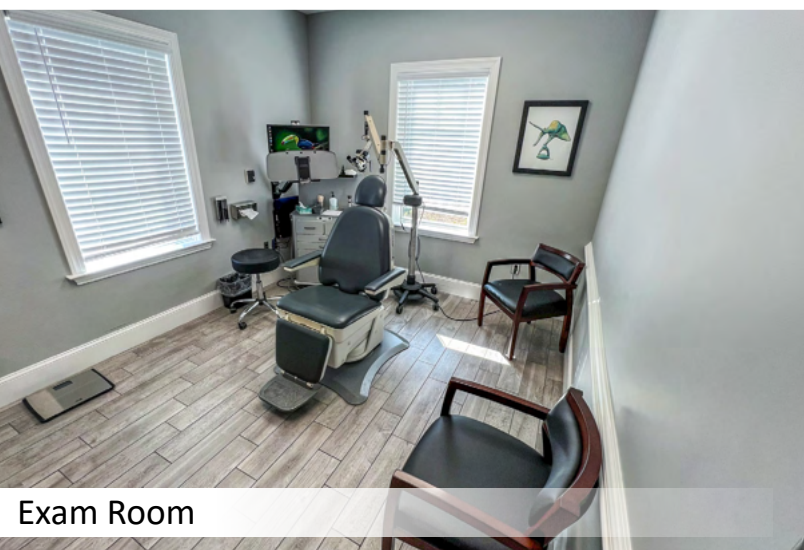
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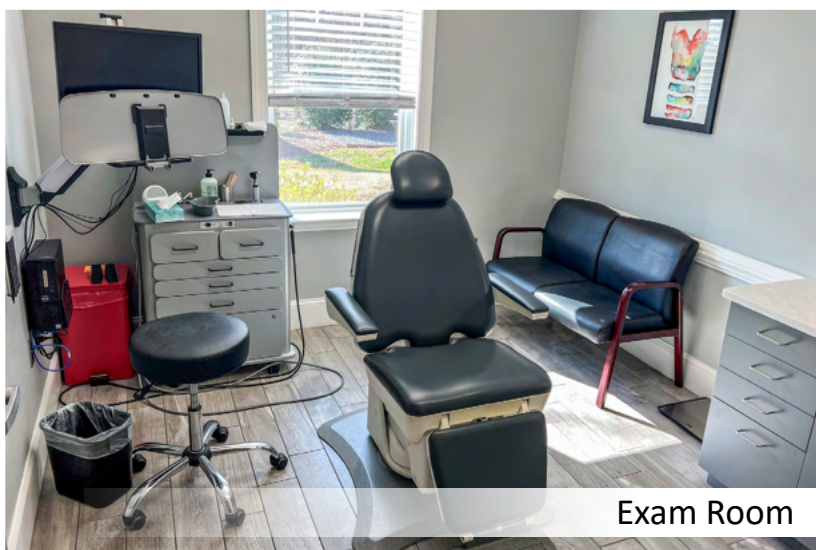
Imaging/X-Ray



Imaging/X-Ray



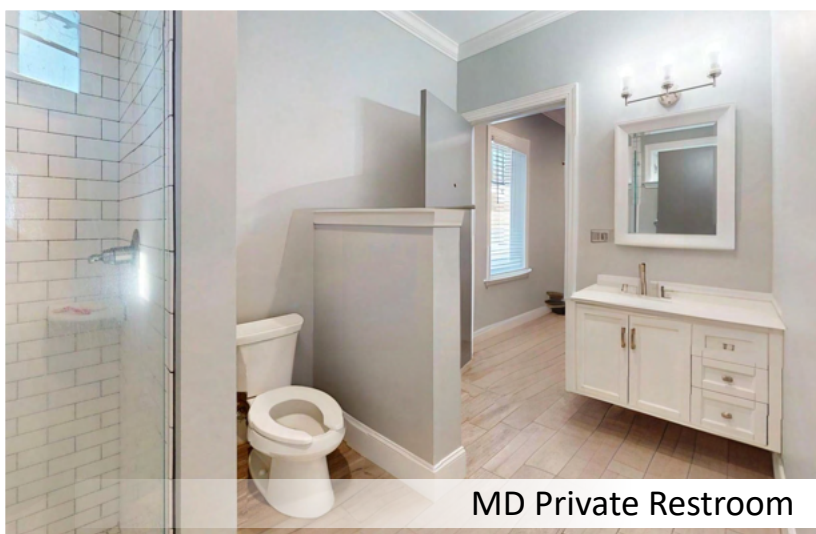
Exam Room



Exam Room

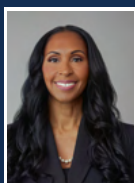


MD Office



MD Private Restroom

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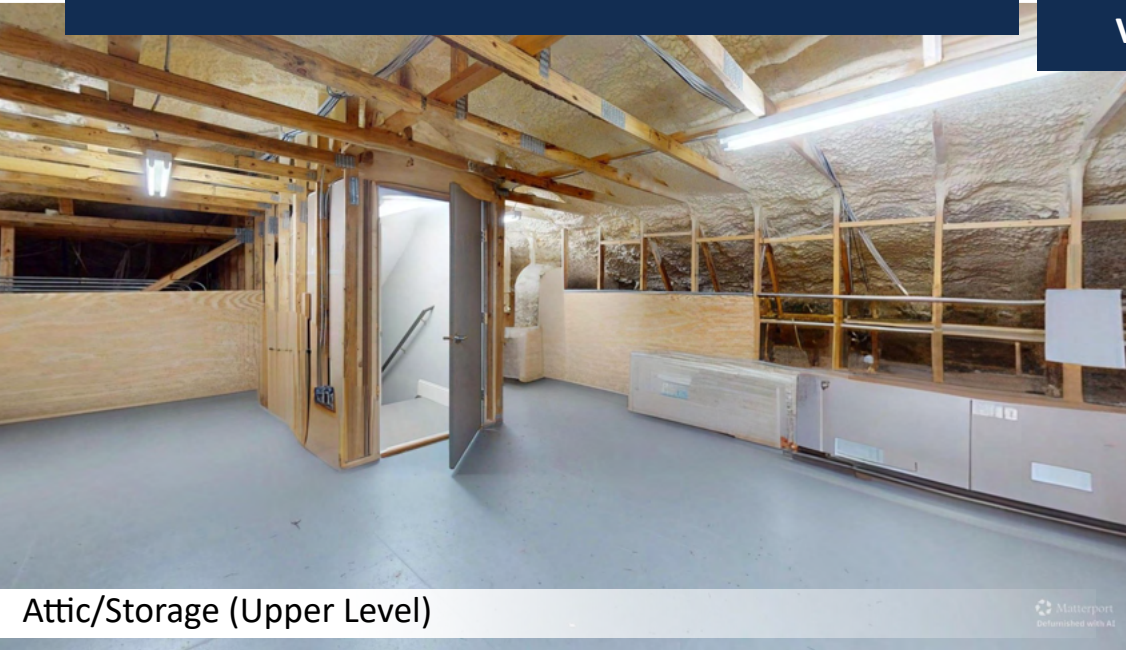
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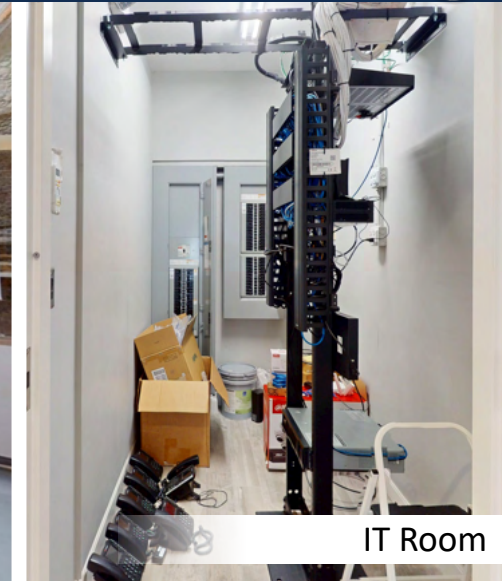


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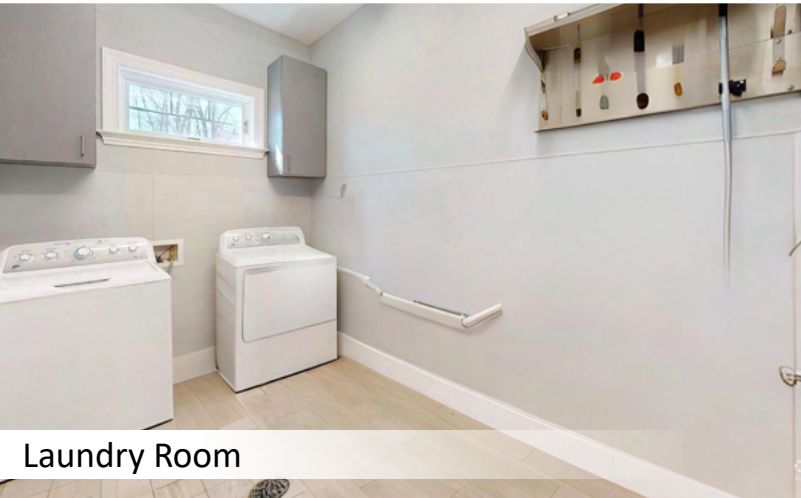


Attic/Storage (Upper Level)

Matterport
Delivered with AI



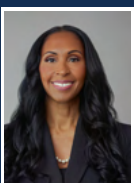
IT Room



Laundry Room



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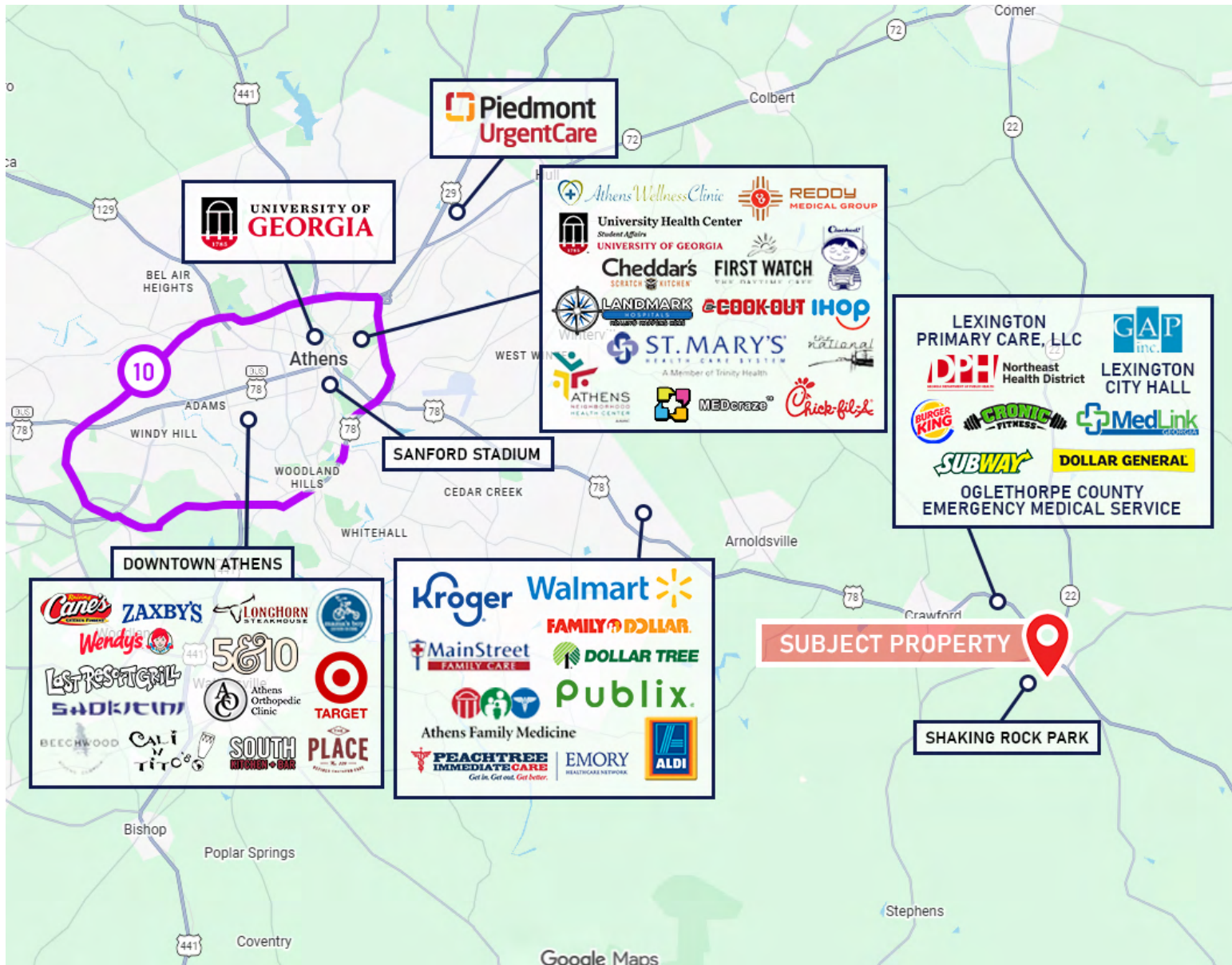
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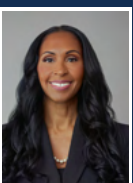
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IN THE AREA



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