

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



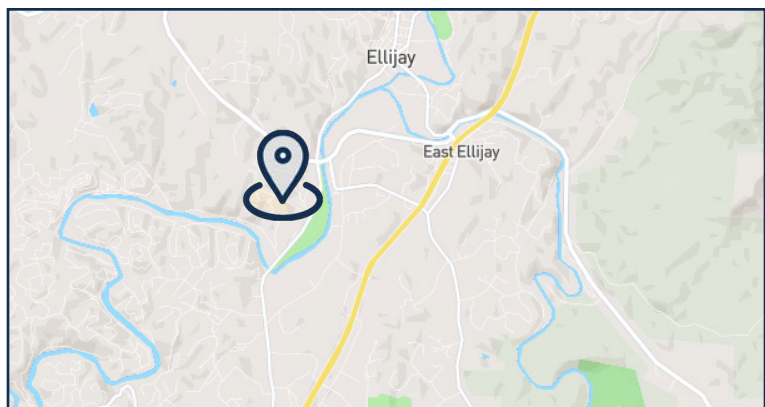
PROPERTY OVERVIEW

Bull Realty is pleased to present the rare opportunity to lease a standalone ED facility in Ellijay, GA to serve the surrounding greater North Georgia Mountain region. The ED adjoins the Parkside Center for Nursing & Rehabilitation of Ellijay (a JCAHO Accredited 110-bed skilled nursing facility with The Gold Seal of Approval® that is owned and operated by Parkside) and makes up approximately 12,840 SF of the ±30,800 SF building.

The building was originally built in 1970 and operated as the former and historic North Georgia Medical Center acute care hospital facility. The ER portion underwent a \$2.2M renovation in 2019 by Piedmont Healthcare, Inc., the former tenant and ER operator, and includes an Ambulance Entry, Radiology, CT scan, 2-Bed Trauma Unit, Helipad, Laboratory, Blood Bank and a dedicated monument sign.

PROPERTY HIGHLIGHTS

- ±12,840 SF Standalone ED renovated in 2019
- 5 ED beds/room with a 2-bed trauma unit room
- On the campus of national Parkside JCAHO accredited skilled nursing facility
- Dedicated monument sign and building signage available
- Dedicated parking available (5/1000 ratio)
- Helipad available



Virtual Walkthrough Tour

Drone Video



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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



PARKSIDE CENTER FOR NURSING & REHABILITATION

Parkside Center for Nursing & Rehabilitation at Ellijay is a well-established skilled nursing and rehabilitation facility serving the North Georgia mountain community. The facility provides skilled nursing, rehabilitation, and long-term care services, offering a comprehensive continuum of care for Ellijay-area residents. Parkside is operated by a nationally recognized skilled nursing provider and has earned **The Gold Seal of Approval® from The Joint Commission**, reflecting its commitment to quality, safety, and high standards of care.

The presence of a Joint Commission-accredited healthcare provider adds meaningful depth to Ellijay's local infrastructure and underscores the strength of the market despite its rural mountain setting. Parkside's established presence and comprehensive range of healthcare services further enhance Ellijay's appeal as a community with access to quality, professionally operated care, reinforcing the market's position as a regional healthcare destination for surrounding mountain communities.



Virtual Walkthrough Tour

Drone Video



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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

FLOOR PLAN



Virtual Walkthrough Tour

Drone Video



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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

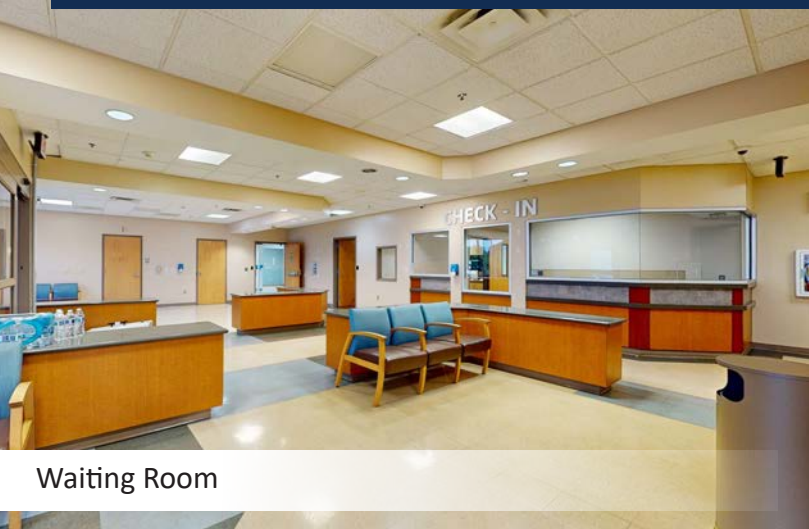
1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Virtual Walkthrough Tour



Waiting Room



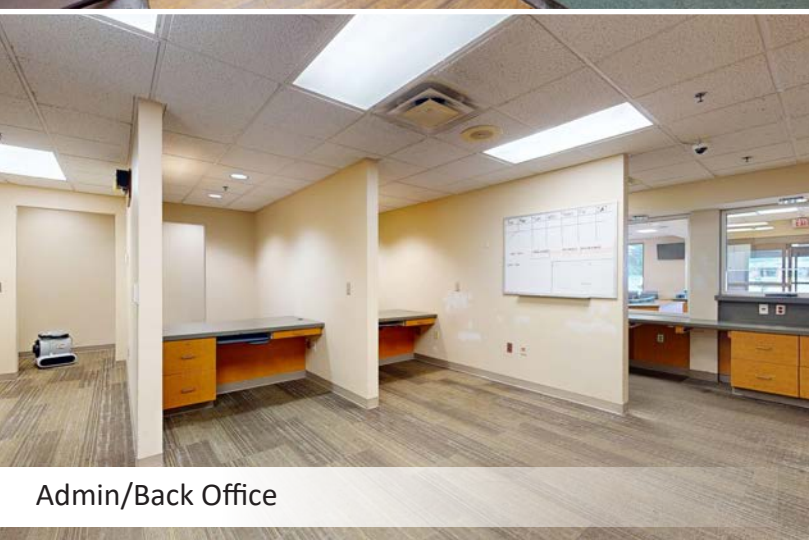
Waiting Room



Triage



Reception Check-In/Out



Admin/Back Office



Waiting Room ADA Restroom

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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Virtual Walkthrough Tour 



Kitchen/Breakroom



Staff Lockers



Mechanical/Electrical



IT

CONTACT



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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

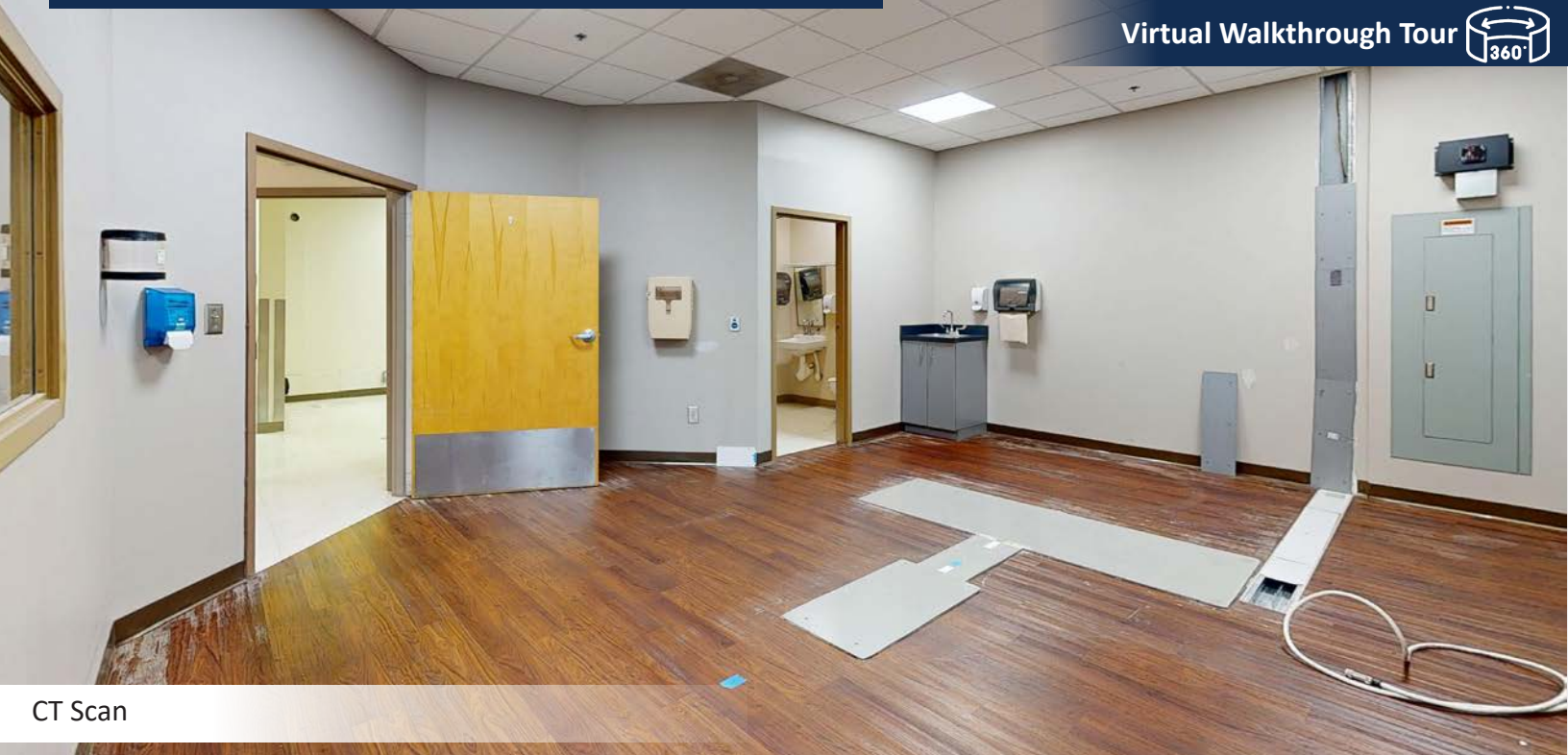
1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Virtual Walkthrough Tour



CT Scan



Radiology

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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Virtual Walkthrough Tour 

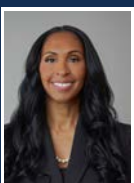


ED Nurse Stations



ED Room

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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Virtual Walkthrough Tour



ED/EMS Entrance



Lab/Blood Bank

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

North Georgia Mountain Region Freestanding Emergency Department **FOR LEASE**

1362 S. Main Street, Ellijay, GA 30540



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

IN THE AREA



Virtual Walkthrough Tour

Drone Video



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