

BMC

BUCKHEAD

MEDICAL CENTER



REPRESENTATIVE IMAGES; SUBJECT TO CHANGE**

A SETTING THAT BRINGS EVERYONE TOGETHER



PROPERTY HIGHLIGHTS



CONVENIENT ACCESS

Immediate Access to GA 400
& Central Location to Major
Health Systems



HIGH VISIBILITY

Piedmont Road
frontage - 35,000 VPD



STRONG DEMOGRAPHICS

High payer mix combined with
the highest average household
income in Georgia.



TRANQUIL VIEWS

Full glass windowline
on each floor



OPTIMAL CLEAR HEIGHT

For surgical/imaging
integration



EXISTING USERS

An existing & growing
healthcare ecosystem



PHYSICIAN FOCUSED COMFORTS

- Reserved Parking
- Private Building Access
- Dedicated Elevator
Physicians Lounge



GURNEY SIZED ELEVATORS



UNPARALLELED AMENITIES

- Physician's Lounge
- State-of-Art Fitness Center
- Transportation Lounge
- Pharmacy Potential



NO USE RESTRICTIONS

CENTRALLY LOCATED TO ALL MAJOR HOSPITALS

HOSPITALS OF INTEREST

-  Children's Healthcare of Atlanta – Arthur Blank
-  Children's Healthcare of Atlanta – Scottish Rite
-  Emory Midtown
-  Emory St. Joseph's
-  Emory University
-  Northside Hospital Atlanta
-  Piedmont Atlanta
-  Wellstar Windy Hill

MEDICAL OFFICE BUILDING OF INTEREST DRIVE TIMES

-  15 Minutes
-  30 Minutes



CAPITAL IMPROVEMENTS UNDERWAY

COMING SOON



*Patient Drop Off
& Area Valet*



Upgraded Café



*Dedicated Patient
Parking & Elevator*



*Golf Cart Transportation
Available for Patients*



*Updated Wayfinding
& Monument Signage*



Transportation Lounge



Interactive Directories



*Physician Lounge with
Class A Amenities*

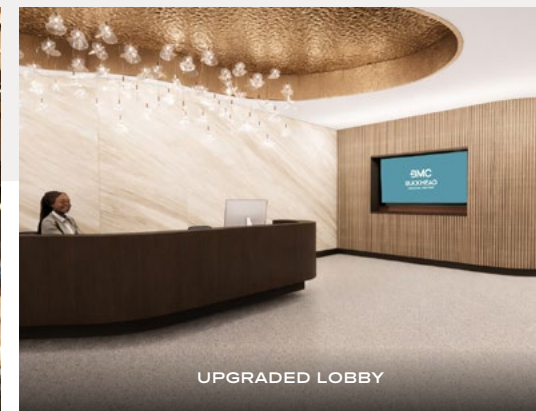


Spec Suite Program

[VIEW RENDERINGS →](#)



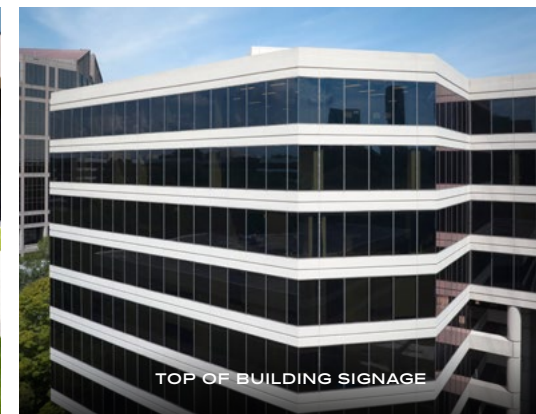
PHYSICIAN'S LOUNGE



UPGRADED LOBBY



INTERACTIVE DIRECTORY



TOP OF BUILDING SIGNAGE



NEW ENTRY SIGNAGE

REPRESENTATIVE IMAGES; SUBJECT TO CHANGE**

PURPOSE-BUILT FOR PROVIDERS

SPEC SUITE PROGRAM

BUILDING 11, 3RD FLOOR

SUITE 310

3,205 RSF

- 08 Exam Rooms
- 02 Office
- 01 Breakroom
- 02 Toilets
- 01 Waiting
- 01 IT Closet
- 01 Check In/Out
- 01 CTS

SUITE 300

6,459 RSF

- 14 Exam Rooms
- 01 Procedure
- 05 Office
- 01 Breakroom
- 03 Toilets
- 01 Waiting
- 01 Storage
- 01 Meds
- 01 Janitor Closet
- 01 Check In/Out
- 02 CTS

SUITE 320

5,030 RSF

- 12 Exam Rooms
- 01 Exam Triage
- 02 Office
- 01 Procedure
- 01 Breakroom
- 01 Team Workroom
- 02 Toilets
- 01 Waiting
- 01 Storage
- 02 CTS
- 01 Check In

SUITE 330

3,671 RSF

- 08 Exam Rooms
- 02 Office
- 01 Breakroom
- 01 Toilets
- 01 Waiting
- 01 IT Closet
- 01 Check In/Out
- 01 CTS

SUITE 340

2,634 RSF

- | | |
|---------------|-----------------|
| 05 Exam Rooms | 01 Waiting |
| 01 Treatment | 01 Storage |
| 01 Office | 01 IT Closet |
| 01 Breakroom | 01 Check In/Out |
| 02 Toilets | 01 CTS |



WHERE PATIENT CARE IS SET TO THRIVE

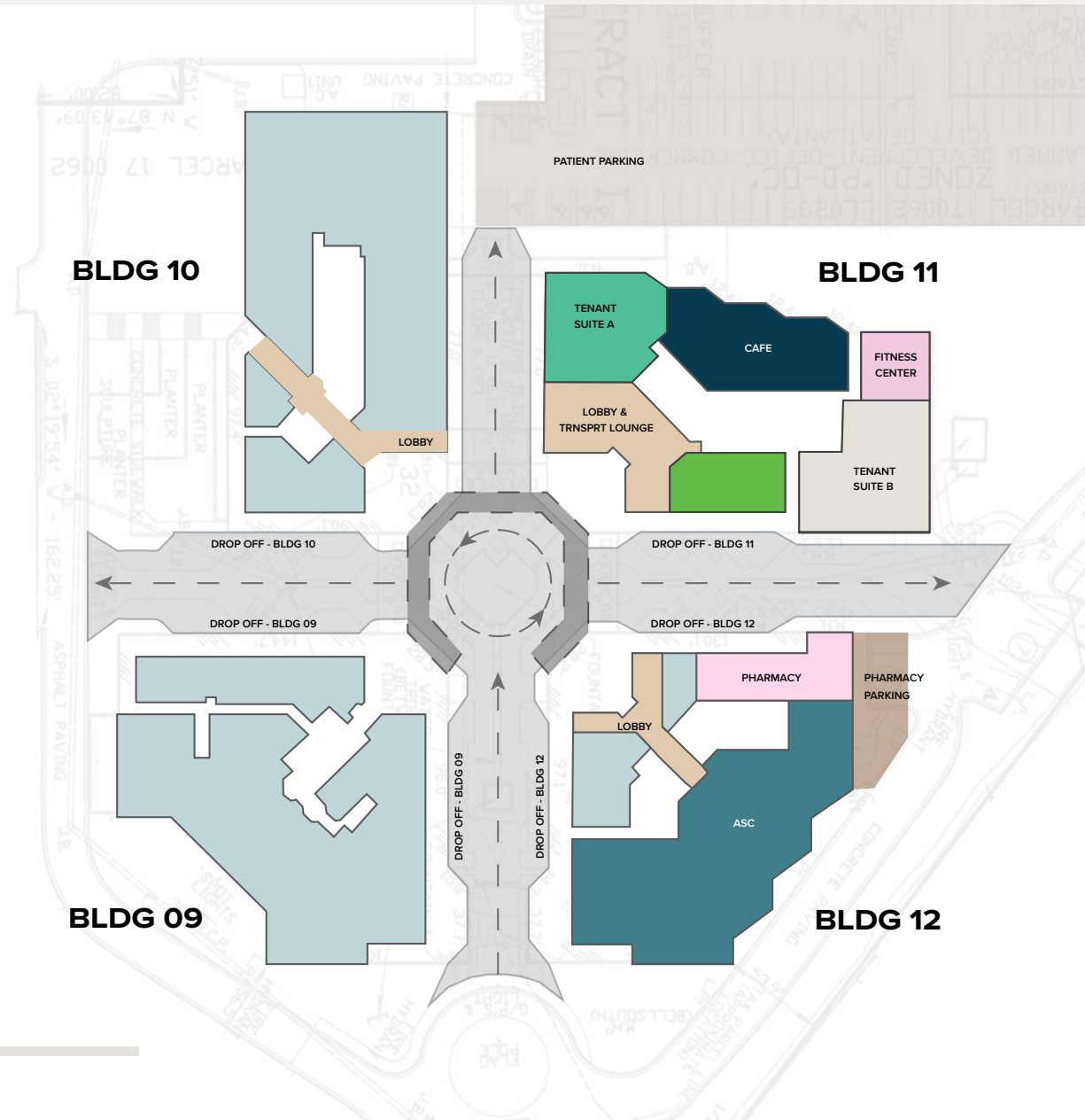
SITE PLAN

The newly reimagined Buckhead Medical Center is designed with one goal in mind – to elevate the patient and physician experience. **Our top priority is to provide the most patient friendly Medical Office building in Buckhead** through intentional design and added amenities.

The new patient drop off will include a covered round-about, interactive directories, valet, and a **transportation lounge**. The patient will have access to both the attached and adjacent parking deck, offering immediate access to the Center. Additionally, the building will be staffed with ambassadors to provide direction and even give visitors a lift in our golf cart.

Our comprehensive amenity package is the first of its kind in a healthcare setting. **Amenity upgrades include a physician lounge, state of the art fitness center, upgraded on-site café, dedicated pharmacy space, and a transportation lounge.**

Finally, **new monument and wayfinding signage** will be implemented to create a seamless transition from arrival to place of care.



NEW PATIENT DROP-OFF



REPRESENTATIVE IMAGES; SUBJECT TO CHANGE**



ELEVATED & INVITING LOBBY



COMMUNAL CAFE



PHYSICIAN'S LOUNGE

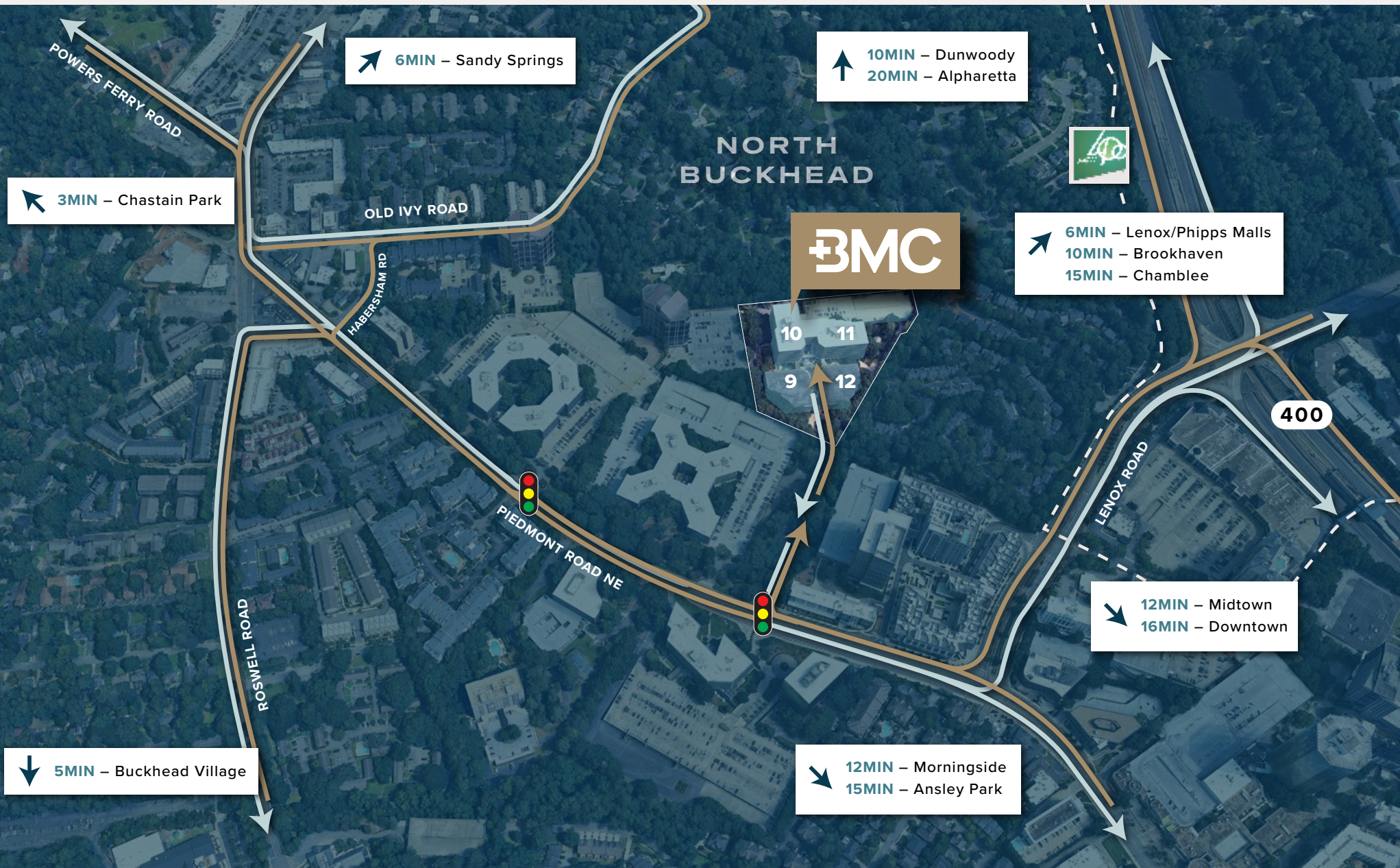


MAIN DRIVE ENTRANCE

REPRESENTATIVE IMAGES; SUBJECT TO CHANGE**

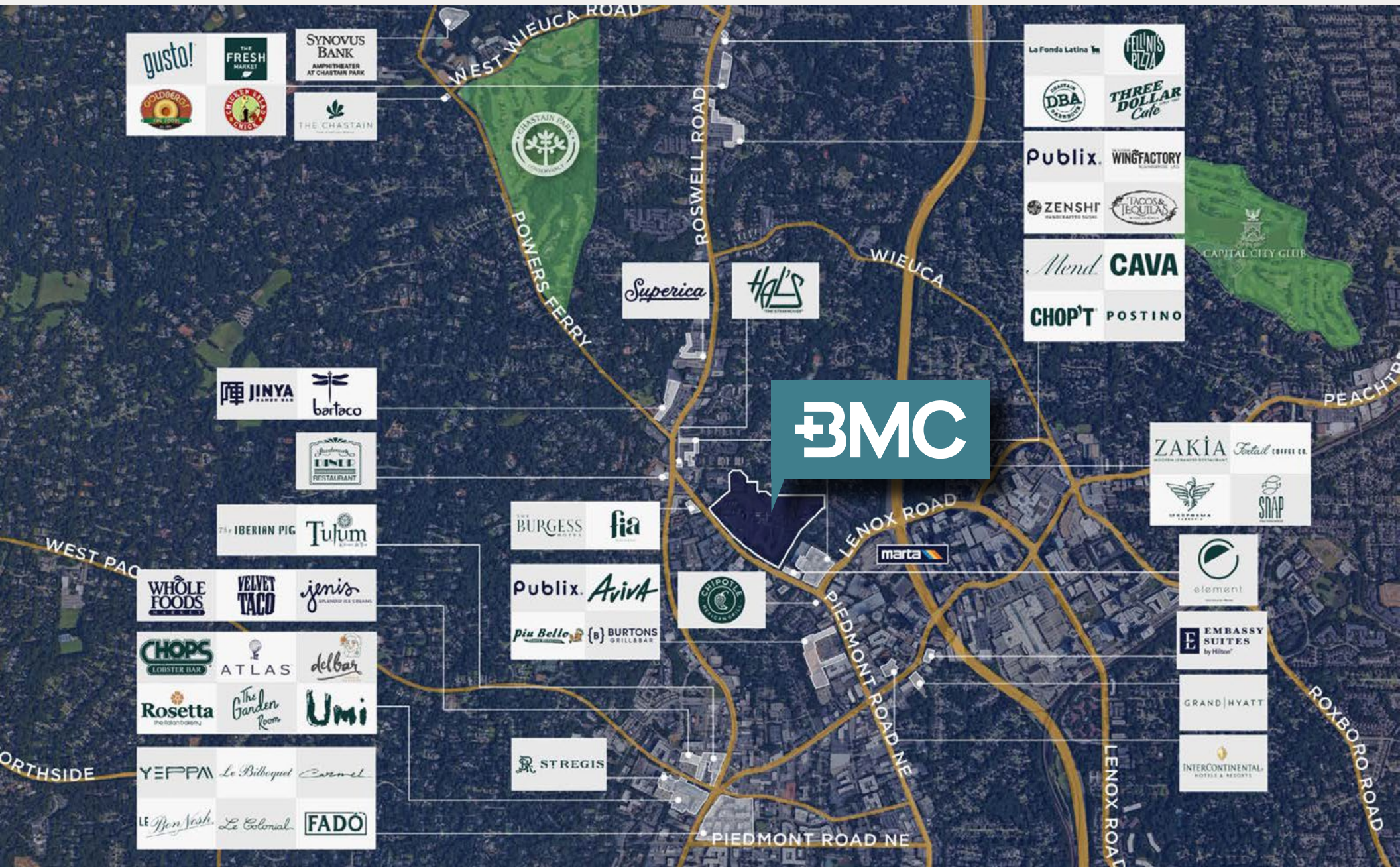
SEAMLESS ACCESS FOR PROVIDERS AND PATIENTS

INGRESS/EGRESS



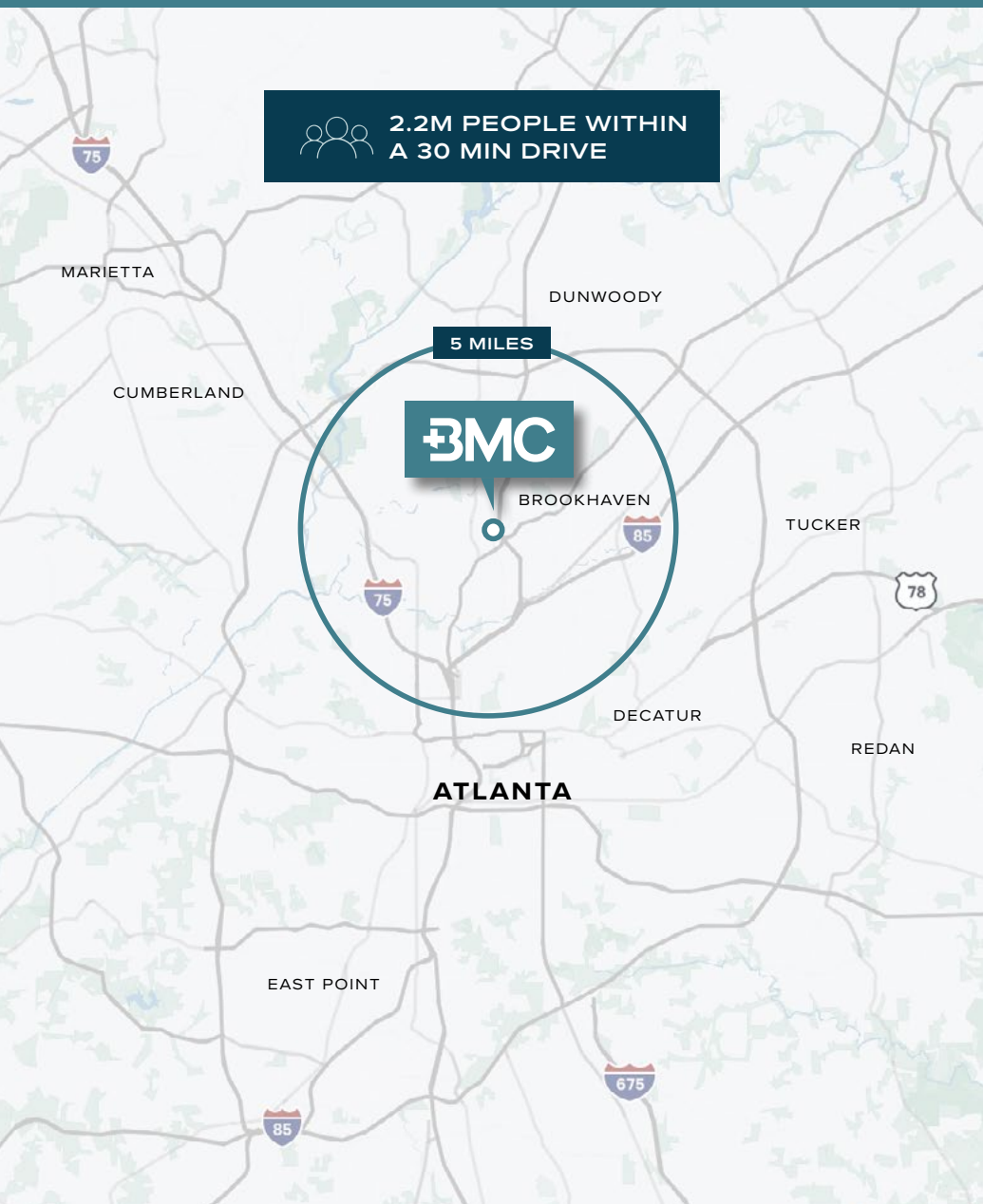
A HOLISTIC ENVIRONMENT FOR THE WHOLE YOU

AREA AMENITIES



A FOCUSED VIEW INTO YOUR CLIENTELE

DEMOGRAPHICS (5-MILE RADIUS)



DEMOGRAPHICS

RESIDENTS

319,545

AVERAGE HH INCOME

\$179,596

60+ POPULATION

58,552

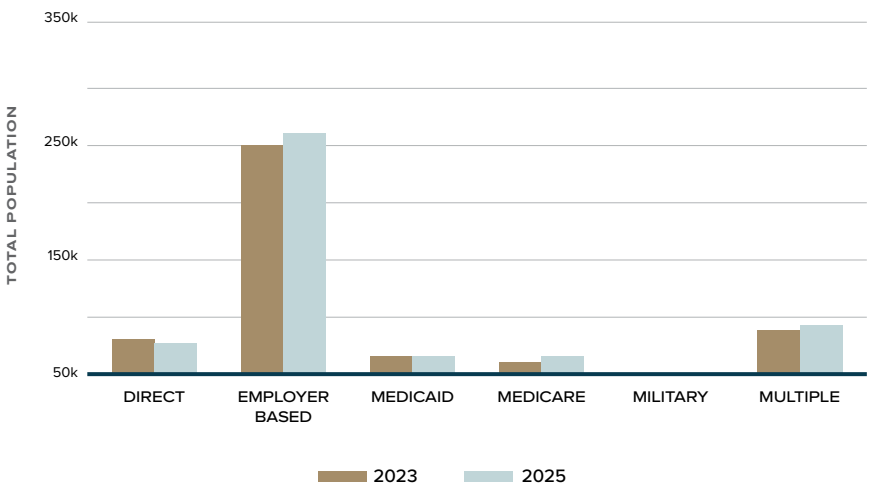
MEDIAN HOME VALUE

\$670,992

POP. GROWTH IN THE LAST 2 YEARS 65+

6.25%

INSURANCE MIX



CONTACT US

GARRETT BENEFIEL

Vice President
+1 251 680 8989
garrett.benefiel@cbre.com

ADAM BUTLER

Senior Vice President
+1 404 434 9699
adam.butler@cbre.com

