

740 PRINCE MEDICAL COMMONS

740 PRINCE AVENUE, ATHENS, GA 30606



BUILDING 11 - 2,246 SF

Your own building. Your own front door.

FREESTANDING - FORMER DENTAL PRACTICE - MOVE-IN READY



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

- 336 SF lobby with a 137 SF curved reception station
- Three (3) exam rooms
- Private office, staff work station, and break room
- Three (3) restrooms

WHY THIS ONE

- A standalone building, not a suite number inside someone else's lobby – your name goes on the door
- Turnkey dental practice infrastructure
- Ground floor entry with parking directly outside – the detail that matters most for OB, pediatric, geriatric, and mobility limited patients
- Set back within the campus, so it reads private and quiet while sitting on one of the busiest corridors in Athens.

BUILDING SPECIFICATIONS

Rentable Area	2,246 SF
Lease Rate	\$18.50/SF NNN
Term	3-7 years Preferred
Parking	Free Surface Parking