

FOR LEASE



303 Pirkle Ferry Rd Cumming, GA. 30040

City of Cumming Medical Building

MONTHLY RENT RATE:

- \$22.00 SF/YR NNN
- \$7,849.00 base + NNN
- OPEX: \$3.50 SF/YR
- Term: 5-10 years

DESCRIPTION:

- Stand alone medical building
- Approx. 4,281 +/- SF
- 29 +/- Parking Spaces
- Newly painted exterior and interior
- New LVT flooring
- 10 patient exam rooms w/ new sinks.
- 3 private offices, 2 w/ private bathrooms
- Lead Lined X-ray room
- Closet with Washer + Dryer hook ups
- 4 total bathrooms
- Large reception/waiting room w/ reception windows and counter tops + Staff Work Room
- Lab room, break room, storage room
- Front and rear entrances
- Excellent Location minutes from GA 400 via exit 15



BAGLEY COMMERCIAL PROPERTIES

Contact Associate Broker: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

INTERIOR PHOTOS:

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104 Pilgrim Village Drive Suite 400 Cumming, Ga. 30040. www.bagleycommercial.com. 770-781-5938

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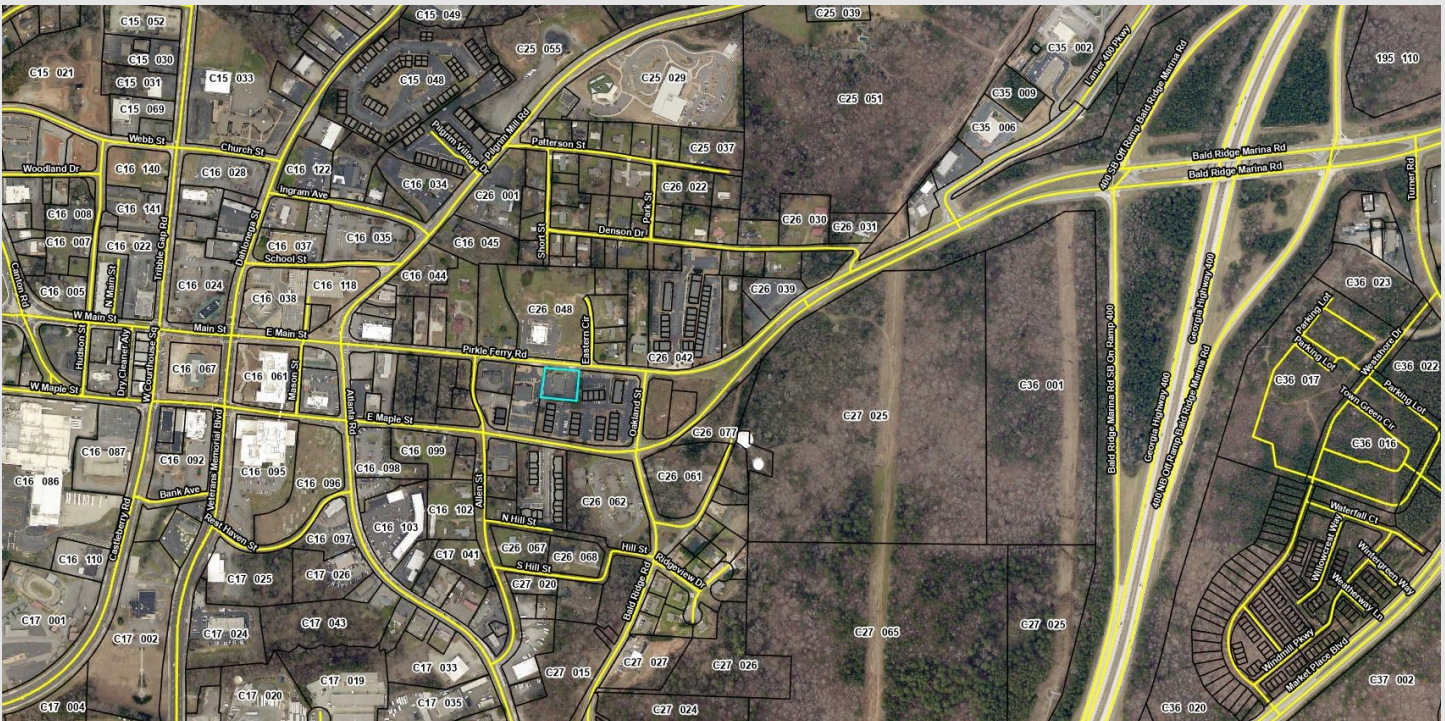
303 Pirkle Ferry Road Cumming, GA. 30040



STAND ALONE MEDICAL BUILDING WITH 29 +/- PARKING SPACES

***Located in the City of Cumming *1 +/- Mile from GA 400 Exit 15**

***3 +/- Miles from Northside Hospital in Cumming**



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