



Stonecrest Professional Suites

8052 Mall Parkway Suite 203, Lithonia, GA 30038



Floyd Merritt

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Stonecrest Professional Suites

\$14 /SF/Year

MEDICAL OFFICE SPACE AVAILABLE *** Rent Concessions & TI Allowance for Qualified Tenants***
Strategically located, two-story medical and professional office building located within the business office district of the successful Mall at Stonecrest.

Total Space Available:	4,000 SF
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Rental Rate:	\$14 /SF/Year
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Property Type:	Office
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Property Sub-type:	Medical Office
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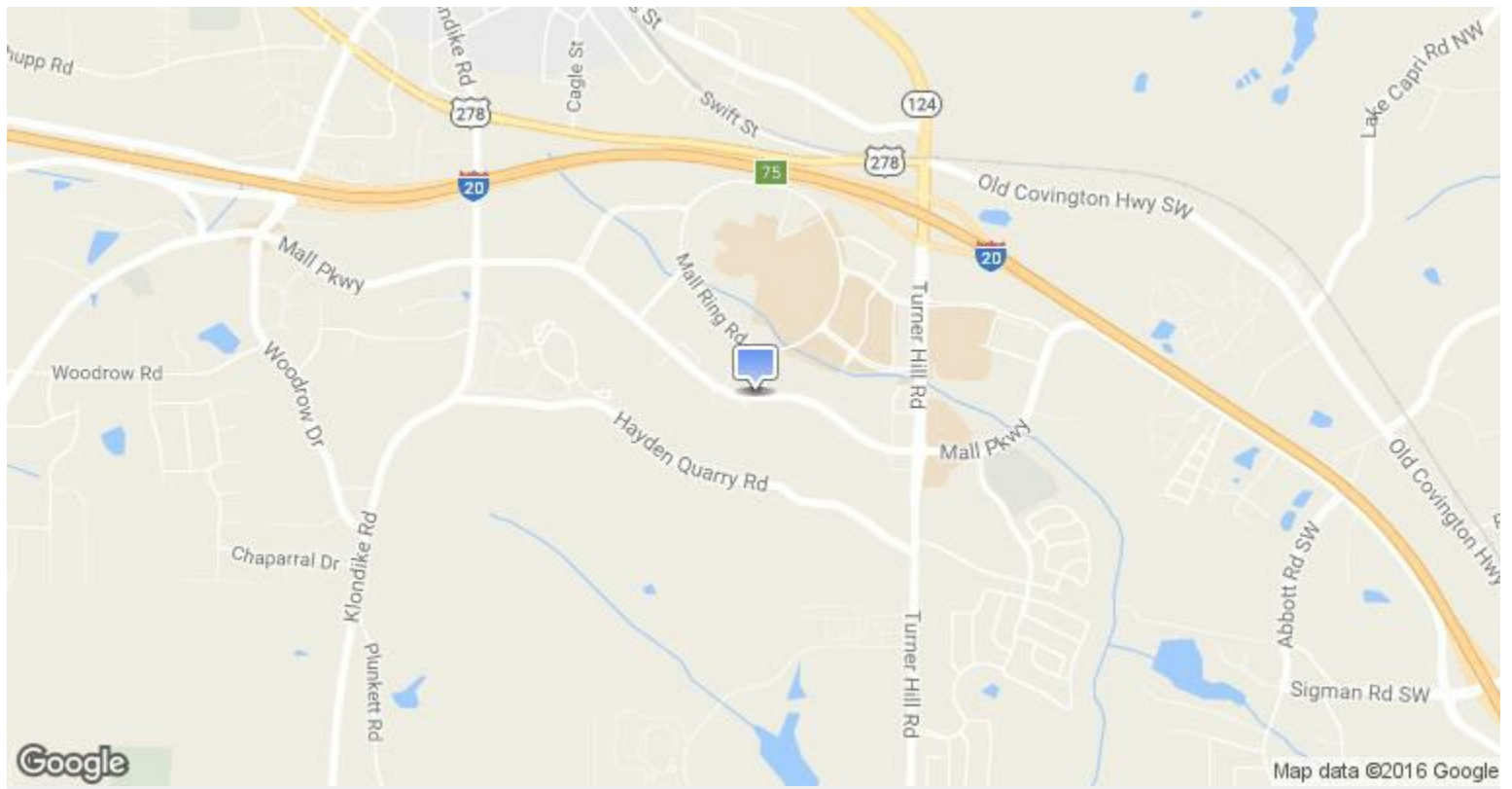
Building Size:	20,250 SF
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Building Class:	A
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2nd Floor

Space Available	4,000 SF
Rental Rate	\$14 /SF/Year
Space / Lot Type	Medical Office
Lease Type	NNN
Lease Term	36 Months
No. Parking Spaces	20

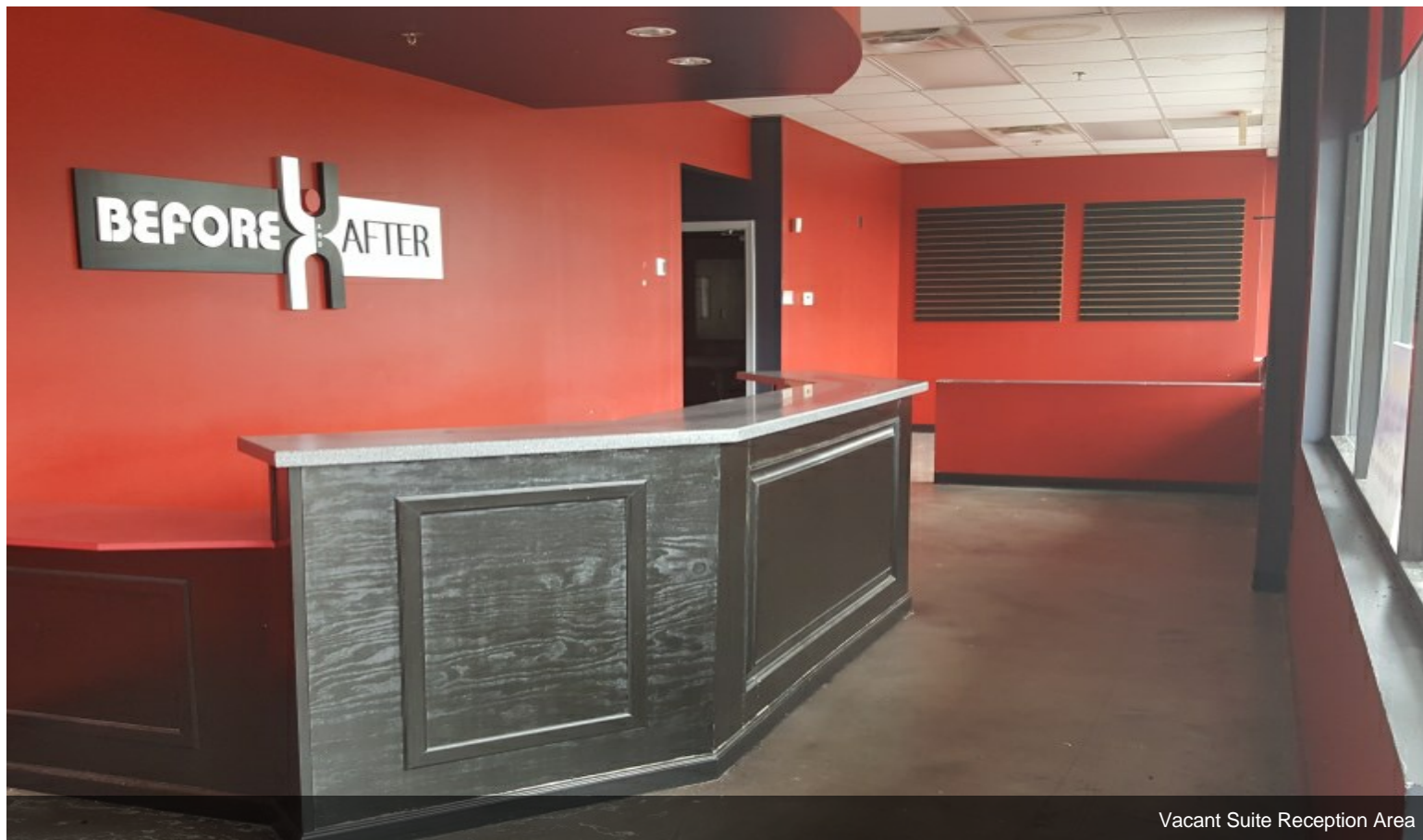
Large open floor plan with reception area, 4 offices and a shower. Former tenant was a physical therapy/fitness rehabilitation clinic.



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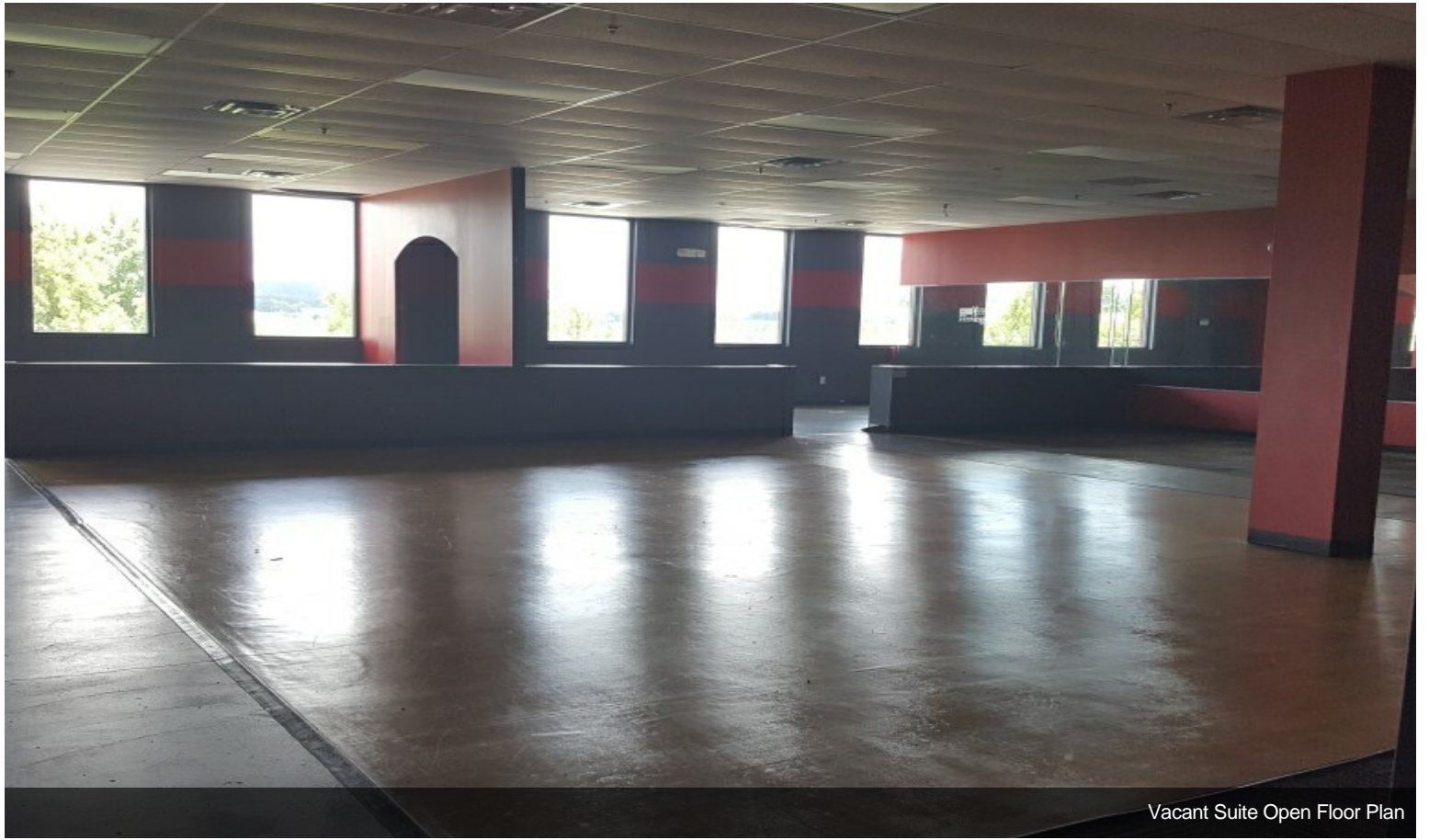
Convenient location in 1.3M square foot mixed-use community development, just off I-20 east at Turner Hill Road in Lithonia, GA. Near highways, (2) major Hospitals, in a fast growing area This prime location sits 20 miles east of Atlanta and provides a superior location, convenient access, and ease of use for customers.

Property Photos



Vacant Suite Reception Area

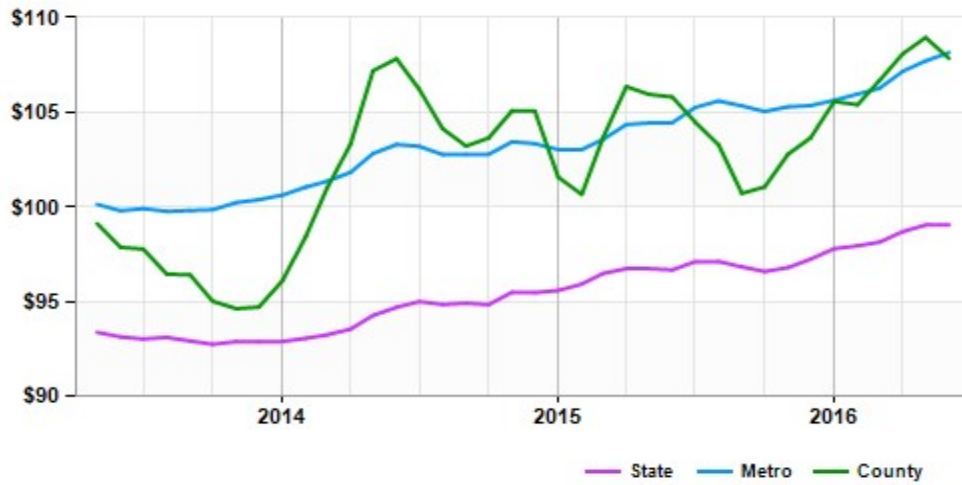
Property Photos



Vacant Suite Open Floor Plan

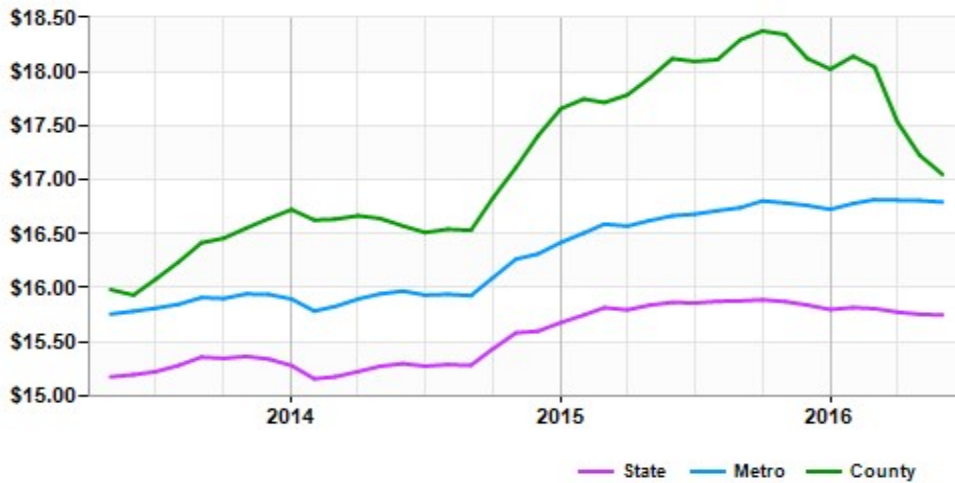
Market Trends

Asking Prices Office for Sale Lithonia, GA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$99	+0.9%	+2.5%
Metro	\$108	+1.8%	+3.5%
County	\$108	+1.1%	+1.9%

Asking Rent Office for Lease Lithonia, GA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.75	-0.4%	-0.7%
Metro	\$16.79	-0.1%	+0.8%
County	\$17.05	-5.5%	-5.9%