

GENERAL/MEDICAL OFFICE BUILDING | 4,844 TO 11,303 SF

2131 FOUNTAIN DRIVE

SNELLVILLE, GA 30078

FOR LEASE



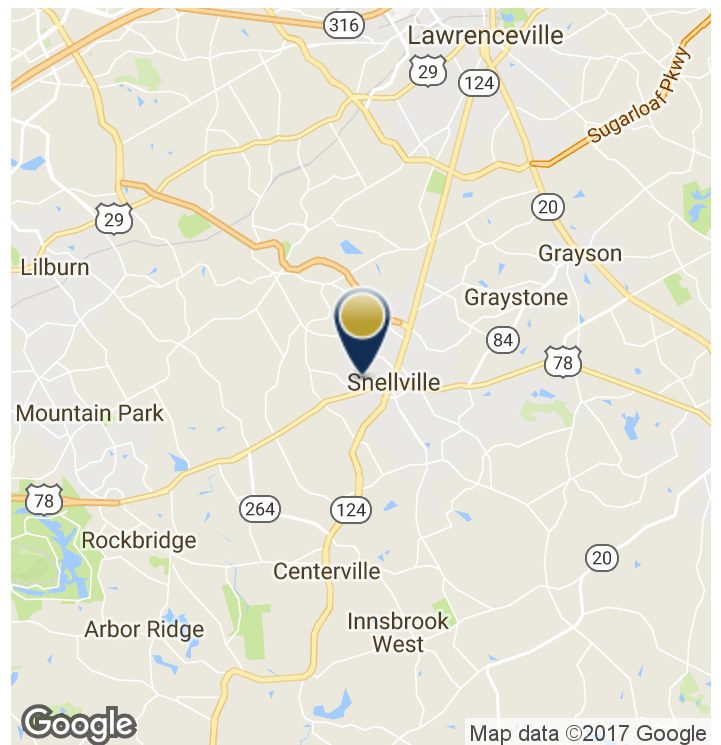
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PROPERTY HIGHLIGHTS

- 22,606 SF medical office building
- 11,303 SF divisible by 4,844 SF and 6,459 SF on second floor
- Base rent as low as \$12.50/SF
- Northside Hospital Outpatient surgery center on first floor
- Fully built out medical space
- Free surface and covered parking
- Elevator access
- Generous tenant improvement package available

LOCATION OVERVIEW

Adjacent to Eastside Medical Center Hospital, South Campus in Gwinnett County. Well positioned in the Northeast submarket within one of the fastest growing counties in the country (Gwinnett County). Gwinnett is the second most popular county in the state of Georgia and a premier location in Metro Atlanta for growing and conducting business.



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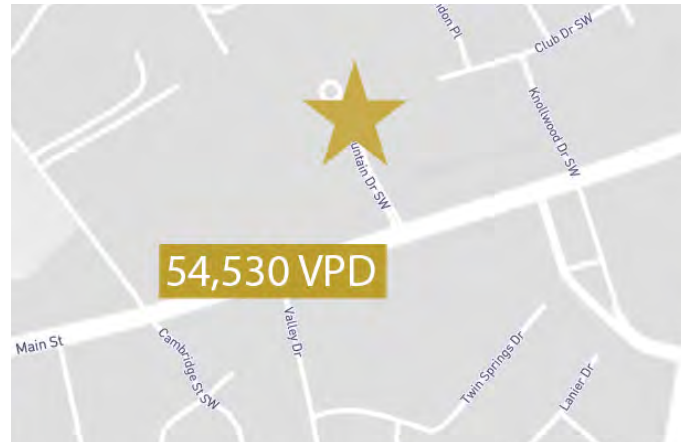
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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	2,515	21,288	56,621
Total Population:	7,253	63,258	170,514
Average HH Income:	\$71,581	\$90,687	\$90,361
Traffic Counts:	54,530 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS

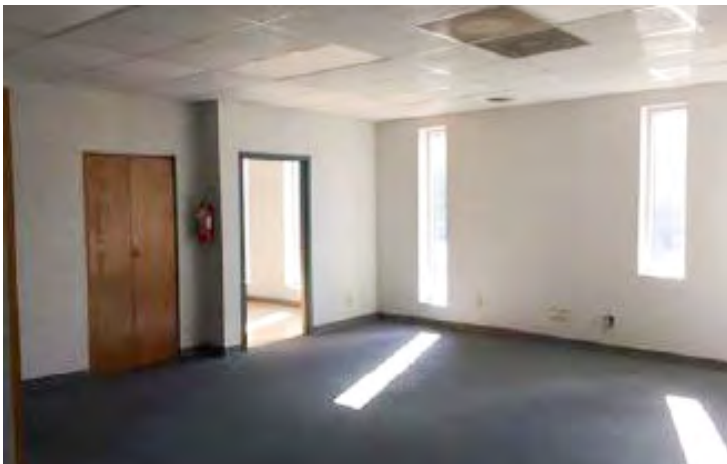


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PHOTOS



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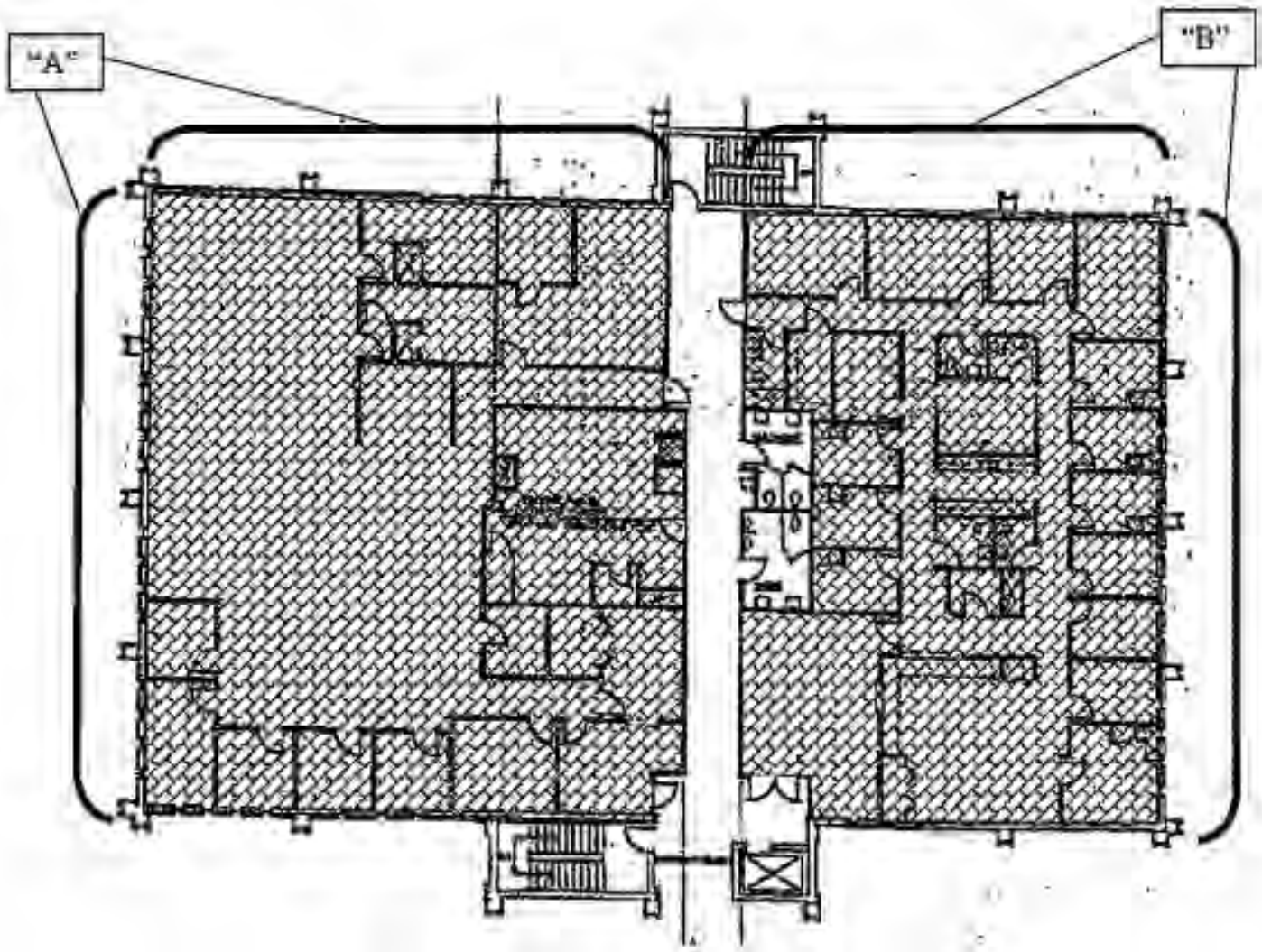
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SECOND FLOOR



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