



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services

**MEDICAL  
OFFICE—  
Great Location!  
Reduced to  
\$849,000  
Also for Lease  
at \$15/s.f.  
gross**



- ◆ **Across from NE Georgia Medical Center's New \$190 million Surgical/Patient Highrise**
- ◆ **6,527 total s.f.**
- ◆ **Easy access on Jesse Jewel Parkway**



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More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)  
Prudential Georgia Realty 770-533-6721



## **MEDICAL OFFICE—1298 Sims Street, Gainesville, GA 30501**

- **4,631 s.f. on main floor with exam rooms**
- **1,696 s.f. upstairs for billing/administration**
- **Seven examination rooms with sinks and restrooms between each one**
- **Four doctor's offices with built-ins**
- **Huge waiting room and reception area**
- **Four offices upstairs with conference room and restroom with shower**





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## **FURNITURE/ITEMS INCLUDED IN SALE OF PROPERTY**

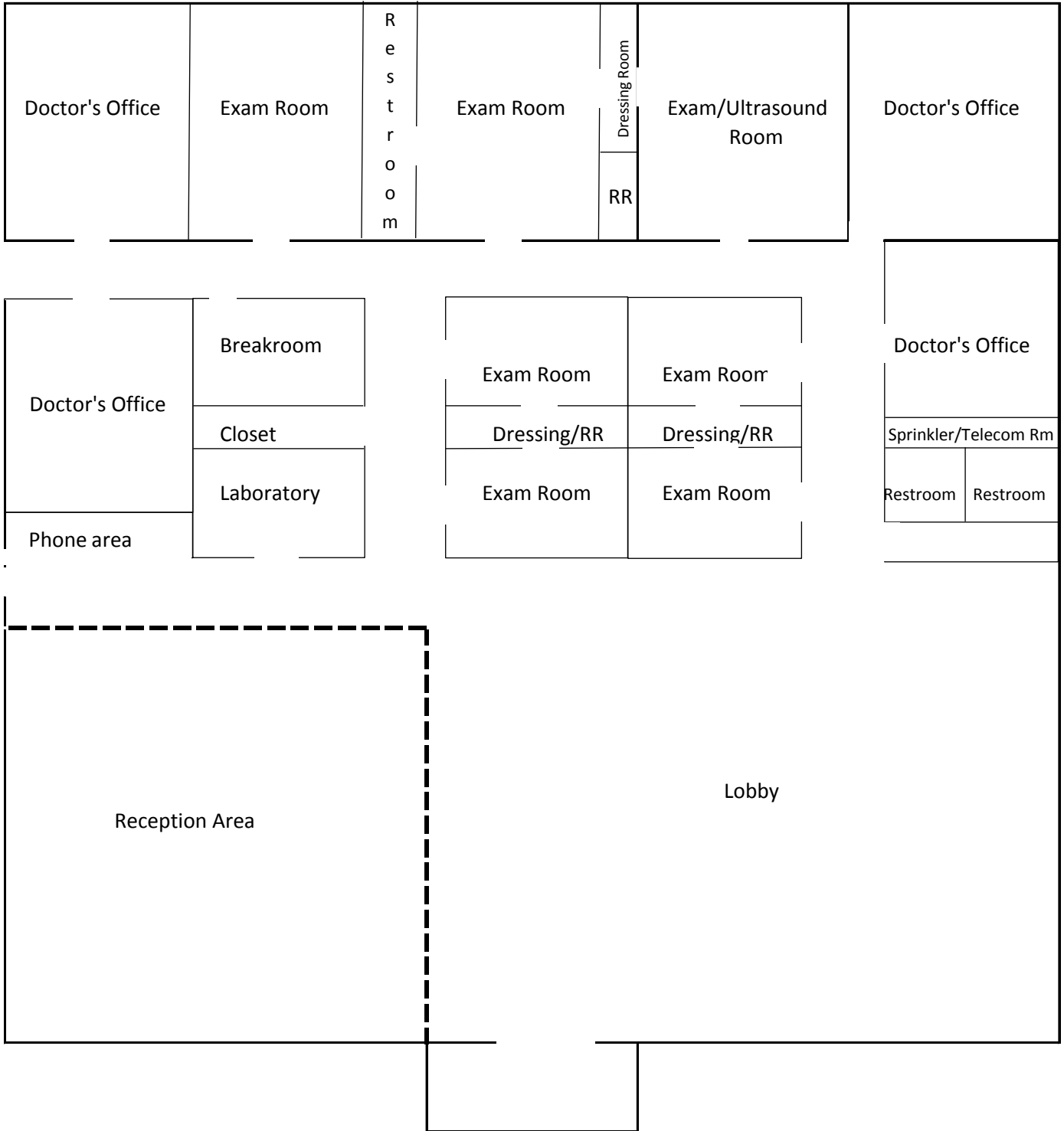
- ◆ **Chart shelving in business office (check-in/check-out area)**
- ◆ **Three receptionist chairs in Business Office (check-in/out area)**
- ◆ **Desk located in Business Office**
- ◆ **Lab Area:**
  - Scales, lab chair, refrigerator**
- ◆ **Reception Room:**
  - Eight wingback chairs, eleven straight chairs, four sofas, six end tables. Prints hanging on wall are negotiable.**
- ◆ **Switchboard Area:**
  - One desk and chair (located at side door to stairs)**
- ◆ **Physician's Offices:**
  - Three desks**
- ◆ **Exam Rooms:**
  - Seven exam tables, seven room cabinets (located beside exam table), seven physician stools, seven visitor chairs in exam rooms, seven double-sided trash cans (one side for red bags)**
- ◆ **All drapery throughout building**
- ◆ **All trash cans in patient restrooms and dressing rooms**
- ◆ **Kitchen:**
  - Refrigerator, kitchen table w/four chairs**



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# FLOOR PLAN--Sims St. MAIN LEVEL (Not drawn to scale)



Front of Office

**FLOOR PLAN--Sims St. UPSTAIRS LEVEL**  
**(Not drawn to scale)**

