

FOR LEASE

1100 SHERWOOD PARK DRIVE

Gainesville, GA 30501

PRESENTED BY:

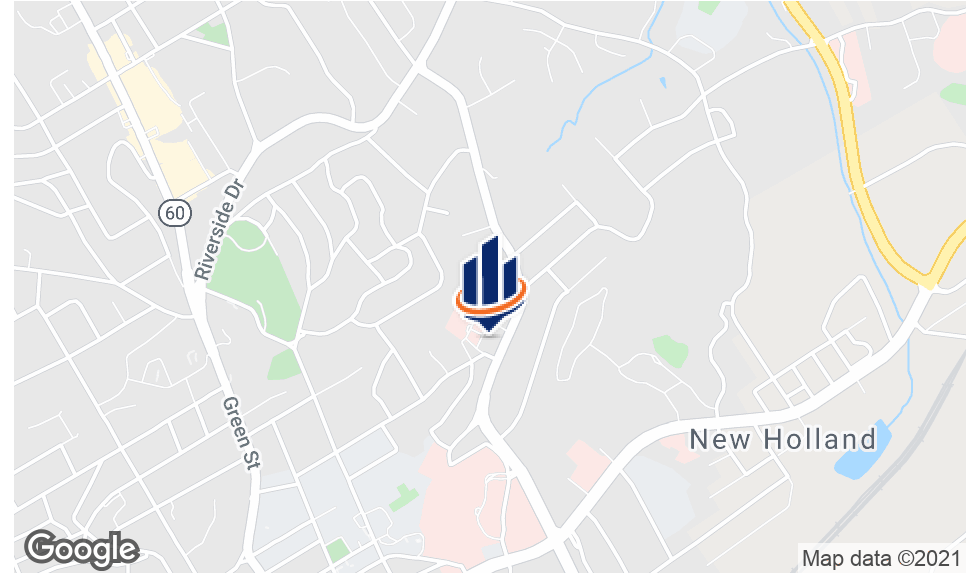
KAREN BASTON

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OFFERING SUMMARY

LEASE RATE:	Call For Details
BUILDING SIZE:	18,000 SF
AVAILABLE SF:	3,500 SF
MARKET:	Gainesville North Atlanta

PROPERTY OVERVIEW

~3,500 sft Second Generation Medical Space Available Now. Move In ready. Large exam rooms, conference area, lab, break area. Washer/Dryer hookup. A MUST SEE! Other tenants include Gainesville Endodontics, Benchmark Physical Therapy, Tender Ones Therapy Services and Kindred Hospice.

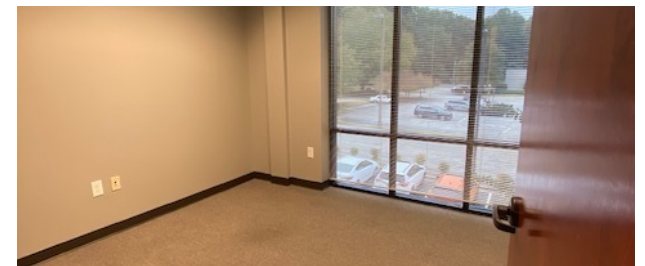
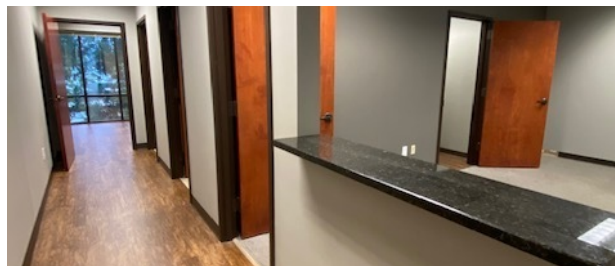
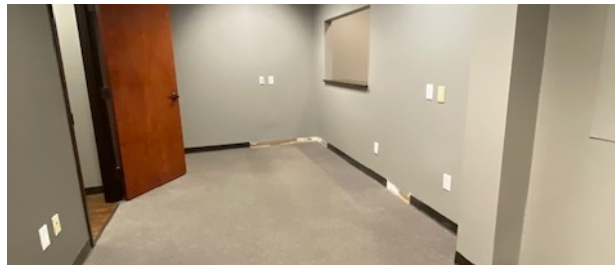
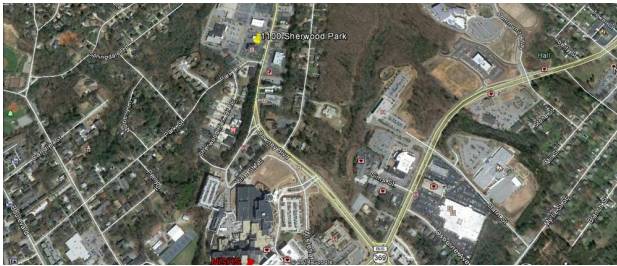
PROPERTY HIGHLIGHTS

- ~3,500 sft
- Move In Ready
- Large exam/treatment rooms
- Conference Room
- Lab
- Within Shadow of Northeast Georgia Medical Center

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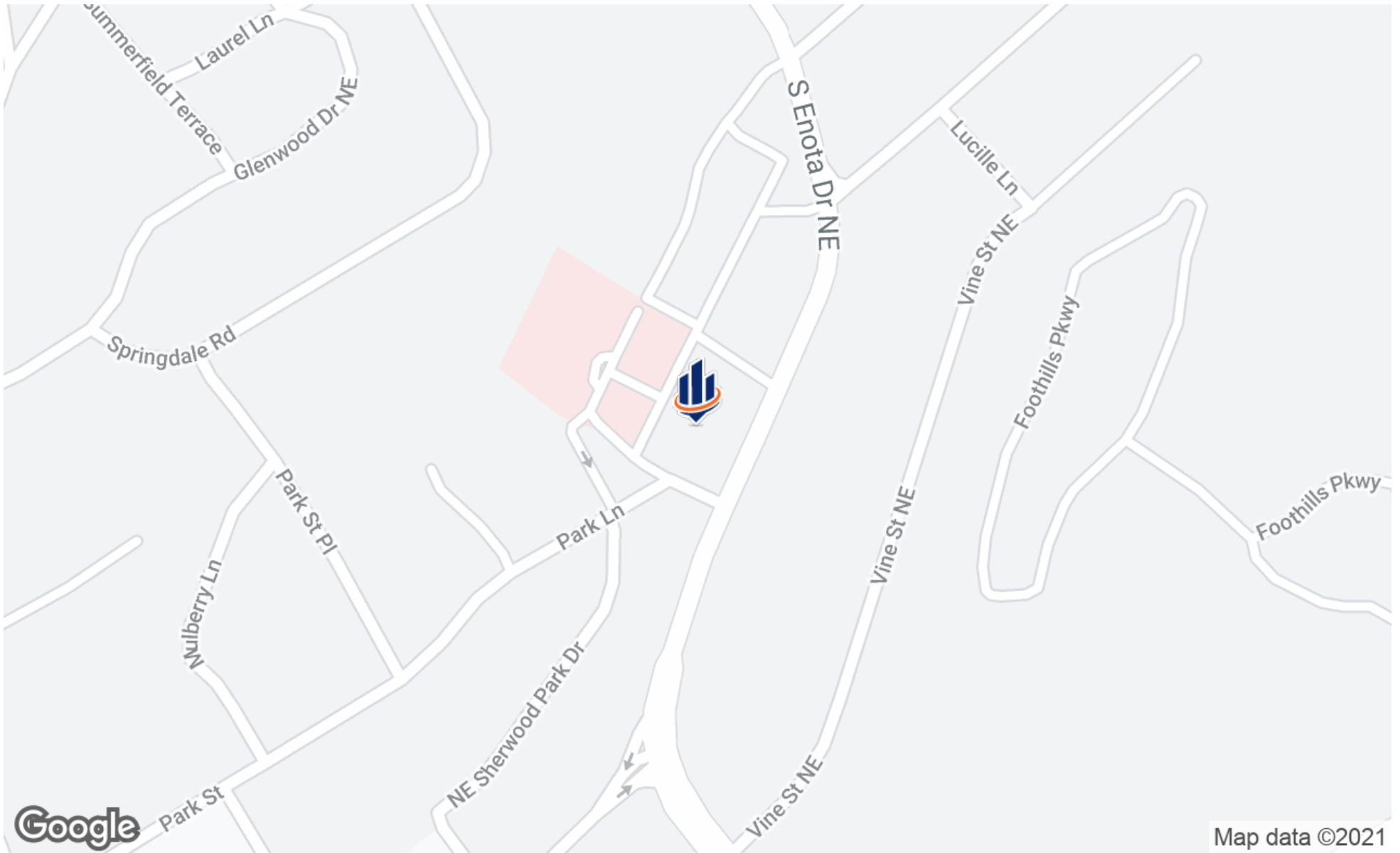
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SVN | HOKAYEM COMPANY, INC. 2



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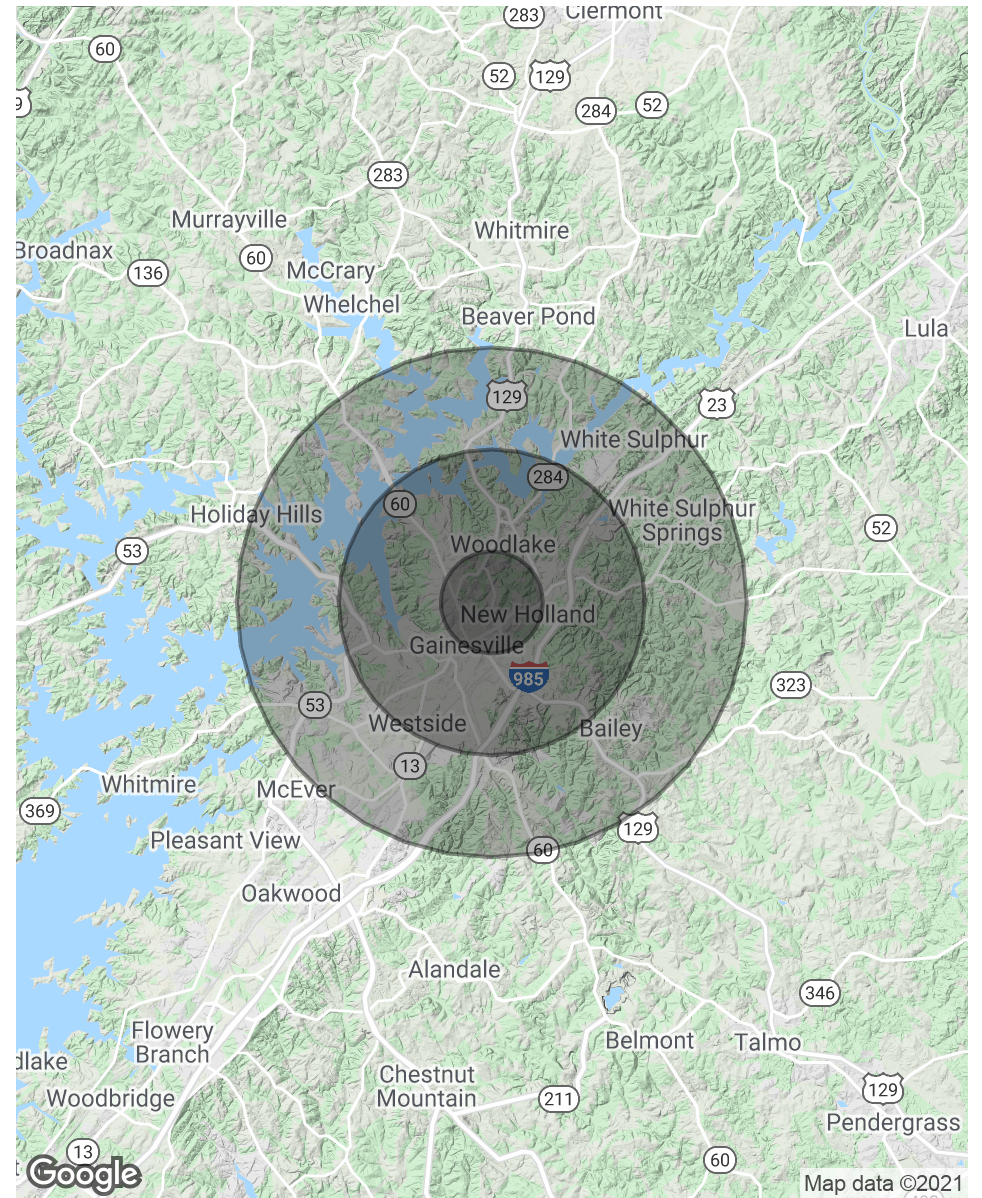
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,968	29,466	64,553
AVERAGE AGE	32.3	30.9	31.3
AVERAGE AGE (MALE)	29.8	29.8	30.1
AVERAGE AGE (FEMALE)	34.5	31.4	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,494	10,093	21,564
# OF PERSONS PER HH	2.7	2.9	3.0
AVERAGE HH INCOME	\$54,465	\$56,808	\$59,395
AVERAGE HOUSE VALUE	\$262,321	\$254,069	\$244,574

* Demographic data derived from 2010 US Census



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KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses, fishing, and watching Georgia football.

EDUCATION

University of Georgia; BSN from Brenau University- Summa Cum Laude.

MEMBERSHIPS

SVN | Hokayem Company, Inc.

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