

THOMPSON PROFESSIONAL BUILDING

1203 Cleveland Ave. | East Point, GA 30344



ATLANTA LEASING
& INVESTMENT



STRUCTSURED
CAPITAL PARTNERS LLC

ECONOMICS – For Lease

Total Project Size: 12,000 SF
1.01 Acres

Suites Currently Available: **First Floor:**
(2,500 - 6,000 SF) \$21 /SF
Second Floor:
(2,500 - 6,000 SF) \$21 /SF

Tenant shall pay it's prorata share of the building's direct operating expenses including CAM, tax and insurance.

Parking Lot: 64 total parking spaces for tenants and patients. High parking ratio of 5.3/1,000 SF.



1203 CLEVELAND AVE. , EAST POINT GA, 30344

▶ AtlantaLeasing.com/1203Cleveland ▶ ALI: 404.348.4448 ▶ StructSured: 770.315.2400

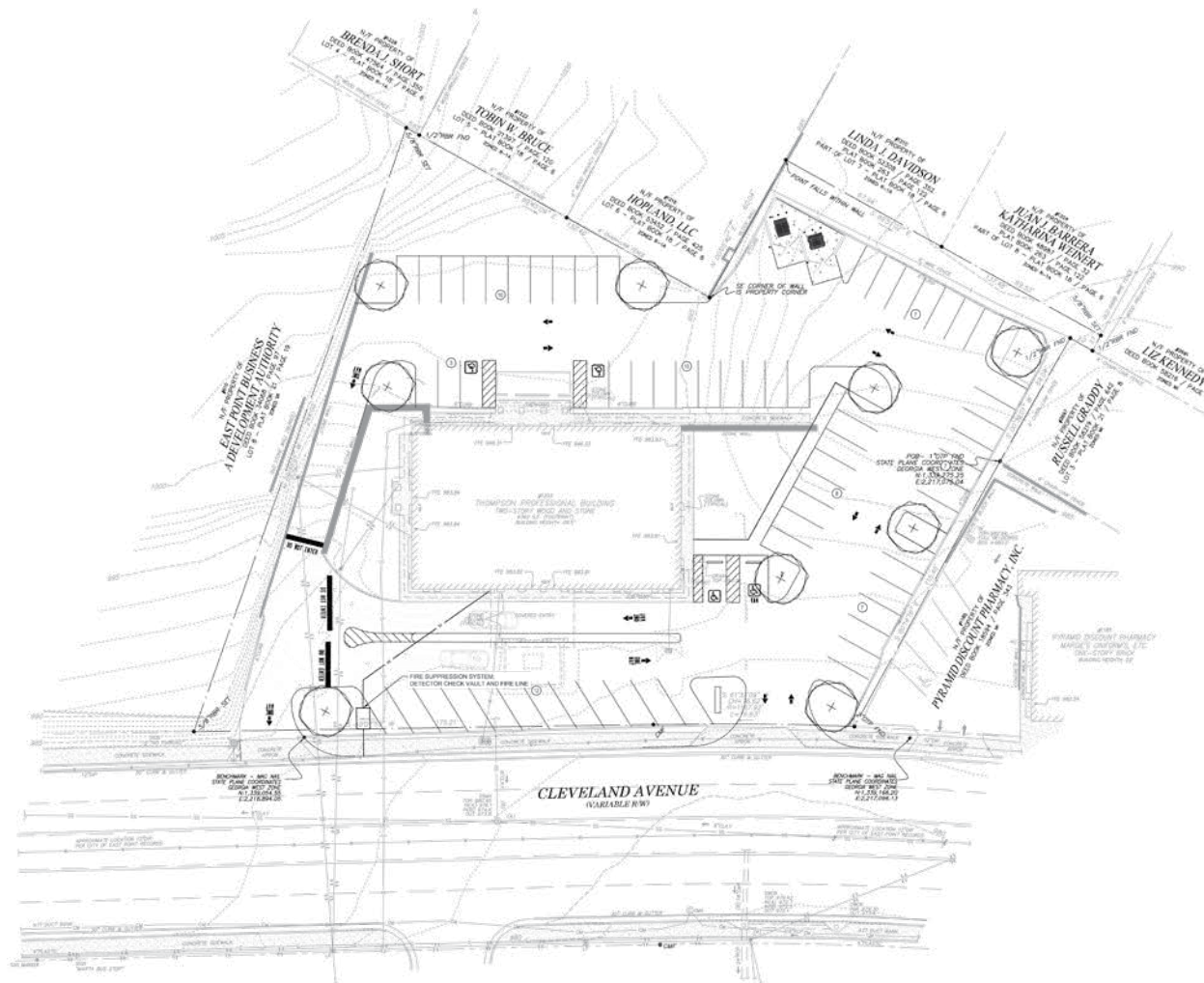


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SITE PLAN



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PHOTOS



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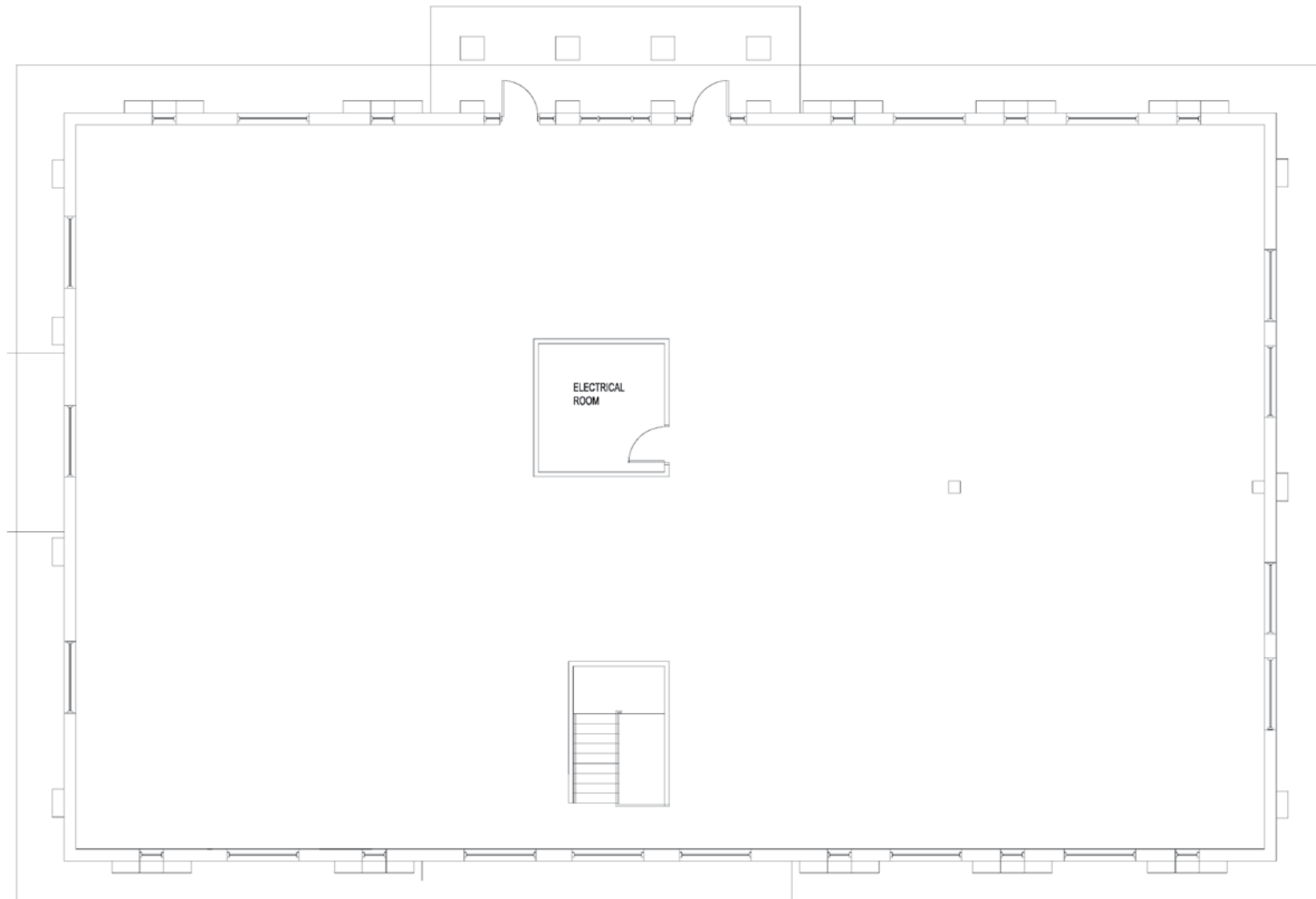


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FLOOR PLAN



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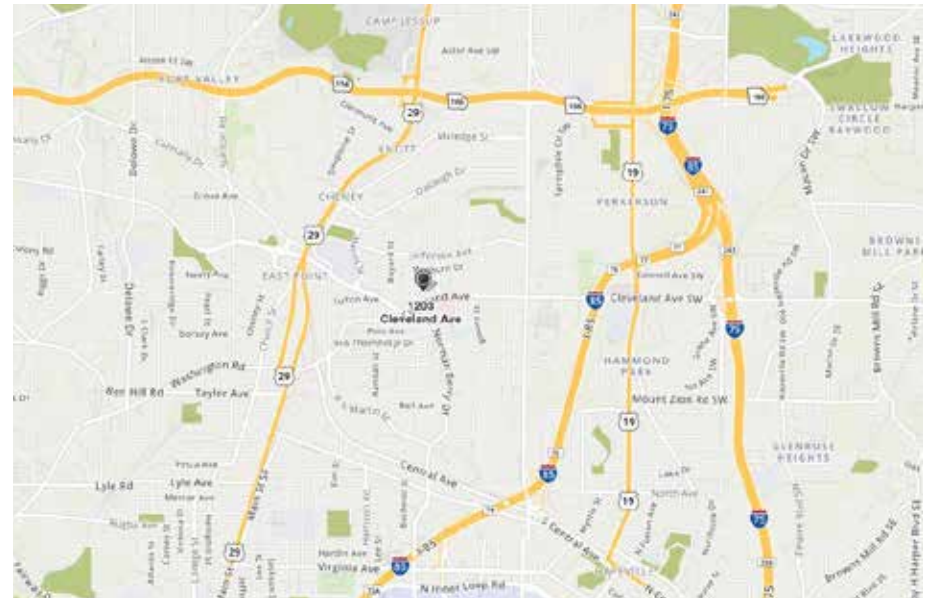
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PROPERTY DESCRIPTION

- Recently renovated building.
- 100% availability.
- State of the art security and lighting systems.
- Directly located across the street from WellStar hospital in East Point.
- Within a few miles of downtown Hapeville and Hartsfield Jackson.

HIGHLIGHTS:

- Build out available to fit tenant's needs, with a healthy TI package.
- Can be combined with additional space(s) for up to 12,000 SF of adjacent space.
- New space, never previously occupied
- Space divisible to 2,500 SF.
- Highly visible exterior signage.
- High Traffic count on Cleveland Ave.
- Directly across from WellStar Hospital.
- High parking ratio: 5.3/1,000 SF.



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