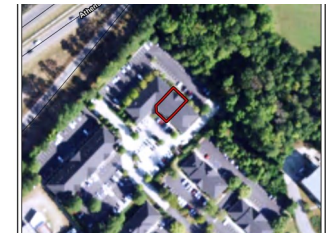


Athens Medical Office NNN Investment Portfolio



1500 Oglethorpe Ave Units 3500 & 3700 | Clarke County, GA | 30606

SLE Commercial Group is proud to present this medical office NNN two-unit investment portfolio. Both properties are located inside the established Resource Medical office park in Athens, GA. Resource Medical office park is home to both Piedmont and Saint Marys, who have been leasing space inside the park for over 20 years. This offering is for Unit 3500 and Unit 3700. This is the first time these units have hit the market since the park was developed in 2006.

- **Location:** Resource Medical - Athens, GA | Units: 3500 (2,100 SF) & 3700 (2,900 SF) | Tenants: Strong Credit Medical Tenant and Private Practice
- **Asking Price:** \$1,685,000 | **NOI:** \$118K | **Cap Rate:** 7% Cap Rate | 5 Year Terms with Annual Increases

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

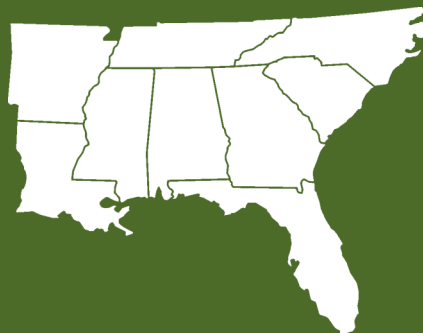
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**Southern
Land Exchange**