

3,563 SF MEDICAL OFFICE SPACE FOR LEASE

CBRE



10750

**Medlock Bridge Rd**

DULUTH | GEORGIA

# PROPERTY OVERVIEW

10750 Medlock Bridge Road offers a compelling location for healthcare practices. This single-story, multi-tenant building provides the convenience of drive-up surface parking, simplifying access for patients. A new tenant will benefit from prominent top-of-building signage, along with monument signage on Medlock Bridge Road, which experiences a daily traffic count of 41,500 vehicles. The property boasts strong tenant synergies with established healthcare providers like Northside Hospital, Wellstar, and Grady Health. Furthermore, the flexible suite layout allows for complete customization, ensuring a space perfectly suited to a tenant's long-term needs.

## Property Highlights

- Building signage available
- Monument signage on Medlock Bridge Road
- Excellent tenant synergies within Parsons Meadow
- Ample surface parking
- Ability to customize space layout
- Close proximity to Emory Johns Creek Hospital

JOHNS CREEK  
SUBMARKET

103  
SUITE

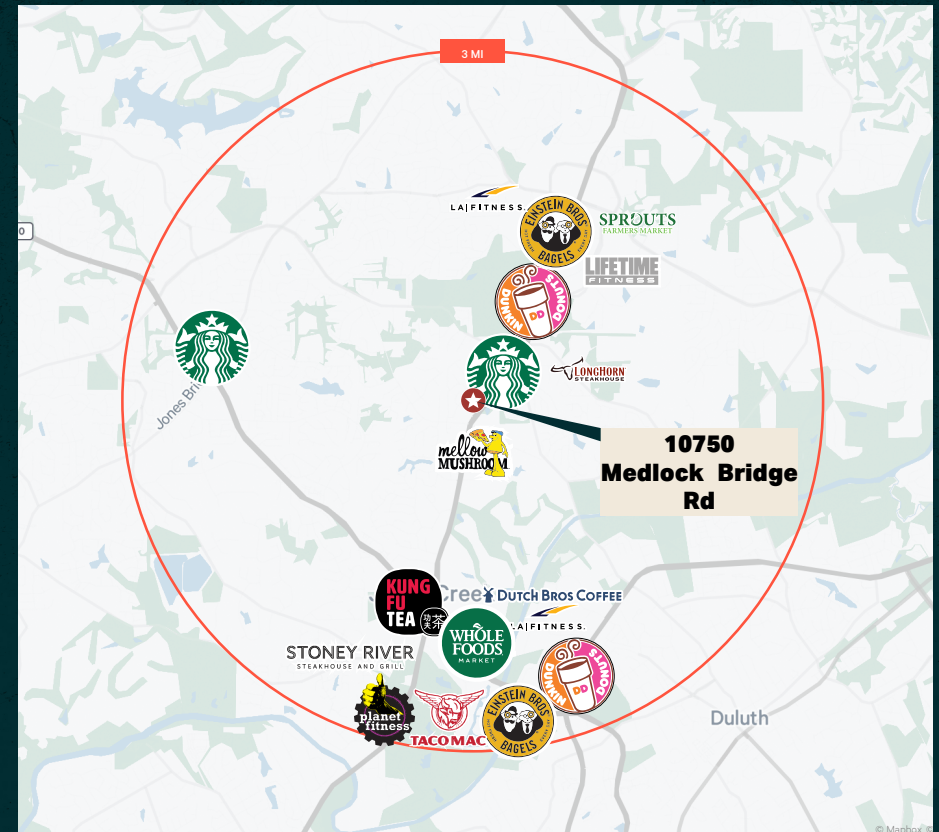
10750 MEDLOCK BRIDGE RD  
DULUTH GA 30097

Within 3 Mile Radius

43  
**MEDIAN AGE**

\$150,665  
**AVERAGE INCOME**

77,919  
**POPULATION**



**PARSONS MEADOW TENANTS**

- Northside Hospital
- Davita
- LabCorp
- Wellstar
- Grady Dental Care
- Med Spa Béni
- Medical Fitness & Wellness Group
- Ellie Mental Health
- Georgia Allergy & Endocrinology
- Medquest Associates
- Pediatric Dentistry of Johns Creek
- Atlanta Hand Specialist

10750 MEDLOCK BRIDGE ROAD

Subject Site

PARSONS MEADOW PROFESSIONAL PARK

NORTHVIEW HIGH SCHOOL

41,500  
**DAILY TRAFFIC COUNT**

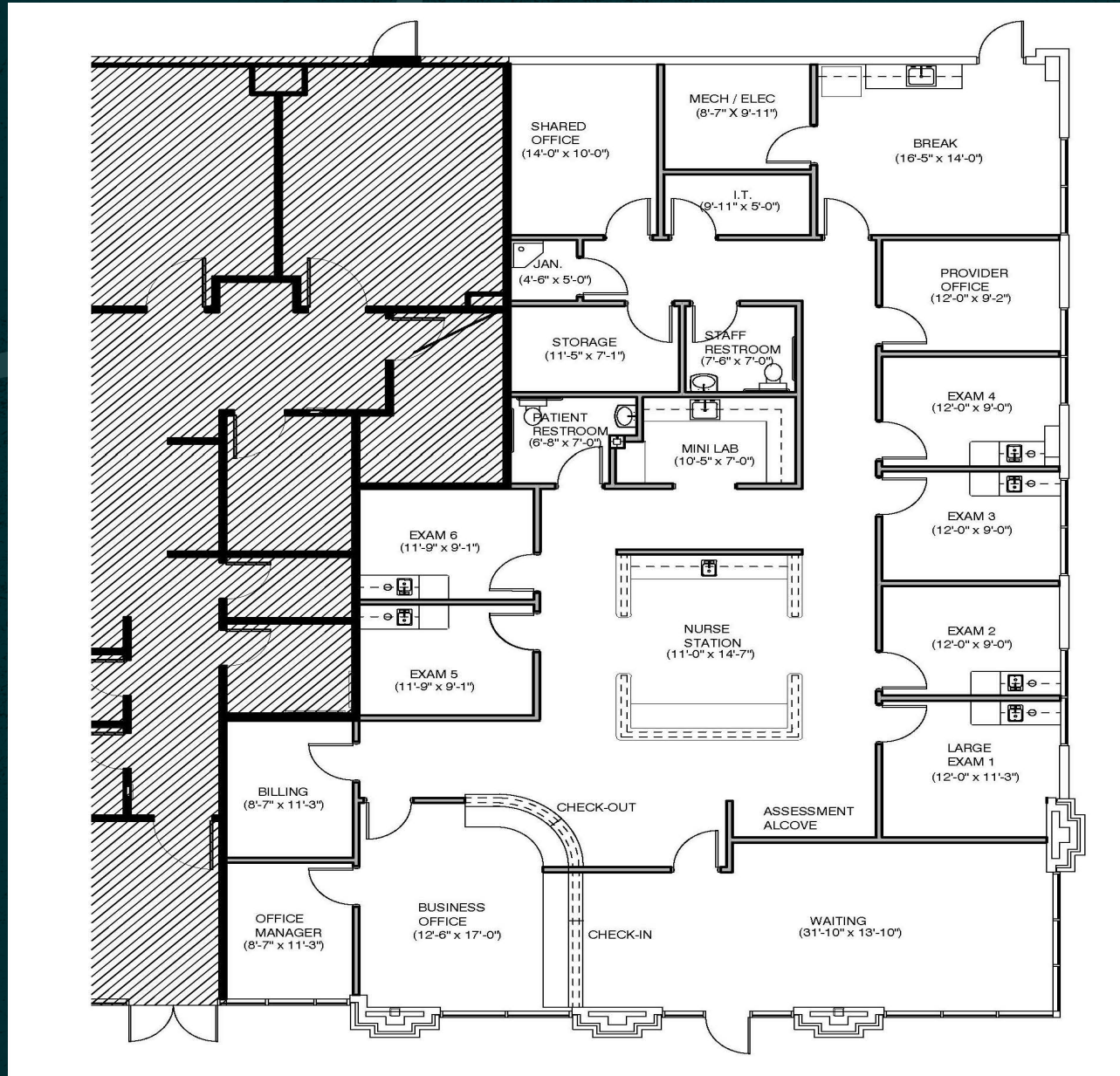


# FLOOR PLAN

Suite 103

# 3,563 SF

PROPOSED FLOOR PLAN



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**Medlock Bridge Rd**

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