



MARIETTA HEALTH PARK

MARIETTA, GEORGIA

Property Description

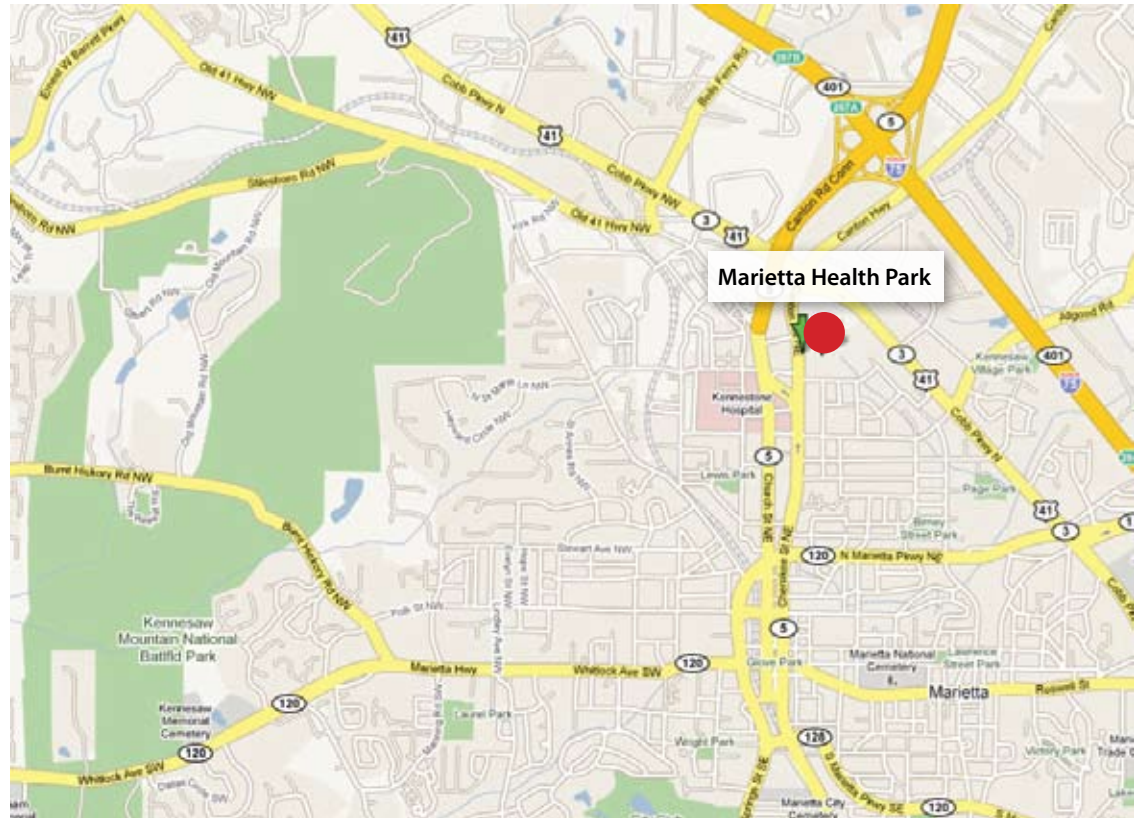
Built in 2000, Marietta Health Park is an approximately 81,000 square-foot medical office building located in the Atlanta suburb of Marietta, Georgia. Situated on approximately 5.7 landscaped acres, the property is adjacent to the 493-bed, full-service WellStar Kennestone Hospital. Marietta Health Park, conveniently located in the region's dominant medical corridor, is approximately one quarter mile from eight medical facilities that service the area.

The property offers 369 designated parking spaces and is 89 percent occupied by multiple tenants, including Marietta Surgical Center, Marietta Neurological Associates, Radiology Centers of Georgia, and Georgia Breast Care. Marietta Surgical Center, owned by HCA, occupies the entire first floor for use as an outpatient surgical center and also has offices on the second floor.

PROPERTY AT A GLANCE

Address	Marietta Health Park 780 Canton Road NE Marietta, GA 30060
Built	2000
Gross Leasable Area	81,000
% Leased	89%
Acquisition Date	December 2008

Marietta Health Park



Location Information

Founded in 1837, Atlanta is the capital and most populous city in the state of Georgia. In the last decade, Atlanta has experienced unprecedented growth – the official city population remains steady at about 420,000, but the metropolitan population has skyrocketed nearly 40 percent to 5,138,223. With the addition of 890,000 residents since April 1, 2000, the Greater Atlanta area boasts the largest numerical gain of any metropolitan area in the United States during that time. A good measure of growth is the ever changing downtown skyline, along with skyscrapers constructed in the Midtown, Buckhead, and outer perimeter (fringing I-285) business districts. Atlanta ranks fifth in the number of Fortune 500 companies headquartered in its metropolitan area.