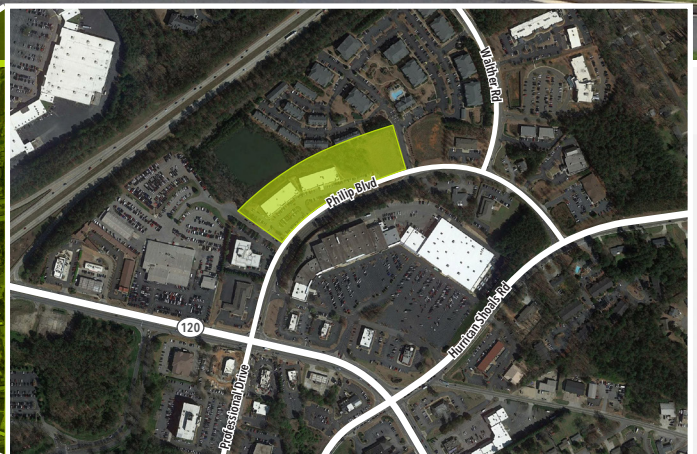


PHILIP PROFESSIONAL CENTER

455 Philip Blvd.
Lawrenceville, GA 30346



HIGHLIGHTS

- One Story 31,483 +/- SF Medical Office Building
- ONE SUITE REMAINING - 1,920 +/- SF
- No Common Area Factor
- Free Surface Parking
- Generous Tenant Improvement Package
- Building Signage Available
- NO USE RESTRICTIONS

LOCATION

- Less than 1/4 mile from Northside Gwinnett Hospital
- Easy & Direct Access to SR 316 & GA 120
- High Traffic Corridor: 54,400 VPD on GA 120
69,500 VPD on SR 316

FOR MORE INFORMATION, CONTACT:

JOHN V. LOPEZ, CCIM, RPA

Senior Vice President, Transwestern

☎ 404.842.6562

✉ john.lopez@transwestern.com

STEVE HALL

Senior Managing Director, Transwestern

☎ 404.842.6560

✉ steve.hall@transwestern.com

HEALTHCARE ADVISORY SERVICES



3340 Peachtree Road NE
Suite 1000
Atlanta, GA 30326

P: 404.842.6600
F: 404.842.6601
www.transwestern.com

