

NOW OFFERING

HILLANDALE PHYSICIAN PLACE

40,000 RSF, Class "A" medical office building adjacent to Emory Hillandale Hospital in DeKalb County, Georgia.



EXECUTIVE SUMMARY

Highgate Partners and Ackerman Medical have been retained as the exclusive agents to extend to qualified principals the opportunity to acquire Hillandale Physician Place in Lithonia, Georgia, a suburb of Atlanta.

The highest-quality medical office building in this market, Hillandale Physician Place is a multi-tenant, 40,000 RSF, Class A MOB adjacent to the new Emory Hillandale Hospital. Offering a medical destination location with strong demographics, the newly constructed, institutional-grade medical asset is 84% leased to a superior mix of premier medical tenants.

ADJACENT TO EMORY HILLANDALE HOSPITAL. Hillandale Physician Place sits at the front door to Emory Hillandale Hospital, a 10-year-old, modern community hospital with 100 beds. Emory Healthcare is the #1 healthcare system in Georgia. Hillandale Physician Place has the dual advantages of being as convenient as the on-campus MOBs for physicians and being free of all hospital use restrictions.

HIGHEST QUALITY MOB IN THIS MARKET. The newest and best MOB in this market – on or off campus – Hillandale Physician Place boasts unequalled visibility, signage and parking.

TOP TENANT ROSTER. 100% of the tenants at Hillandale Physician Place tenants are premier medical practices of complementary specialties. There is substantial weighted average lease term remaining. In addition, a majority of the in-place tenants have executed personal guarantees for the duration of their existing lease term.

EXCEPTIONAL MEDICAL ASSET. Hillandale Physician Place offers the steady and reliable cash flow of an 84% stabilized core asset, plus valuable yield enhancement from the 6,406 SF of prime first generation space that remains.



RENTABLE SQUARE FEET:	40,000 SF
OCCUPANCY:	84%
AVERAGE REMAINING TERM:	7+ Years
YEAR-ONE NOI:	\$653,674
DATE CONSTRUCTED:	September 2015
DEBT STRUCTURE:	Free and Clear
ASKING PRICE:	Best Offer

INVESTMENT HIGHLIGHTS, CONT'D.

EMORY HEALTHCARE. Arguably the premier and largest hospital health system in Georgia – and among the best in the USA – Emory brings together a full range of hospitals, clinics, and local practices.

Emory Healthcare owns ten hospitals in Metro Atlanta, including Emory University Hospital, Emory University Hospital Midtown, Emory University Orthopaedics and Spine Hospital, Emory Rehabilitation

and the Wesley Woods Geriatric Center, Emory Saint Joseph's Hospital, Emory John's Creek Hospital, Emory Decatur Hospital, Emory Hillandale Hospital, and Emory Long-Term Acute Care.

In addition, the Emory Clinic and the Emory Healthcare Network of physicians have 2,000 physician providers in 70-plus specialties, including more than 120 physicians in primary care.



84% LEASED BY TOP-TIER TENANTS



We are benefitting from the synergistic mix of top quality practices at Hillandale Physician Place – offering us new patient referrals and the ability to refer our patients to our neighboring physicians.”

Dr. James M. Poindexter, Jr., M.D
Georgia Vascular Specialists



FOR MORE INFORMATION, PLEASE CONTACT:

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