



16,101± SF MULTI-TENANT OFFICE BUILDING FOR SALE

VA is primary tenant (9,790 SF)

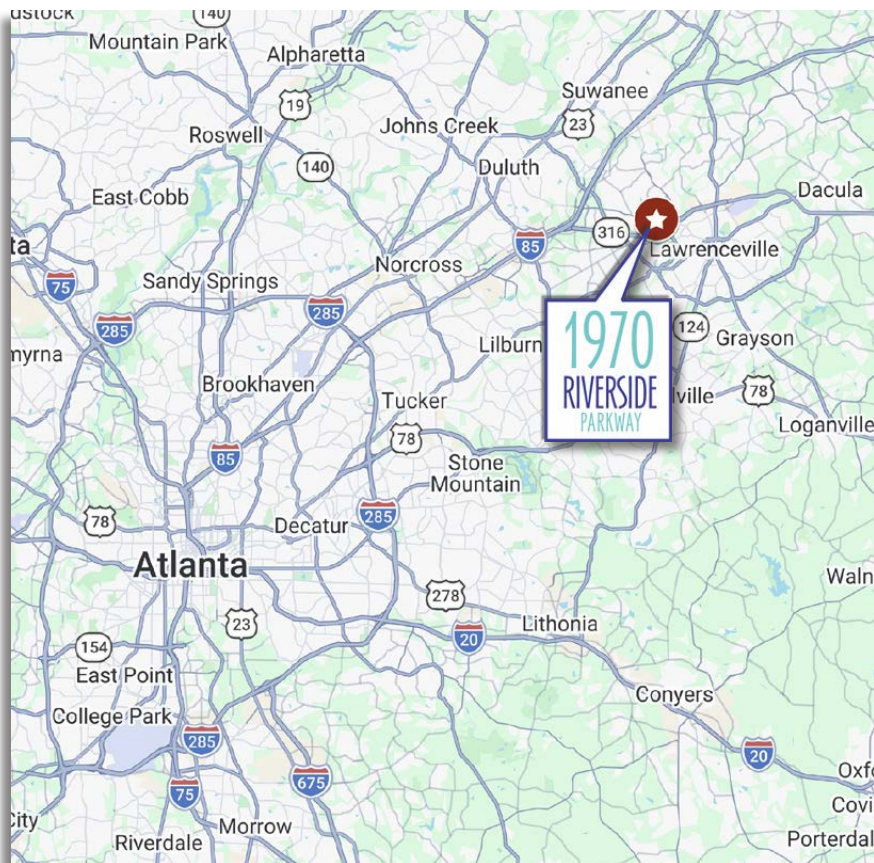
VA just extended lease for additional three (3) years

VA has long history at Property

Roof was replaced in 2020

HVAC units servicing the VA were replaced in 2024

Located approximately one (1) mile from the newly renovated and expanded Northside Hospital Gwinnett



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