



Turnkey Class A Medical/Wellness Building

**AVAILABLE FOR LEASE
OR SALE**

2743 Chastain Meadows Pkwy NW
Marietta, GA 30066

3,483 RSF

Highly Visible
Stand Alone Asset

Renovated in 2023

Flexible CRC Zoning





**TOWN CENTER
AT COBB**
A SIMON MALL

Town Center Market

3.7M Visits T-12

Walmart

Chastain Meadows Pkwy

About The Property

This ±3,483 RSF single-tenant opportunity offers a versatile layout suitable for medical office or specialty retail use. Designed with both functionality and customer experience in mind, the space features a welcoming front-of-house environment complemented by high-end, spa-inspired finishes throughout.

- Building Type: Single-tenant facility
- Lot size: 1.02 Acres
- Building Size: ±3,483 SF
- Parking: 46 surface spaces / 13.2 parking ratio
- Year Built: 2005
- Zoning: CRC – Community Retail Commercial District



Property Overview

This ±3,483 SF single-tenant opportunity offers a thoughtfully designed layout ideally suited for medical office, outpatient services, or specialty retail users. The interior is configured to support a range of operational needs, including a welcoming reception area, multiple private offices or treatment rooms, and dedicated support space for administrative functions, storage, or equipment. Designed with both efficiency and user experience in mind, the space provides a functional yet polished environment that can accommodate a variety of business models.

The existing build-out incorporates high-quality finishes and a patient-focused layout, allowing for a streamlined transition for medical or service-oriented tenants. The flexible configuration also lends itself well to retail or wellness concepts seeking a standalone presence in a professionally maintained setting, offering an ideal combination of visibility, accessibility, and adaptability.



STRONG VISIBILITY

Prominent Frontage along Chastain Meadows Parkway offering strong visibility and exposure.



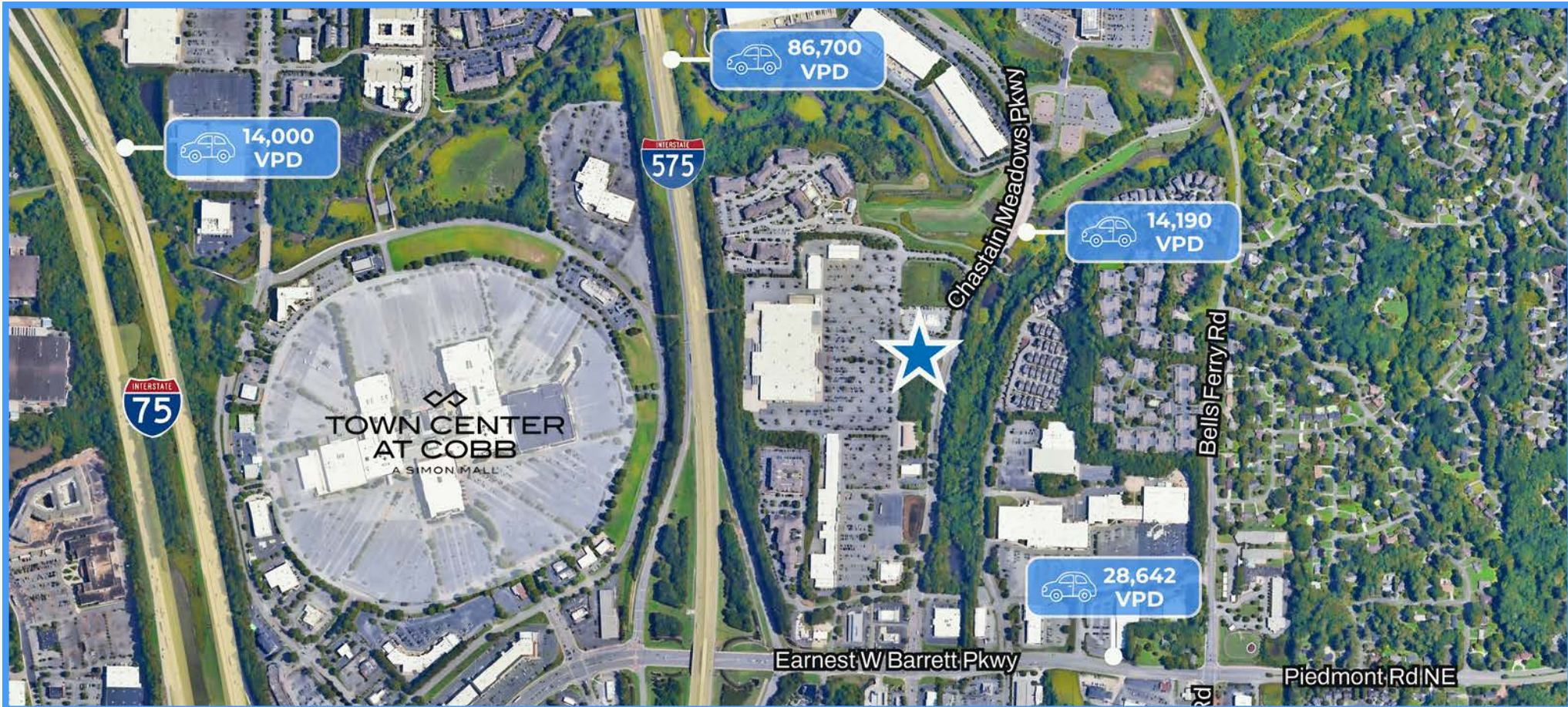
RECENTLY RENOVATED

High-end interior finishes featuring spa-inspired design that enhances the overall patient experience



ACCESSIBILITY

The building is wheelchair accessible and designed to support patient circulation throughout.



Location Overview

Prime Location in Atlanta MSA’s Strongest Retail Corridor

Located in the highly active Chastain Meadows / Town Center submarket, surrounded by established retail and business activity.

Excellent Access & Connectivity

Immediate proximity to I-575, I-75, and Earnest W Barrett Parkway provides convenient regional access for customers, patients, and employees.

Established Medical & Service Node

Close to healthcare providers and pharmacy services, supporting strong patient volume and making the area ideal for medical, retail, or service users.

KEY DRIVE TIMES

I-575 Access	0.4 mi 3 min
I-75 Interchange	0.9 mi 4 min
Wellstar Kennestone Hospital	3.3 mi 11 min
Kennesaw State University	1.4 mi 5 min
The Battery	10 mi 18 min

Recently Renovated



Move-in-Ready



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