

# FOR LEASE - OFFICE SPACE

3641 GA Hwy 20 SE, Conyers, GA 30013



- Class 'A' Office Building - Great Visibility and Exposure!
- 2 Suites Available - up to 4,100 unfinished sf - \$15.50 per sf.
- Abundant Parking - Handicapp Accessible
- 5 mins from I-20
- Rite-Aid, CVS, Blockbuster, Honey Creek, large strip malls and shopping centers adjacent.

**Nichole Riley, CAM, ARM,**  
339211  
404-886-6315  
nriley@kw.com

**KW Commercial Atlanta - Midtown**



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3641 GA Hwy 20 SE  
Conyers, GA 30013

Nichole Riley, CAM, ARM,  
404-886-6315

***FOR LEASE - CLASS 'A' OFFICE SPACE***  
*East Metro Professional Center*

This beautiful 16,000 square foot Class 'A' medical office building is located, just minutes away from Rockdale Medical Hospital, on GA Hwy 20 in Conyers, Georgia.

The property enjoys outstanding exposure due to being located right on GA Hwy 20 and less than 5 minutes from I-20.

A great medical or office space with up to 4,000 square feet unfinished that can be built out to suit your needs. The first floor has 2 finished suites, one suite currently occupied by an internal medical doctor, the other suite is a vacant "turn key" finished medical space. The second floor is accessible by elevator and has the 4,000 sf of unfinished space.

Businesses can enjoy the properties high visibility, abundant parking, referral opportunities created from the existing internal medical practice located on the premises, and thriving business community. Rite-Aid, CVS, Blockbusters, Papa John's and various other businesses, medical practices, strip malls, and shopping centers are all adjacent.



**FOR LEASE - 2 UNFINISHED SUITES AVAILABLE**  
*East Metro Professional Center*



Front Entrance



Front Entrance 2



Street View



Finished Medical Suite - Pic 1



Finished Medical Suite - Pic 2



Finished Medical Suite - Pic 3

FOR LEASE - OFFICE SPACE

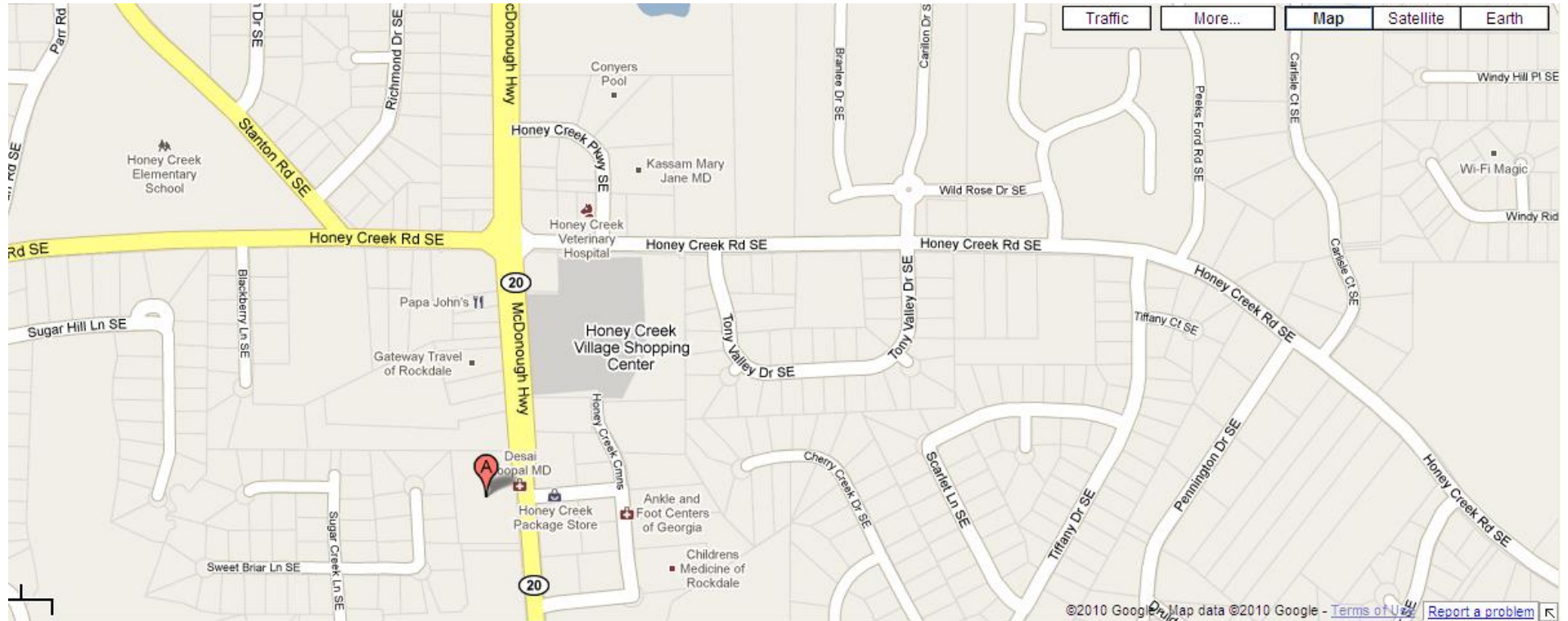
## Maps and Aerials



3641 GA Hwy 20 SE  
Conyers, GA 30013

Nichole Riley, CAM, ARM,  
404-886-6315

### East Metro Professional Center Map



## FOR LEASE - OFFICE SPACE

3641 GA Hwy 20 SE  
Conyers, GA 30013

## NEARBY BUSINESSES

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FOR LEASE - OFFICE SPACE

3641 GA Hwy 20 SE  
Conyers, GA 30013

### **SURROUNDING BUSINESSES**

Nichole Riley, CAM, ARM,  
404-886-6315



FOR LEASE - OFFICE SPACE

3641 GA Hwy 20 SE  
Conyers, GA 30013

**FLOORPLANS**

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# A NEW MEDICAL OFFICE BUILDING FOR EAST METRO INTERNAL MEDICINE 3641 GA HWY. 20 SOUTH CONYERS, GEORGIA 30013

**DESIGN ASSOCIATES ARCHITECTS, INC.**  
Architecture + Planning + Construction Consulting  
1229 Royal Drive, Suite E, Conyers, Georgia 30094  
TELEPHONE (770) 929-3977, FACSIMILE (770) 929-3978  
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WEB SITE: [www.d2ainc.com](http://www.d2ainc.com)

### PLAN REVIEW DATA

1. OWNER: ...
2. PROJECT NUMBER: ...
3. PROJECT NAME: ...
4. PROJECT LOCATION: ...
5. PROJECT DATE: ...
6. PROJECT TYPE: ...
7. PROJECT STATUS: ...
8. PROJECT PHASE: ...
9. PROJECT BUDGET: ...
10. PROJECT SCHEDULE: ...
11. PROJECT RISK: ...
12. PROJECT COMPLIANCE: ...
13. PROJECT LEGAL: ...
14. PROJECT FINANCIAL: ...
15. PROJECT OPERATIONAL: ...
16. PROJECT MAINTENANCE: ...
17. PROJECT REPAIRS: ...
18. PROJECT REPLACEMENT: ...
19. PROJECT DEMOLITION: ...
20. PROJECT CONSTRUCTION: ...
21. PROJECT OCCUPANCY: ...
22. PROJECT DECOMMISSIONING: ...
23. PROJECT DISPOSAL: ...
24. PROJECT RECYCLING: ...
25. PROJECT ENERGY: ...
26. PROJECT WATER: ...
27. PROJECT AIR: ...
28. PROJECT SOIL: ...
29. PROJECT CLIMATE: ...
30. PROJECT SEISMIC: ...
31. PROJECT HISTORIC: ...
32. PROJECT CULTURAL: ...
33. PROJECT SOCIAL: ...
34. PROJECT ECONOMIC: ...
35. PROJECT ENVIRONMENTAL: ...
36. PROJECT SAFETY: ...
37. PROJECT SECURITY: ...
38. PROJECT ACCESSIBILITY: ...
39. PROJECT QUALITY: ...
40. PROJECT SUSTAINABILITY: ...

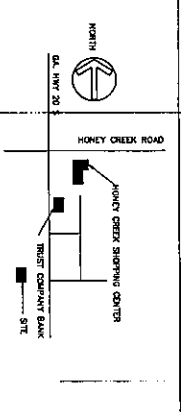
### ABBREVIATIONS

SYMBOL	DESCRIPTION
1	ARCHITECT
2	PLANNING
3	CONSTRUCTION CONSULTING
4	STRUCTURAL ENGINEER
5	Mechanical/Electrical/HVAC ENGINEER
6	CIVIL ENGINEER
7	PLUMBING ENGINEER
8	LANDSCAPE ARCHITECT
9	ENVIRONMENTAL ENGINEER
10	TRANSPORTATION ENGINEER
11	INDUSTRIAL ENGINEER
12	MINING ENGINEER
13	METALLURGICAL ENGINEER
14	CHEMICAL ENGINEER
15	BIOMEDICAL ENGINEER
16	NUCLEAR ENGINEER
17	AGRICULTURAL ENGINEER
18	FOOD ENGINEER
19	TEXTILE ENGINEER
20	APPLIED SCIENCE ENGINEER
21	ENGINEERING TECHNICIAN
22	ENGINEERING ASSISTANT
23	CONSTRUCTION MANAGER
24	CONSTRUCTION SUPERVISOR
25	CONSTRUCTION LABORER
26	CONSTRUCTION EQUIPMENT OPERATOR
27	CONSTRUCTION SAFETY OFFICER
28	CONSTRUCTION INSPECTOR
29	CONSTRUCTION ESTIMATOR
30	CONSTRUCTION ACCOUNTANT
31	CONSTRUCTION ADMINISTRATOR
32	CONSTRUCTION CLERK
33	CONSTRUCTION MATERIALS MANAGER
34	CONSTRUCTION QUALITY CONTROL
35	CONSTRUCTION SCHEDULING
36	CONSTRUCTION COST CONTROL
37	CONSTRUCTION RISK MANAGEMENT
38	CONSTRUCTION LEGAL COUNSEL
39	CONSTRUCTION FINANCIAL ANALYST
40	CONSTRUCTION PROJECT MANAGER

### GENERAL NOTES

1. Coordinate these drawings with all mechanical, electrical, and plumbing drawings.
2. All work shall be in accordance with all local codes and ordinances, including but not limited to the International Building Code, International Mechanical Code, International Electrical Code, International Plumbing Code, and International Fire Code.
3. Provide a complete set of drawings for the construction of the project.
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6. Provide a complete set of drawings for the construction of the project.
7. Provide a complete set of drawings for the construction of the project.
8. Provide a complete set of drawings for the construction of the project.
9. Provide a complete set of drawings for the construction of the project.
10. Provide a complete set of drawings for the construction of the project.
11. All dimensions are taken from face of concrete, masonry, steel, pipe or other material unless otherwise noted.
12. The contractor shall verify all dimensions and conditions in the field prior to commencing work.
13. All work shall be in accordance with all local codes and ordinances, including but not limited to the International Building Code, International Mechanical Code, International Electrical Code, International Plumbing Code, and International Fire Code.

### PROJECT LOCATION MAP



### INDEX OF SHEETS

NUMBER	TITLE	DATE	BY	CHKD
1	GENERAL NOTES			
2	FOUNDATION			
3	STRUCTURAL			
4	Mechanical/Electrical/HVAC			
5	CIVIL			
6	PLUMBING			
7	LANDSCAPE			
8	ENVIRONMENTAL			
9	TRANSPORTATION			
10	INDUSTRIAL			
11	Mining			
12	Metallurgical			
13	Chemical			
14	Biomedical			
15	Nuclear			
16	Agricultural			
17	Food			
18	Textile			
19	Applied Science			
20	Engineering Technician			
21	Engineering Assistant			
22	Construction Manager			
23	Construction Supervisor			
24	Construction Laborer			
25	Construction Equipment Operator			
26	Construction Safety Officer			
27	Construction Inspector			
28	Construction Estimator			
29	Construction Accountant			
30	Construction Administrator			
31	Construction Clerk			
32	Construction Materials Manager			
33	Construction Quality Control			
34	Construction Scheduling			
35	Construction Cost Control			
36	Construction Risk Management			
37	Construction Legal Counsel			
38	Construction Financial Analyst			
39	Construction Project Manager			

### SYMBOLS LEGEND

SYMBOL	DESCRIPTION
1	ROOM NUMBER
2	SECTION
3	REVISION
4	WORK AREA
5	WORK AREA
6	WORK AREA
7	WORK AREA
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40	WORK AREA



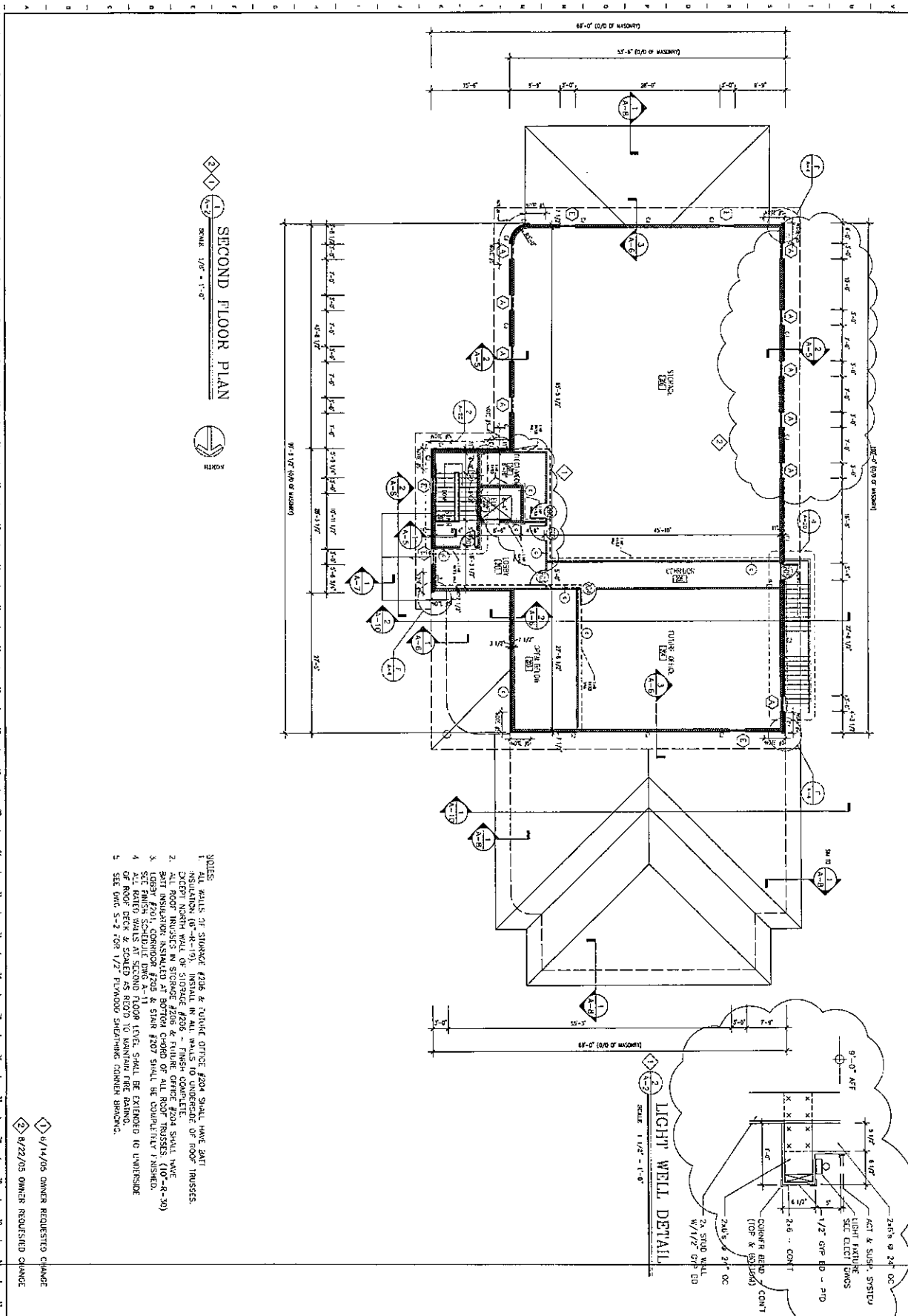
### CONTACT LIST

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Construction Quality Control	1229 Royal Drive, Suite E, Conyers, GA 30094	770-929-3977	770-929-3978	<a href="mailto:dacinc@mindspring.com">dacinc@mindspring.com</a>
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Construction Project Managers	1229 Royal Drive, Suite E, Conyers, GA 30094	770-929-3977	770-929-3978	<a href="mailto:dacinc@mindspring.com">dacinc@mindspring.com</a>

PROJECT NAME: EAST METRO INTERNAL MEDICINE  
3641 GA HWY. 20 SOUTH  
CONYERS, GEORGIA 30013

DESIGN ASSOCIATES ARCHITECTS, INC.  
1229 ROYAL DRIVE, SUITE E, CONYERS, GA 30094  
770-929-3977  
FAX 770-929-3978  
E-MAIL: [dacinc@mindspring.com](mailto:dacinc@mindspring.com)

DATE: 1/1/05  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. A-0 OF 25



**SECOND FLOOR PLAN**

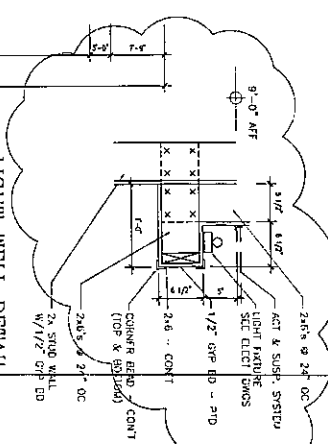


SCALE: 1/8" = 1'-0"

- NOTES:**
1. ALL WALLS OF STORAGE #206 & CORNER OFFICE #204 SHALL HAVE GAIT INSULATION (R-4-R-19). INSTALL IN ALL WALLS TO UNDERSIDE OF ROOF TRUSSES. EXCEPT NORTH WALL OF STORAGE #206 - FINISH COMPLETE.
  2. ALL ROOF TRUSSES IN STORAGE #206 & CORNER OFFICE #204 SHALL HAVE 2" TYPICAL INSULATION (R-19) OVER ROOF DECK.
  3. LIGHT WELL CORNER #203 & STAIR #207 SHALL BE COMPLETELY FINISHED. SEE FINISH SCHEDULE DWG A-11
  4. ALL ROOF WALLS AT SECOND FLOOR LEVEL SHALL BE EXTENDED TO UNDERSIDE OF ROOF DECK & SLOPED AS ROOF TO NEAREST FIRE BRACK.
  5. SEE DWG S-2 FOR 1/2" TYPICAL SLOPED ROOF FINISH BRACK.

**LIGHT WELL DETAIL**

SCALE: 1/2" = 1'-0"

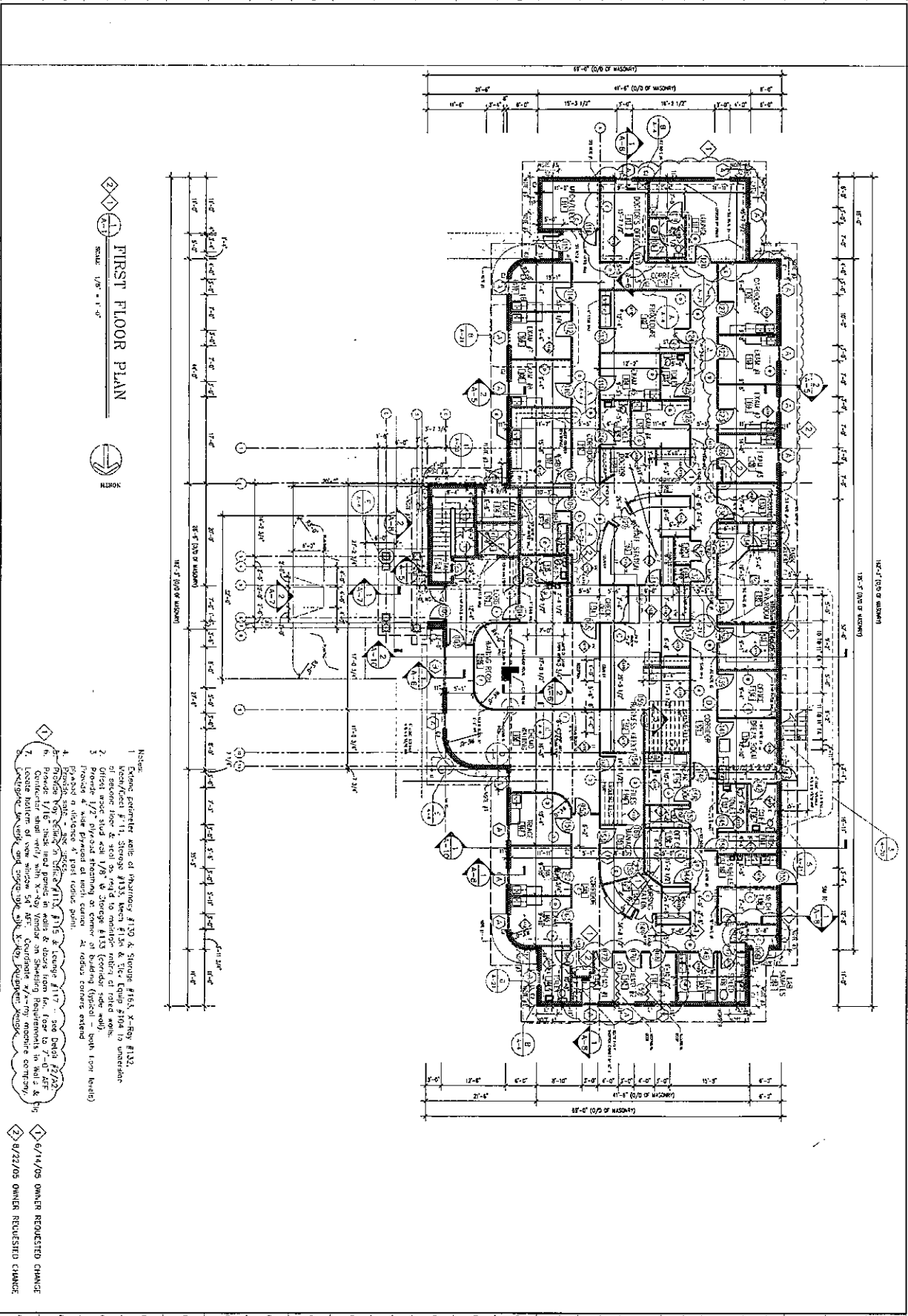


PROJECT NO.	2000-08
DATE	4/1/05
DESIGNED BY	AMB
CHECKED BY	AMB
DATE	4/1/05
PROJECT NAME	EAST METRO INTERNAL MEDICINE
PROJECT ADDRESS	3641 GA HWY. 20 SOUTH CONYERS, GEORGIA 30013
PROJECT OWNER	EAST METRO HEALTH SYSTEM
PROJECT ARCHITECT	DAA
PROJECT ENGINEER	DAA
PROJECT CONTRACTOR	
PROJECT SCHEDULE	
PROJECT BUDGET	
PROJECT STATUS	
PROJECT PHASE	
PROJECT LOCATION	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT NOTES	
PROJECT COMMENTS	
PROJECT REVISIONS	
PROJECT APPROVALS	
PROJECT SIGNATURES	
PROJECT DATES	
PROJECT TIMES	
PROJECT WEATHER	
PROJECT COSTS	
PROJECT RISKS	
PROJECT OPPORTUNITIES	
PROJECT CHALLENGES	
PROJECT SOLUTIONS	
PROJECT LESSONS LEARNED	
PROJECT BEST PRACTICES	
PROJECT INNOVATIONS	
PROJECT SUSTAINABILITY	
PROJECT COMMUNITY IMPACT	
PROJECT ECONOMIC IMPACT	
PROJECT SOCIAL IMPACT	
PROJECT ENVIRONMENTAL IMPACT	
PROJECT CULTURAL IMPACT	
PROJECT HISTORICAL IMPACT	
PROJECT LEGAL IMPACT	
PROJECT POLITICAL IMPACT	
PROJECT ETHICAL IMPACT	
PROJECT MORAL IMPACT	
PROJECT SPIRITUAL IMPACT	
PROJECT PSYCHOLOGICAL IMPACT	
PROJECT PHYSICAL IMPACT	
PROJECT EMOTIONAL IMPACT	
PROJECT INTELLECTUAL IMPACT	
PROJECT CREATIVE IMPACT	
PROJECT ARTISTIC IMPACT	
PROJECT SCIENTIFIC IMPACT	
PROJECT TECHNICAL IMPACT	
PROJECT INDUSTRIAL IMPACT	
PROJECT AGRICULTURAL IMPACT	
PROJECT MINING IMPACT	
PROJECT ENERGY IMPACT	
PROJECT TRANSPORTATION IMPACT	
PROJECT INFRASTRUCTURE IMPACT	
PROJECT UTILITIES IMPACT	
PROJECT ENVIRONMENTAL IMPACT	
PROJECT CLIMATE IMPACT	
PROJECT BIODIVERSITY IMPACT	
PROJECT LAND USE IMPACT	
PROJECT ZONING IMPACT	
PROJECT REGULATORY IMPACT	
PROJECT COMPLIANCE IMPACT	
PROJECT ENFORCEMENT IMPACT	
PROJECT MONITORING IMPACT	
PROJECT EVALUATION IMPACT	
PROJECT REPORTING IMPACT	
PROJECT TRANSPARENCY IMPACT	
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PROJECT INTEGRITY IMPACT	
PROJECT ETHICS IMPACT	
PROJECT HONESTY IMPACT	
PROJECT FAIRNESS IMPACT	
PROJECT RESPECT IMPACT	
PROJECT RESPONSIBILITY IMPACT	
PROJECT COMMITMENT IMPACT	
PROJECT PASSION IMPACT	
PROJECT PERSEVERANCE IMPACT	
PROJECT COURAGE IMPACT	
PROJECT DETERMINATION IMPACT	
PROJECT RESILIENCE IMPACT	
PROJECT FLEXIBILITY IMPACT	
PROJECT ADAPTABILITY IMPACT	
PROJECT INNOVATION IMPACT	
PROJECT CREATIVITY IMPACT	
PROJECT IMAGINATION IMPACT	
PROJECT INSPIRATION IMPACT	
PROJECT MOTIVATION IMPACT	
PROJECT ENTHUSIASM IMPACT	
PROJECT OPTIMISM IMPACT	
PROJECT POSITIVITY IMPACT	
PROJECT KINDNESS IMPACT	
PROJECT COMPASSION IMPACT	
PROJECT EMPATHY IMPACT	
PROJECT TOLERANCE IMPACT	
PROJECT PATIENCE IMPACT	
PROJECT HUMILITY IMPACT	
PROJECT MEEKNESS IMPACT	
PROJECT GENTLENESS IMPACT	
PROJECT MILDNESS IMPACT	
PROJECT SWEETNESS IMPACT	
PROJECT BENEVOLENCE IMPACT	
PROJECT MERCY IMPACT	
PROJECT GRACE IMPACT	
PROJECT FAVOR IMPACT	
PROJECT KINDNESS IMPACT	
PROJECT LOVE IMPACT	

**EAST METRO INTERNAL MEDICINE**  
 3641 GA HWY. 20 SOUTH  
 CONYERS, GEORGIA 30013

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FOR CONSTRUCTION



**FIRST FLOOR PLAN**



- Notes:**
1. Extend perimeter walls of Pharmacy #109 & Storage #163, X-Ray #132 to exterior finish & stone #104 to include existing #104 to underside of concrete floor & stone #104 to include existing #104 to underside of concrete floor & stone #104 to include existing #104 to underside of concrete floor.
  2. Direct waste stud and 1/8" W Storage #133 (corridor side wall).
  3. Provide 1/2" plywood sheathing at corner of building (typical - both floor levels).
  4. Provide 4" x 4" wood post at each corner at radius corners extend finished slab.
  5. Provide 1/8" thick lead panels in walls & doors from floor to 7'-0" AFF.
  6. Contractor shall verify with X-Ray Vendor on Sheathing Requirements in Wall 2 & 7.
  7. Provide 1/2" plywood sheathing and capstone with X-Ray Vendor.

6/14/05 OWNER REQUESTED CHANGE  
 8/22/05 OWNER REQUESTED CHANGE

PROJECT NAME <b>EAST METRO INTERNAL MEDICINE</b> 3541 GA HWY. 20 SOUTH CONYERS, GEORGIA 30013	
PROJECT NO. 2003-08	SHEET NO. <b>A-1</b>
DATE 4/1/05	SCALE 1/8" = 1'-0"
DRAWN BY ADL	CHECKED BY ADL
DATE 4/1/05	PROJECT NAME <b>EAST METRO INTERNAL MEDICINE</b>
PROJECT NO. 2003-08	SHEET NO. <b>A-1</b>
DATE 4/1/05	SCALE 1/8" = 1'-0"
DRAWN BY ADL	CHECKED BY ADL
DATE 4/1/05	PROJECT NAME <b>EAST METRO INTERNAL MEDICINE</b>
PROJECT NO. 2003-08	SHEET NO. <b>A-1</b>
DATE 4/1/05	SCALE 1/8" = 1'-0"
DRAWN BY ADL	CHECKED BY ADL
DATE 4/1/05	PROJECT NAME <b>EAST METRO INTERNAL MEDICINE</b>

FOR LEASE - OFFICE SPACE

**BIO**

3641 GA Hwy 20 SE  
Conyers, GA 30013



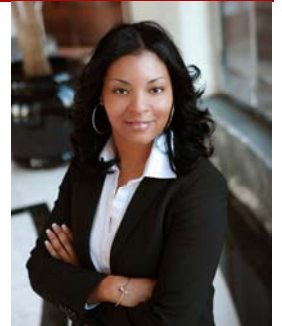
FOR LEASE - OFFICE SPACE

3641 GA Hwy 20 SE  
Conyers, GA 30013

## **NICHOLE RILEY, CAM<sup>®</sup>, ARM<sup>®</sup>**

Commercial REALTOR<sup>®</sup>  
KW Commercial

- Office Sales/Leasing - Medical
- Multi-family Housing Specialist



### **CERTIFICATIONS/MEMBERSHIPS**

- Institute of Real Estate Management, ARM<sup>®</sup> Certified
- National Apartments Association, CAM<sup>®</sup> Certified
- Middle Georgia Apartment Association
- National Association of Realtors
- Atlanta Commercial Board of Realtors
- RPAC - Realtors Political Action Committee

### **SUMMARY**

Nichole Riley is a Commercial Realtor for KW Commercial, a Commercial Division of Keller Williams International. Nichole brings to the firm several years experience in the acquisition, repositioning, and management of multi-family and office assets and has a successful track record adding value to both asset types. In several instances, her business savvy led to the doubling of an apartment complex's market value within 16 months. In another instance, her leadership on the repositioning of a distressed property led to the city granting the property an award for its beautification impact within the community. Nichole holds apartment management designations from the National Apartment Association as well as the Institute of Real Estate Management and holds a degree in Business.

As an Office Leasing & Sales Representative, Nichole assists individuals and businesses achieve stronger profit margins by negotiating deals that bring value to their business within their chosen market place. She has a special focus on medical office space and enjoys assisting medical practitioners with their practice needs and offerings as more health providers are seeking more convenient patient access in non-traditional settings.

Nichole's background as well as personal ownership of income-producing properties offers her clients expert investor know-how, risk assessment and avoidance, leasing, negotiation and analytical skills. She enjoys playing a key role in assisting investors acquire, sell, or lease properties that achieve their specific financial and economic goals.

In addition to being a member of several key organizations within the commercial industry, Nichole is an active member of RPAC, the #1 trade political action committee in the nation, credited with overturning and successfully modifying key legislative, political, and regulatory rulings potentially damaging to the commercial real estate industry.