



Aligning Strategy, Driving Growth
Through Healthcare Real Estate



MEDICAL OFFICE BUILDING

NORTHSIDE HOSPITAL

NORTHSIDE BUFORD MOB ATLANTA, GA

CASE STUDY

HIGHLIGHTS

Project Cost
\$56.8-Million

Facility Size
100,000 SF

Architect
HRD

General Contractor
Batson-Cook

Realty Trust Group (RTG) spearheaded the acquisition, entitlements, leasing, syndication, and development of a 100,000 SF medical office building (MOB) on behalf of Northside Hospital. Through RTG's support, Northside Hospital partnered with Physicians Realty Trust (NYSE: DOC) and several physician groups, positioning them as owners of the Class-A MOB.

This site features two pad sites each designed for 100,000 SF buildings, interconnected by a shared green space. The first phase was completed in April 2024, and RTG achieved full leasing capacity prior to ownership breaking ground. The tenant mix provide an array of healthcare services including medical oncology, orthopedics, imaging, family medicine, cardiology, and a surgery center specializing in total joint replacement.

Placed under contract shortly after Northside's 2019 merger with Gwinnett Medical Center, this property was the first parcel acquired with the goal of improving healthcare accessibility in Gwinnett County. Navigating rezoning and wetlands remediation with the Army Corps of Engineers, Northside and RTG successfully transformed the site, delivering a pad-ready location in early 2023.

Client Reference

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Subsequent acquisitions consolidated the 22-acre tract, strategically situated amidst robust economic drivers, including the Mall of Georgia, Gwinnett Stripers (Atlanta Braves AAA Affiliate), and Exchange at Gwinnett, a mixed-use development spanning (465,000 SF of retail, a Top Golf, in addition to other uses). Positioned prominently on Buford Highway near the I-85 intersection, the property is located at one of the region's most traversed thoroughfares.