

NEWMARK



3405 Dallas Highway

Building 300

Marietta, Georgia 30064

**SINGLE-TENANT PEDIATRIC
MEDICAL OFFICE BUILDING**

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NEWMARK

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COBB PEDIATRICS

DALLAS HIGHWAY

INVESTMENT HIGHLIGHTS

This medical office building in Marietta is **100% leased** to Cobb Pediatrics and is strategically positioned within the retail corridor of the rapidly growing Marietta submarket in the Atlanta metropolitan area. The property also benefits from its proximity to **Powder Springs and Paulding County**, both thriving communities with a strong presence of young families.

The building is **surrounded by established medical providers**, including oral surgery, physical therapy, optometry, and women's health practices, creating a synergistic healthcare environment. Low vacancy rates across both the retail and medical office sectors, combined with a **zoning commission that has been reluctant to approve additional commercial development** in the area, further strengthen the property's long-term investment appeal.

Cobb Pediatrics is a leading pediatric practice in Marietta, Georgia, **staffed by six pediatricians and three pediatric nurse practitioners**. The practice serves as a trusted healthcare provider within the community.



THE BUILDING

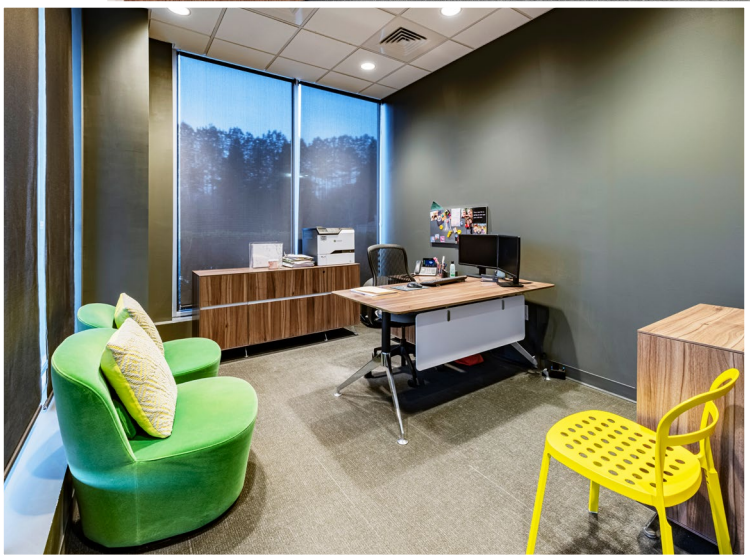
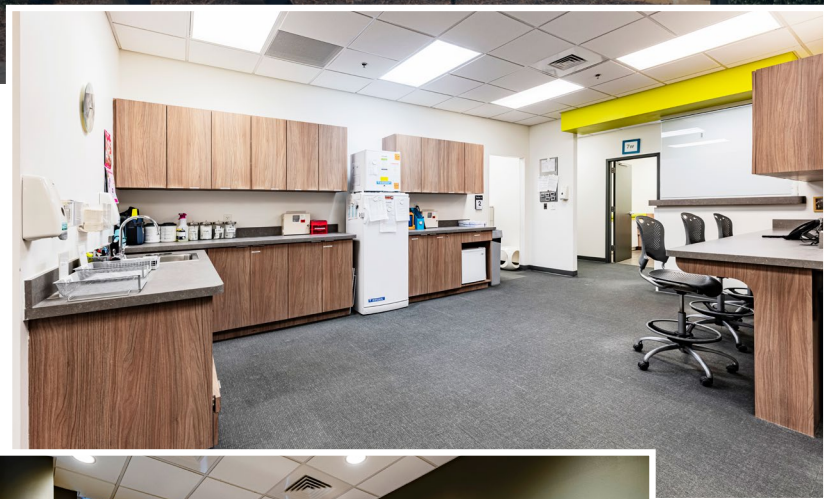
OVERVIEW

Name	Cobb Pediatrics Medical Office Building
Address	3405 Dallas Highway, Bldg 300 Marietta, Georgia 30064
Type	Pediatric Clinic
Total SqFt	11,748
Year Built	2006 Converted to Medical 2013
Occupancy	100%





ECONOMIC OVERVIEW



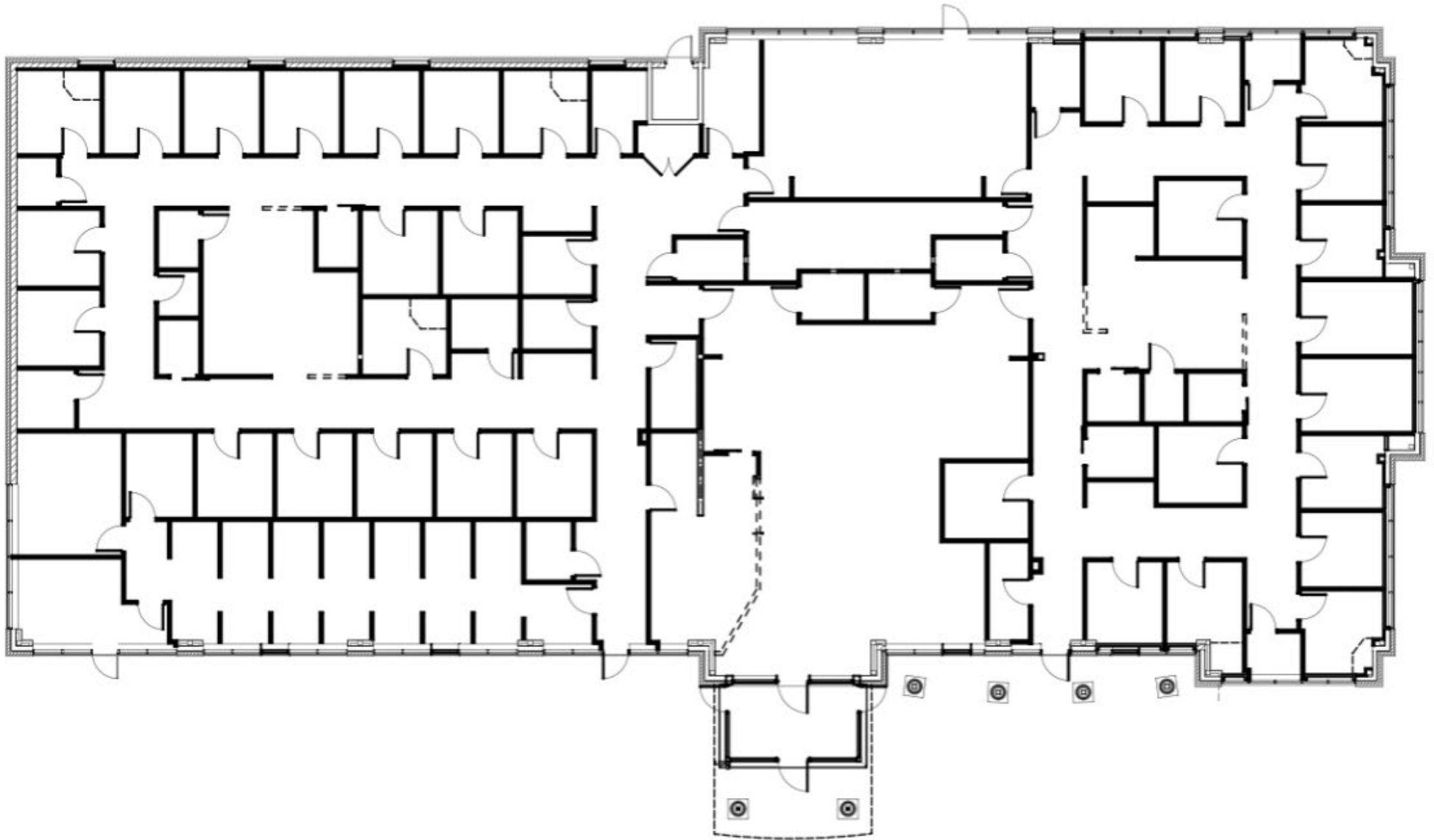
Offering Price	\$4,250,000
Cap Rate	7.13%
Net Operating Income	\$303,059
WALT	7.7 Years
Annual Escalations	3.0%
Landlord Responsibilities	Roof, Structure, and Replacement of HVAC
Analysis Start Date – 6/1/26	

MODERN MEDICAL WORKSPACES



FLOORPLANS

11,748 RSF







Cobb Pediatrics is a collaborative practice made up of board-certified pediatricians and certified pediatric nurse practitioners. At Cobb Pediatrics, our team of pediatricians have a wide range of sub-specialty fellowship training and expertise from a variety of top academic medical centers and are dedicated to providing their patients with the highest quality of care.

THE TENANT

MARIETTA'S LEADING PEDIATRIC PRACTICE

Over 35 years of specialized knowledge and expertise in pediatric medicine. Their expert pediatricians are highly trained and experienced in providing accurate diagnoses and effective treatment for a variety of pediatric conditions in Marietta, Smyrna, Vinings, Fair Oaks, and surrounding areas.



6

Pediatricians

3

Pediatric Nurse
Practitioners

35

Years of
Practicing



**BRIGHTENING THE LIVES
OF CHILDREN, TOGETHER.**

PLAYGR **UND Pediatrics**

Playground works with leading pediatric practice across the country to give every child what they need to grow up healthy, seen, and celebrated.

Their team works closely with the practice's lead providers to plan for the practice's future, including financial security, growth, and clinician recruitment, so that the practice can continue to serve the community.

Playground brings deep value-based care experience. They provide the tools and infrastructure so that practices can enter into value-based care arrangements and unlock additional value for patients while reducing costs.

HOW PLAYGROUND HELPS PRACTICES LEVEL -UP

FINANCIAL SECURITY

PLAN FOR THE FUTURE

GROW THE PRACTICE

IMPROVE QUALITY

MANAGE INSURERS

FOCUS ON PATIENT CARE

RENT ROLL

Tenant Name	Utilization	Existing SF	% of Existing SF	Lease Term			Rental Rates			Reimbursement Method	Market Assumption / Market Rent	
				Start	End	Remaining	Begin	Annually	PSF			Esc.
Playground Management MSO, LLC	Pediatric Clinic	11,748	100%	Jan-26	Jan-34	92 Months	2/1/2026	\$300,043	\$25.54		NNN	Two 5-Year Options
							2/1/2027	\$309,089	\$26.31	3.00%		
							2/1/2028	\$318,370	\$27.10	3.00%		
							2/1/2029	\$327,886	\$27.91	3.00%		
							2/1/2030	\$337,755	\$28.75	3.00%		
							2/1/2031	\$347,858	\$29.61	3.00%		
							2/1/2032	\$358,314	\$30.50	3.00%		
							2/1/2033	\$369,122	\$31.42	3.00%		
OCCUPIED SQFT		11,748	100.00%	92 Months			\$300,043					
VACANT SQFT		0	0.00%									
TOTAL SQFT		11,748	100.00%									

WEIGHTED-AVERAGE LEASE TERM REMAINING: 7.7 Years

Analysis Start Date – 6/1/26

CASH FLOW

		Year-1	Year-2	Year-3	Year-4	Year-5	Year-6	Year-7	Year-8	Year-9	Year-10	Year-11
For the Years Beginning		Jun-2026	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032	Jun-2033	Jun-2034	Jun-2035	Jun-2036
For the Years Ending		May-2027	May-2028	May-2029	May-2030	May-2031	May-2032	May-2033	May-2034	May-2035	May-2036	May-2037
Average Occupancy		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	91.7%	100.0%	100.0%	100.0%
General Vacancy		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%
Economic Occupancy		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	91.7%	95.0%	95.0%	95.0%
	PSF											
	Year-1											
REVENUE												
Potential Base Rent	\$25.80	\$303,059	\$312,184	\$321,543	\$331,176	\$341,123	\$351,344	\$361,917	\$366,486	\$363,923	\$374,841	\$386,086
Absorption & Turnover Vacancy	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$30,101	\$0	\$0	\$0
Free Rent	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$39,132	\$0	\$0	\$0
Scheduled Base Rent	\$25.80	\$303,059	\$312,184	\$321,543	\$331,176	\$341,123	\$351,344	\$361,917	\$297,253	\$363,923	\$374,841	\$386,086
Total Expense Recoveries	\$8.06	\$94,695	\$97,536	\$100,462	\$103,476	\$106,580	\$109,777	\$113,071	\$106,757	\$119,957	\$123,555	\$127,262
Potential Gross Revenue	\$33.86	\$397,754	\$409,719	\$422,005	\$434,652	\$447,703	\$461,121	\$474,987	\$404,011	\$483,880	\$498,396	\$513,348
Vacancy Allowance	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,014	-\$24,194	-\$24,920	-\$25,667
Effective Gross Revenue	\$33.86	\$397,754	\$409,719	\$422,005	\$434,652	\$447,703	\$461,121	\$474,987	\$399,997	\$459,686	\$473,476	\$487,681
Operating Expenses												
Real Estate Taxes	\$2.11	\$24,792	\$25,536	\$26,302	\$27,091	\$27,904	\$28,741	\$29,603	\$30,491	\$31,406	\$32,348	\$33,319
Repairs and Maintenance	\$5.95	\$69,903	\$72,000	\$74,160	\$76,385	\$78,676	\$81,036	\$83,467	\$85,971	\$88,551	\$91,207	\$93,943
Total Operating Expenses	\$8.06	\$94,695	\$97,536	\$100,462	\$103,476	\$106,580	\$109,777	\$113,071	\$116,463	\$119,957	\$123,555	\$127,262
Net Operating Income	\$25.80	\$303,059	\$312,184	\$321,543	\$331,176	\$341,123	\$351,344	\$361,917	\$283,534	\$339,729	\$349,921	\$360,419
Tenant Improvements	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,995	\$0	\$0	\$0
Leasing Commissions	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,780	\$0	\$0	\$0
Capital Reserves	\$0.25	\$2,937	\$3,025	\$3,116	\$3,209	\$3,306	\$3,405	\$3,507	\$3,612	\$3,721	\$3,832	\$3,947
Total Leasing & Capital Costs	\$0.25	\$2,937	\$3,025	\$3,116	\$3,209	\$3,306	\$3,405	\$3,507	\$261,387	\$3,721	\$3,832	\$3,947
Cash Flow Before Debt Service	\$25.55	\$300,122	\$309,158	\$318,427	\$327,967	\$337,817	\$347,939	\$358,410	\$22,147	\$336,009	\$346,089	\$356,471

Analysis Start Date – 6/1/26

ASSUMPTIONS

GLOBAL ASSUMPTIONS

Analysis Start Date:	June 1, 2026
Net Rentable Area:	11,748
% Leased as of Jan 2026:	100%
General Inflation:	3%
Capital Reserves:	\$0.25 PSF
General Vacancy Renewal:	5.00%

General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime. All Tenants are Subject to this Loss Factor.

SECOND GENERATION LEASING

Market Rent Growth	(\$/SF/YR)	\$25.00 NNN \$25.00
Lease Term		5 Years
Retention Ratio		85%
Annual Base Rent Escalations		3%
Reimbursement Type		NNN
Tenant Improvement Allowances	(\$/RSF)	
New:		\$25.00
Renewal:		\$10.00
Weighted Average:		\$12.25
Leasing Commissions (BR Only)	(%)	
New:		6.00%
Renewal:		4.00%
Weighted Average:		4.30%
Downtime Between Leases	(Mos)	
Vacancy Period		6 Mos
Weighted Average		1 Mos

Market Rent Growth:

a) Based on Broker Assumption.

MAP OF NEARBY AMENITIES



DRIVE TIMES



MARIETTA OVERVIEW

Marietta is a vibrant, historic city of about **60,000+** residents, making it one of the larger suburbs in the Atlanta metropolitan area while still keeping a distinct small-town feel rooted in Southern charm and community pride. It serves as the **county seat of Cobb County** and blends historic character with modern living. The walkable, event-filled **Marietta Square** features shops, eateries, art galleries and festivals, engaging the neighborhoods spanning diverse lifestyles. The economy remains strong, supported by major employers in healthcare, aerospace, logistics, and public safety, and local government initiatives continue focusing on quality of life, affordable housing, and community engagement.



THE ATLANTA MARKET

Atlanta ranks 4th in population growth in terms of total people added to MSA

5 Fortune 500 corporate relocations in the past eight years

Metro Atlanta has a median age of 36.5 yrs compared to US average of 38.5 yrs

Atlanta ranks #3 in cities with the most fortune 1000 company headquarters

#1

STATE TO DO BUSINESS

#1

MOST AFFORDABLE BIG CITY

#1

WORLD'S BUSIEST PASSENGER AIRPORT

#1

METRO AREA FOR ECONOMIC GROWTH POTENTIAL

#4

METRO AREA FOR CORPORATE HQ

#6

METRO AREA FOR JOB CREATION

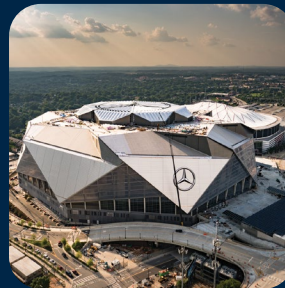
ATLANTA ATTRACTIONS



The **Georgia Aquarium** is the largest aquarium in the Western Hemisphere with more than 10 million gallons of water. There are hundreds of exhibits and tens of thousands of animals across the seven galleries.



The historic **Fox Theatre** is one of Atlanta's premier venues for live entertainment. Each year, more than 150 performances are held, ranging from Broadway to comedy to film.



The \$1.6B **Mercedes-Benz Stadium** seats just over 80,000 and hosts 3M annual guests. In 2026, the stadium will host 8 World Cup matches, including a semi-final, expected to bring a \$400 million economic boost to Atlanta from an influx of domestic and international visitors.



Visit **World of Coca-Cola** in Downtown Atlanta and trace the history of the world's most famous beverage brand. More than 24 million guests have visited across 25+ years in Atlanta.



The **Chick-fil-A College Football Hall of Fame** celebrates and honors the people, traditions, and passion of college football. The 95,000 sqft Hall has more than 50 engaging exhibits.

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