

## CASE STUDY | HEALTHCARE

# 2045 PEACHTREE ROAD

## LANDLORD LEASING AND DISPOSITION

Atlanta, GA



### OPPORTUNITY

Backfilled three floors of a large medical office building vacated by two long term existing tenants with no hospital affiliation. The building is adjacent to hospital, but off-campus.

### SOLUTION

- Reposition the asset to better attract new tenants
- Implement a comprehensive marketing plan in order to maximize exposure to strategic targets
- Remeasure the building to gain an increase of 4% in rentable square footage

### RESULTS

Transwestern HAS was able to increase occupancy at 2045 Peachtree from 54% to 81% in 8 months. This led to Transwestern representing the owner in disposition of the asset, yielding 30+ offers and closing with a selected buyer within 4 months of taking the property to market.