



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



MEDICAL OFFICE BUILDING

# NORTHSIDE HOSPITAL

# NORTHSIDE CHEROKEE HOSPITAL CANTON, GA

CASE STUDY

## HIGHLIGHTS

**Facility Size**  
125,000 square feet

**Project Type**  
Medical Office Building  
& Ambulatory  
Surgery Center

## Client Reference

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Realty Trust Group (“RTG”) assisted Northside Hospital (“Northside”), a 3-hospital system based in Atlanta, Georgia with a 2.5 million square foot outpatient real estate portfolio, in planning, leasing and managing a 125,000 square foot medical office building and ambulatory surgery center. The new facility is located in Canton, Georgia and is connected to Northside’s 84-bed replacement hospital on their NSH Cherokee campus.

The facility opened in early 2017 and consists of a 25,000 square-foot ASC, a 25,000 square-foot cancer center and 75,000 square feet of clinical space for multiple specialties. Before the MOB was designed and developed, RTG advised Northside on the appropriate building size utilizing demand analyses and market research. During development, RTG leased nearly 20,000 square feet of 3rd party physician space and consulted Northside on the design and placement of over 55,000 square feet of Northside clinical space.

RTG also provided project management services for \$6.5 million in tenant construction and 75,000 square feet of clinical space. All projects were completed on time and within budget and the MOB was 100% occupied within the first year of opening.

Since construction completion, RTG has been engaged to provide on-site property management for the NSH Cherokee campus and is responsible for all lease administration and leasing services for the portfolio. The on-site team oversees daily operations implementing cost containment, vendor management and risk mitigation practices. In addition to these services, RTG provides property accounting and financial reporting services.