



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



MEDICAL OFFICE BUILDING

CASE STUDY

# NORTHSIDE HOSPITAL MIDTOWN MEDICAL OFFICE BUILDING ATLANTA, GA

## HIGHLIGHTS

**Project Budget**  
\$83 million

**Facility Size**  
169,000 square feet

**Architect**  
Cooper Carry

**General Contractor**  
Batson-Cook

## Client Reference

**Scott Wade**  
Vice President of Planning &  
Real Estate  
404.303.3381  
scott.wade@northside.com

Realty Trust Group (RTG) provided comprehensive **Program Management** services for Northside Hospital in the development of the Northside Midtown Medical Office Building. The 169,000 square foot medical office building was a joint-venture between Northside Hospital and physician investors.

The new \$83-Million dollar facility opened in the Fall of 2018, 98% leased, and provides a broad spectrum of outpatient services, ranging from primary and urgent care to cardiology, and oncology services. The uppermost floor was designed to support a future ambulatory surgery center. The project supports Northside Hospital's initiative to expand their geographical footprint as part of the growing consumer demand for high-quality, easily accessible patient-centered care in urban community locations.

RTG served as the **owner representative**, responsible for the master project budget and schedule, and provided overall oversight of the design and construction of the new facility. RTG also facilitated site selection and land assemblage, and entitlements, project feasibility and evaluation, physician syndication, leasing transactions and asset disposition upon project completion. RTG also facilitated all tenant improvement buildout for the occupying tenants.

RTG continues to provide **Property Management** services for the new facility.