

PRICE FURTHER IMPROVED



PROPERTY OVERVIEW

- Three (3) Office Buildings - Each with own entrance from parking lot
- Building "B"
 - Suite 265 - 3,862± SF Office
 - Reduced Lease Rate:
~~\$4,184.00~~ \$3,218.33/Month, Gross
(See Pages 2-4)
- Parking available in front of building
- Signage available
- Landlord pays CAM, taxes and insurance

LOCATION OVERVIEW

- Located in North Macon on Riverside Drive between Northside Drive and Tom Hill Senior Boulevard; visible to Interstate 75
- Convenient to shopping, eateries and banks
- Traffic Count: 24,600± AVG VPD (2023 GDOT)
- 5 miles to Downtown Macon
- Zoned C3

TENANT LIST

Beyond The Bell, CWC Furniture, Dr. Robert C. Jones, McIntosh Trail Healthcare, NECCO, Northside Insurance, Primerica, Qualified Staffing, Slender Swiftly, Watkins Rejuvenation Center

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgiacom



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

Revised 10/28/24

BUILDING "B" - SUITE 265
3,862± SF

- Lobby
- Receptionist Office
- Eight (8) Private Offices
- Executive Office
- Conference Room
- Large Storage Room
- Break Room
- IT/Data Room
- SHARED RESTROOM

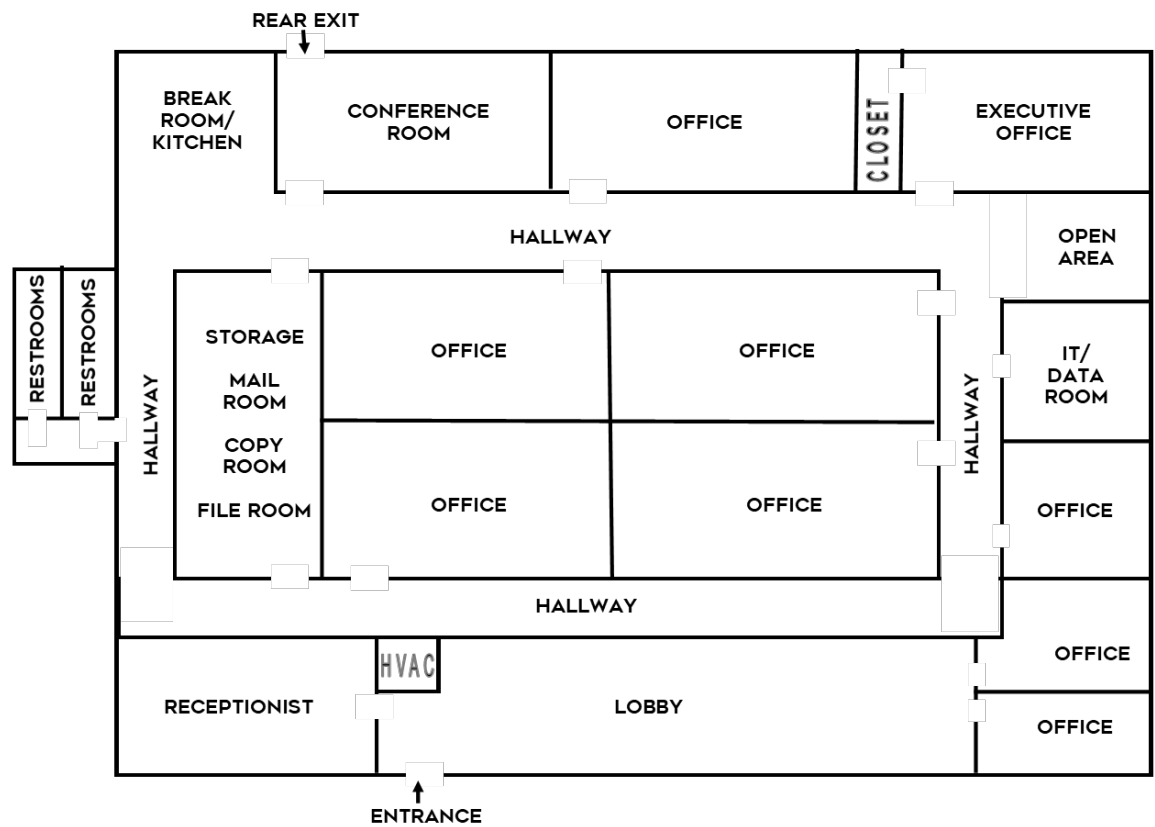
LEASE RATE:

~~\$4,184.00/MONTH/GROSS~~

\$3,218.33/MONTH/GROSS

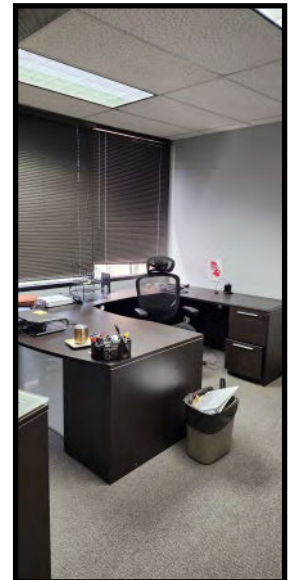
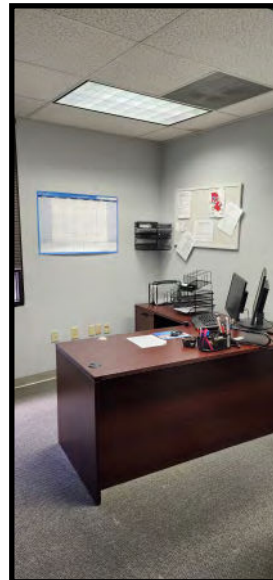
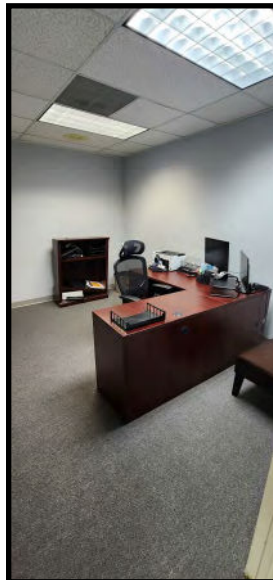
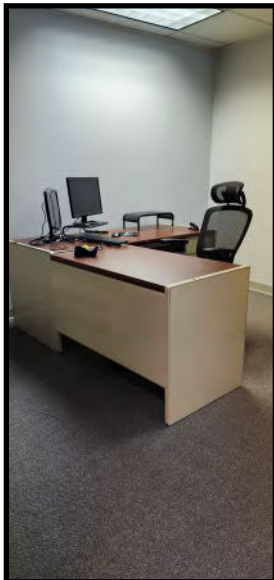
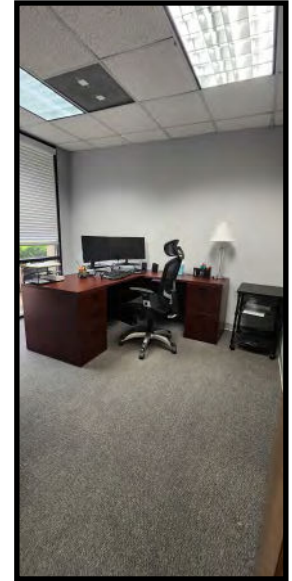
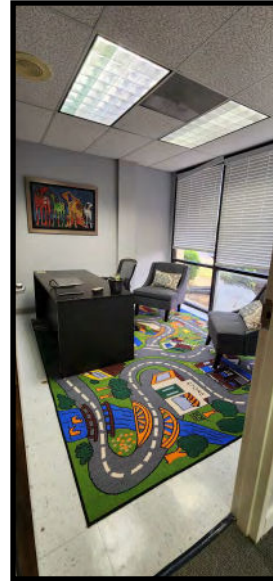
INCLUDES WATER

PRICE FURTHER IMPROVED

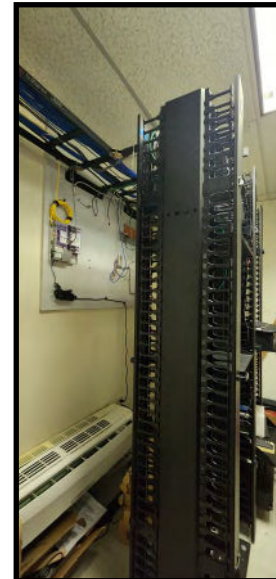
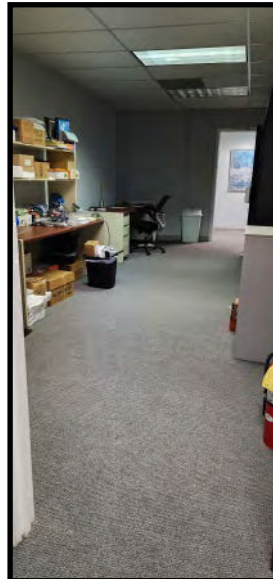
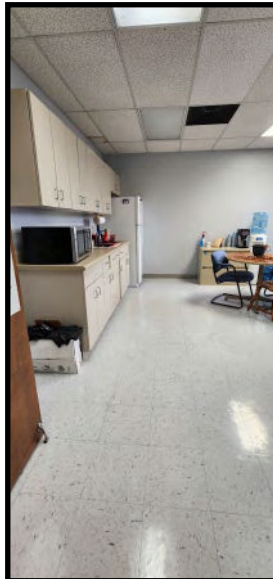
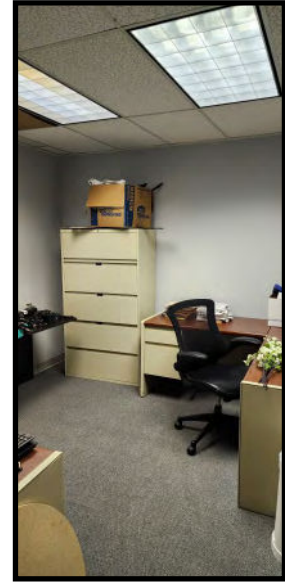
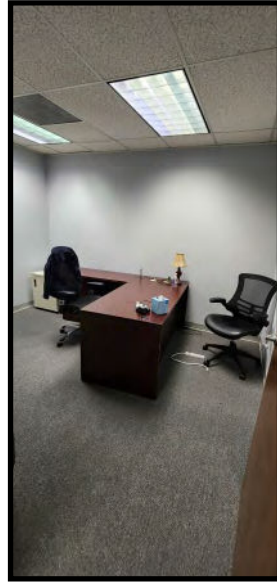


NOT TO SCALE

PHOTOS-SUITE B265

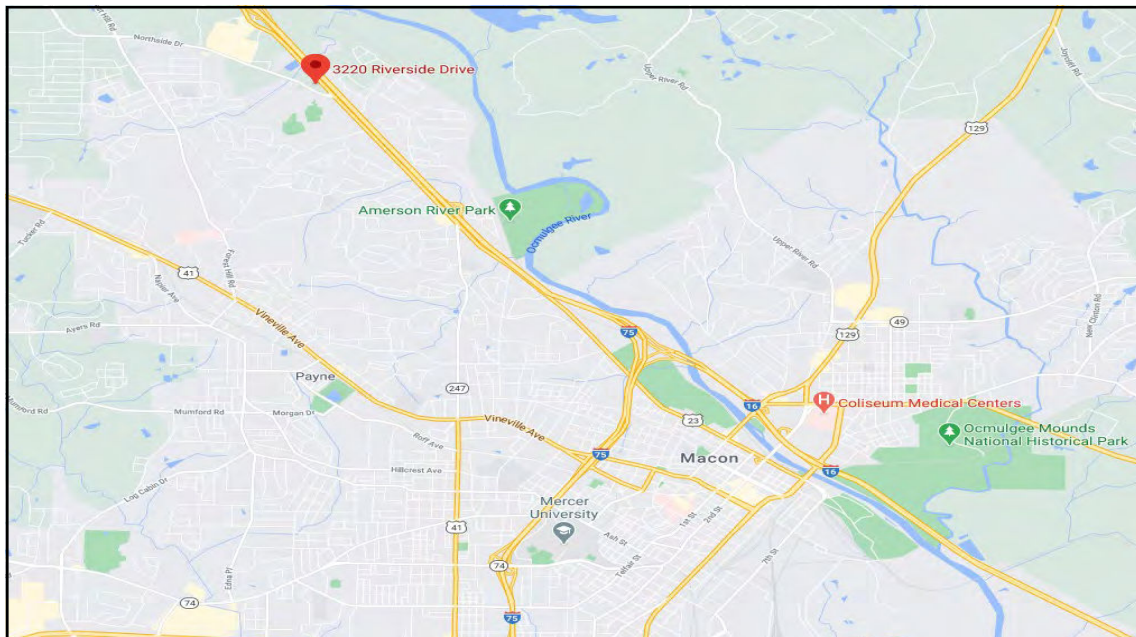


PHOTOS—SUITE B265



LEASE

75 NORTH OFFICE PARK
3220 Riverside Drive - Macon, Bibb County, GA 31210



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DEMOGRAPHICS - BIBB COUNTY

