

LEASE

FLEX SPACE

93 GATEWAY DRIVE
MACON, BIBB COUNTY, GEORGIA 31210



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**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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PROPERTY INFORMATION

Building

- 7,854± SQ FT Office / Warehouse (Floor Plan Pages 3 & 5)
- 5,901± SF Office
- 1,953± SF Warehouse
- Built in 2004

Site

- 1.46± Acres
- Fenced rear lot
- Outdoor employee area

Parking 20 Paved spaces

Signage Monument sign

Base Rent \$7,035.88/Month (\$10.75 PSF)

CAM, T & I \$2,323.48/Month (\$ 3.55 PSF)

Total Rent \$9,359.36/Month

PROPERTY HIGHLIGHTS

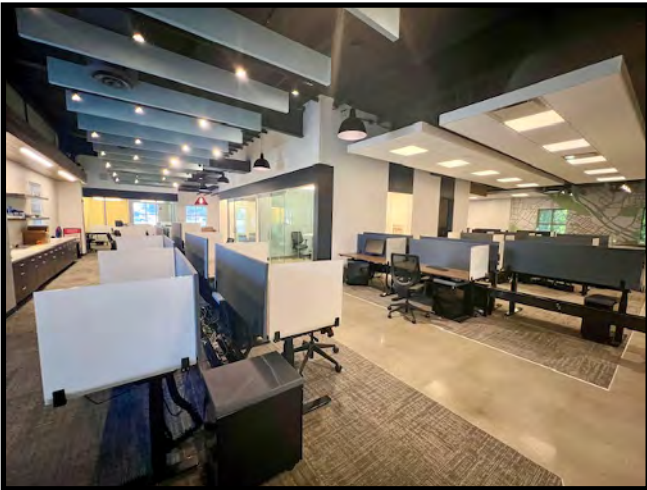
- Located in North Macon off Interstate 75, Exit 171
- Across from The Shoppes at River Crossing, a 750,000 SF regional open air shopping mall
- 6 Miles from Downtown Macon



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FLOOR PLAN

- Large open lobby with seating & break area
- Two (2) private offices
- Eight (8) cubicles
- Large conference room (12-14 people)
- Storage closet
- IT room
- Hallway with employee lockers
- Women's Restroom - Three (3) stalls
- Men's Restroom - Two (2) stalls and urinal

Right Side of Building:

- Four (4) private offices
- Sixteen (16) cubicles
- Work area

Left Side of Building:

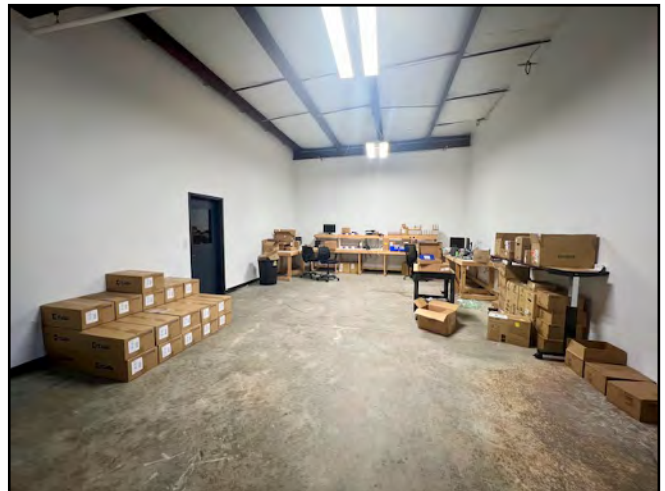
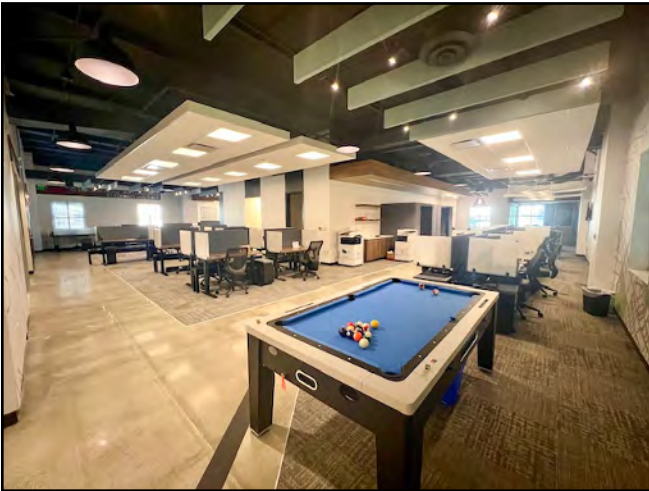
- Pool Table
- One (1) private office
- Ten (10) cubicles
- Two (2) small huddle rooms
- Three (3) collaboration tables

Warehouse:

- Large storage room
 - Warehouse storage
 - Roll-up door
-

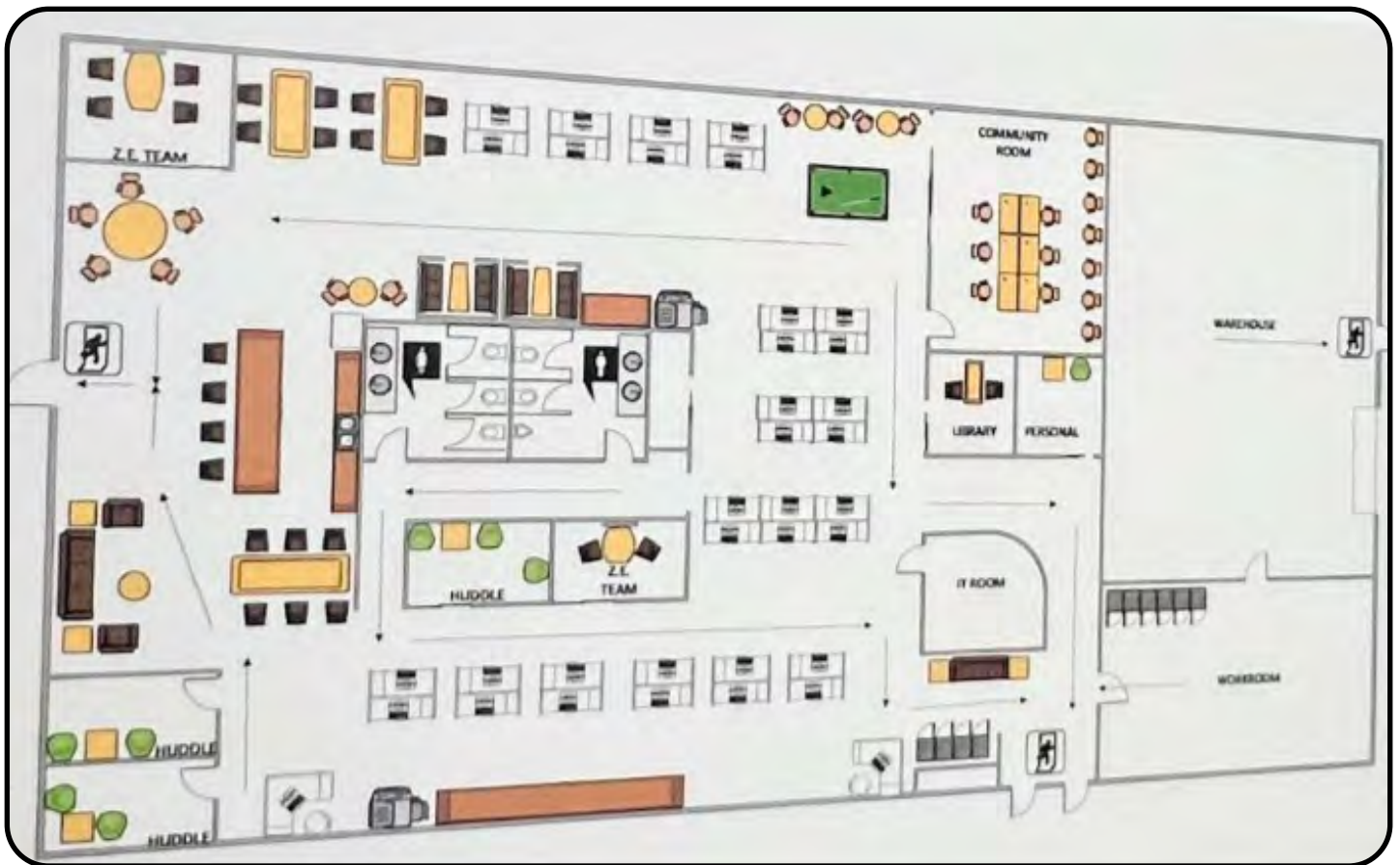
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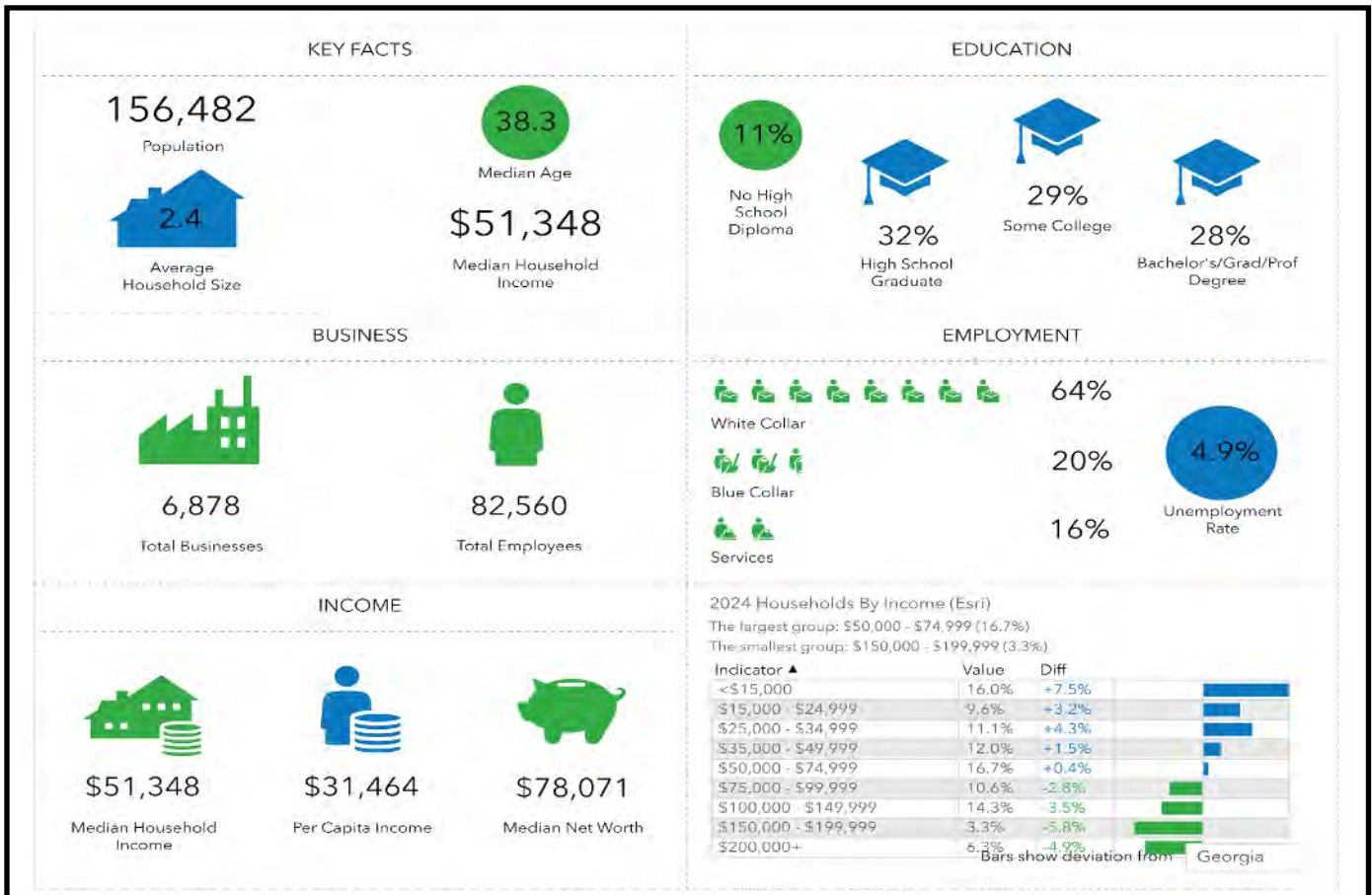
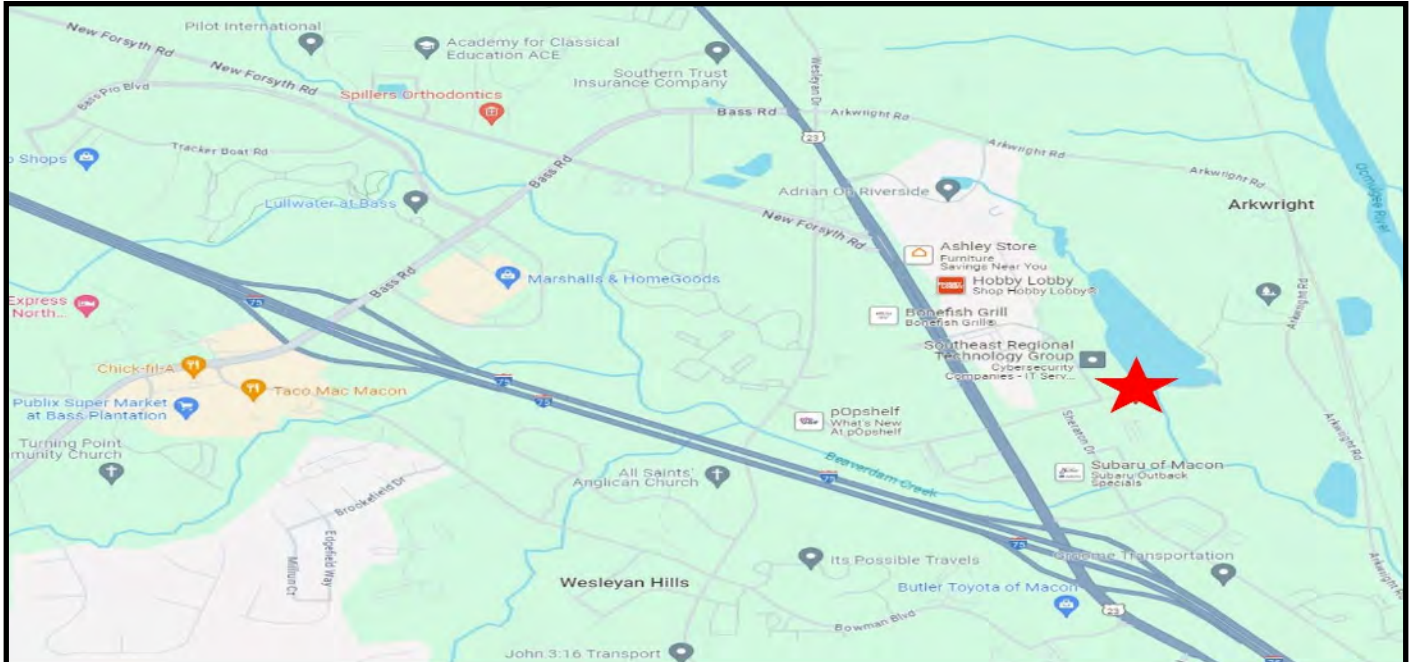


AERIAL MAP



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