

# LEASE

## MEDICAL OFFICE BUILDING

2525/2509 SECOND STREET, MACON, BIBB COUNTY, GA 31206



**BASE LEASE RATE:  
\$14.00 - \$18.00/PSF, NNN  
TENANT IMPROVEMENT  
ALLOWANCE AVAILABLE**

### LOCATION OVERVIEW

- Located at the signalized intersection of Second Street and Eisenhower Parkway/US 80
- 1½± miles from Atrium Health Navicent Hospital
- 3± miles from Piedmont Macon Hospital
- 1/2± mile from Interstate 75
- Served by Macon Transit Authority
- Convenient to shopping and eateries
- Zoned C2, General Commercial District

### PROPERTY OVERVIEW

- 15,760± SF Medical Office Building
- Available Suites:
- Suite 1: 8,500± SF Former Dialysis Clinic  
\$18.00/PSF, NNN (\$2.35/PSF NNN)
  - Suite 2: 2,960± SF Medical Office  
\$18.00/PSF, NNN (\$2.35/PSF NNN)
  - Suite 3: 1,163± SF Office (Unfinished Space)  
\$14.00/PSF, NNN (\$2.35/PSF NNN)
  - Suite 4: 3,137± SF Office Upstairs (Unfinished Space)  
\$14.00/PSF, NNN (\$2.35/PSF NNN)
  - Tenant improvement allowance available
  - 1.27± Acre corner site
  - 210'± Frontage on Second Street and 337'± on Eisenhower Parkway (US 80)
  - Built in 2003
  - 55± Paved parking spaces; expandable

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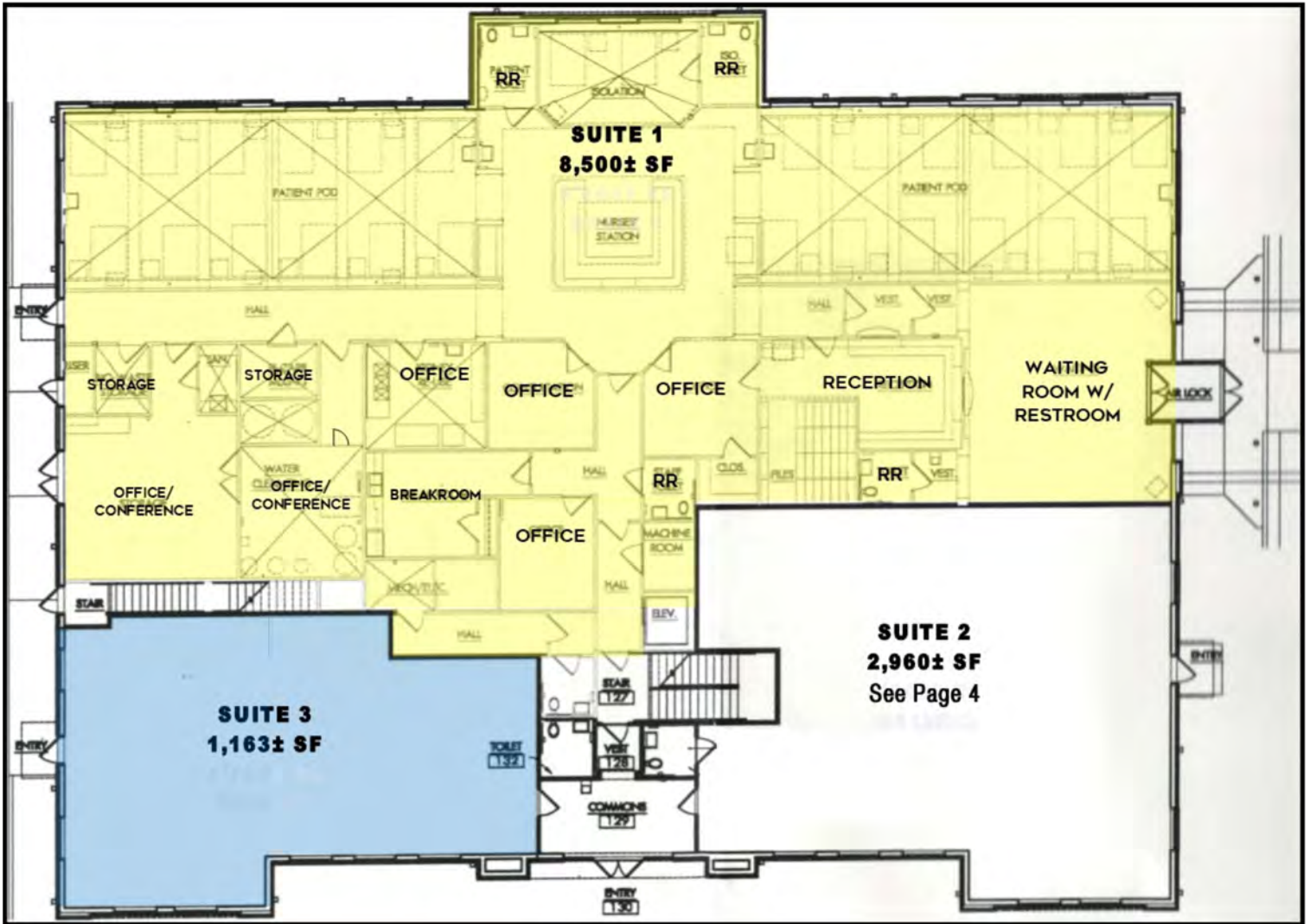
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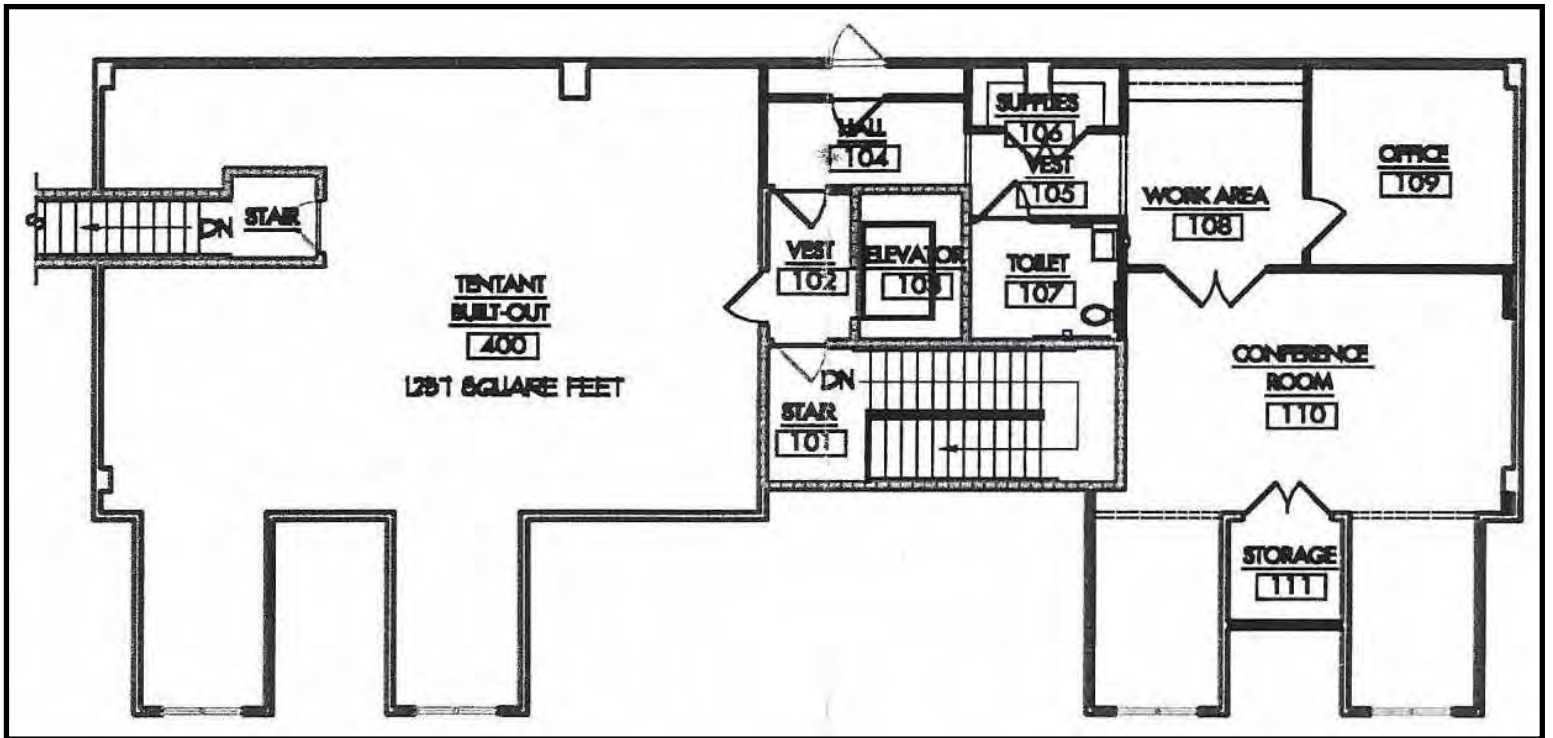
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COMMERCIAL**  
EBERHARDT & BARRY  
Created 11/7/24

<p><b>BUILDING INFORMATION:</b></p>	<ul style="list-style-type: none"> <li>• 15,760± SF Medical Office Building (1.5 Story)</li> <li>Available Suites:             <ul style="list-style-type: none"> <li>- Suite 1: 8,500± SF Former Dialysis Clinic (\$18.00/PSF, NNN)                 <ul style="list-style-type: none"> <li>- Porte Cochere entrance</li> <li>- Large waiting room with restroom</li> <li>- Large receptionist office</li> <li>- Two (2) large open dialysis areas with 12 stations per area</li> <li>- Four (4) private offices</li> <li>- Two (2) large rooms easily converted to offices or conference rooms</li> <li>- Breakroom</li> <li>- Mechanical room</li> <li>- Restrooms</li> </ul> </li> <li>- Suite 2: 2,960± SF Medical Office (\$18.00/PSF, NNN)                 <ul style="list-style-type: none"> <li>- Large waiting room with restroom</li> <li>- Reception area</li> <li>- Two(2) private offices</li> <li>- Four (4) exam rooms</li> <li>- Large Lab</li> <li>- Breakroom</li> <li>- Restroom</li> </ul> </li> <li>- Suite 3: 1,163± SF Unfinished Office (\$14.00/PSF, NNN)</li> <li>- Suite 4: 3,137± SF Upstairs Unfinished Office (\$14.00/PSF, NNN)</li> </ul> </li> <li>• Tenant improvement allowance available</li> </ul>
<p><b>SITE INFORMATION:</b></p>	<ul style="list-style-type: none"> <li>• 1.27 Acres</li> <li>• 210' on Second Street</li> <li>• 337' on Eisenhower Parkway</li> </ul>
<p><b>YEAR BUILT:</b></p>	<p>2003</p>
<p><b>EXTERIOR:</b></p>	<p>Brick / Heavy Steel Frame</p>
<p><b>ROOF:</b></p>	<p>Mixture / Standing seam metal</p>
<p><b>HVAC:</b></p>	<p>Central heat and air conditioning</p>
<p><b>PARKING:</b></p>	<p>55± Paved parking spaces; expandable</p>
<p><b>FIRE PROTECTION:</b></p>	<p>Wet system</p>
<p><b>UTILITIES:</b></p>	<ul style="list-style-type: none"> <li>• All public utilities serve the site</li> <li>• Electrical: 3Phase/4Wire system with multiple meters</li> </ul>
<p><b>ZONING:</b></p>	<p>C2, General Commercial District</p>
<p style="text-align: center;"><b>LEASE RATES: \$14.00/PSF - \$18.00/PSF, NNN (\$2.35/PSF NNN)</b></p>	

**FLOOR PLAN - SUITES 1 & 3**



**FLOOR PLAN - SUITE 4**  
**UPSTAIRS UNFINISHED OFFICE**



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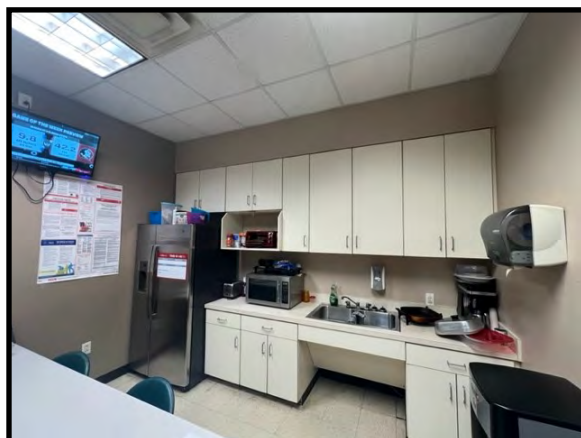
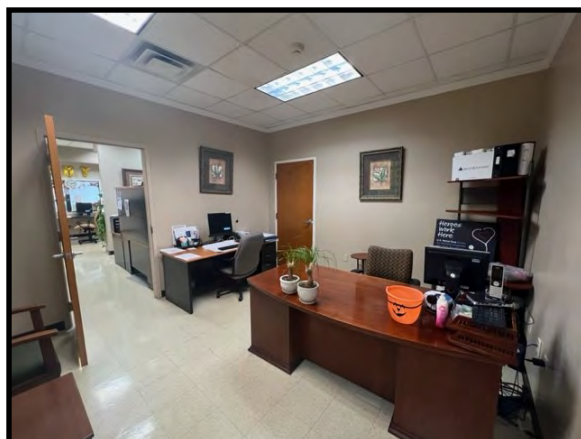


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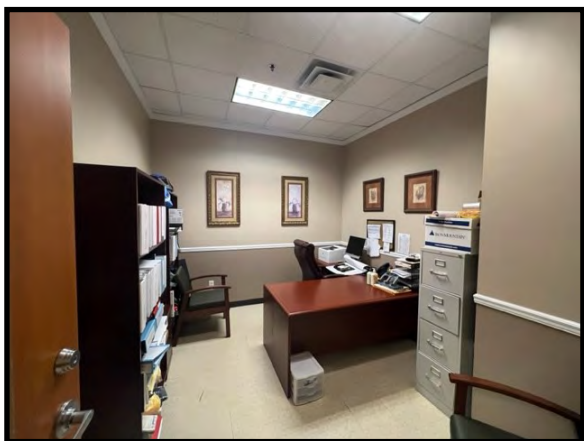


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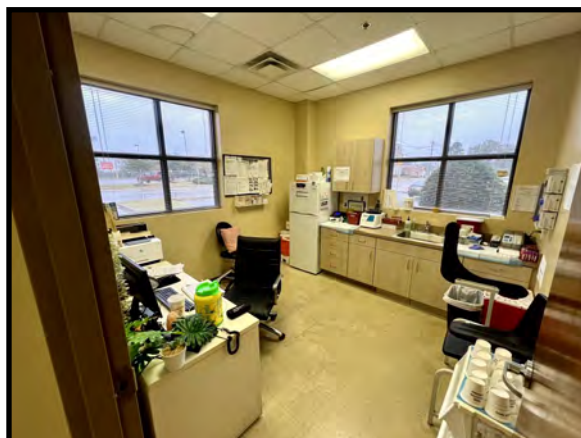
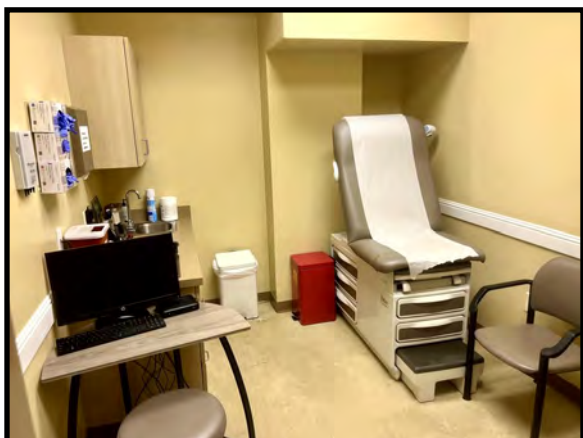
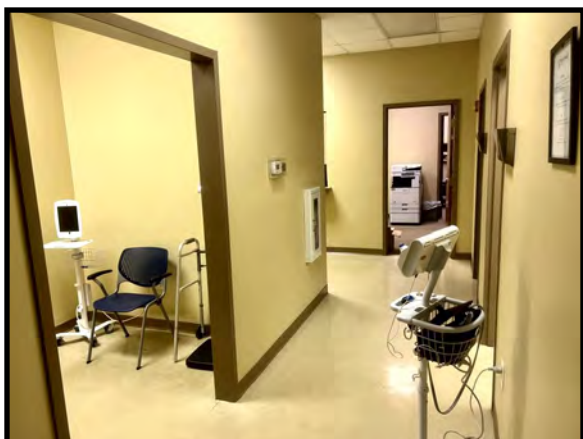
### PHOTOS - SUITE 1



**PHOTOS - SUITE 1 (CONT'D)**



### PHOTOS - SUITE 2





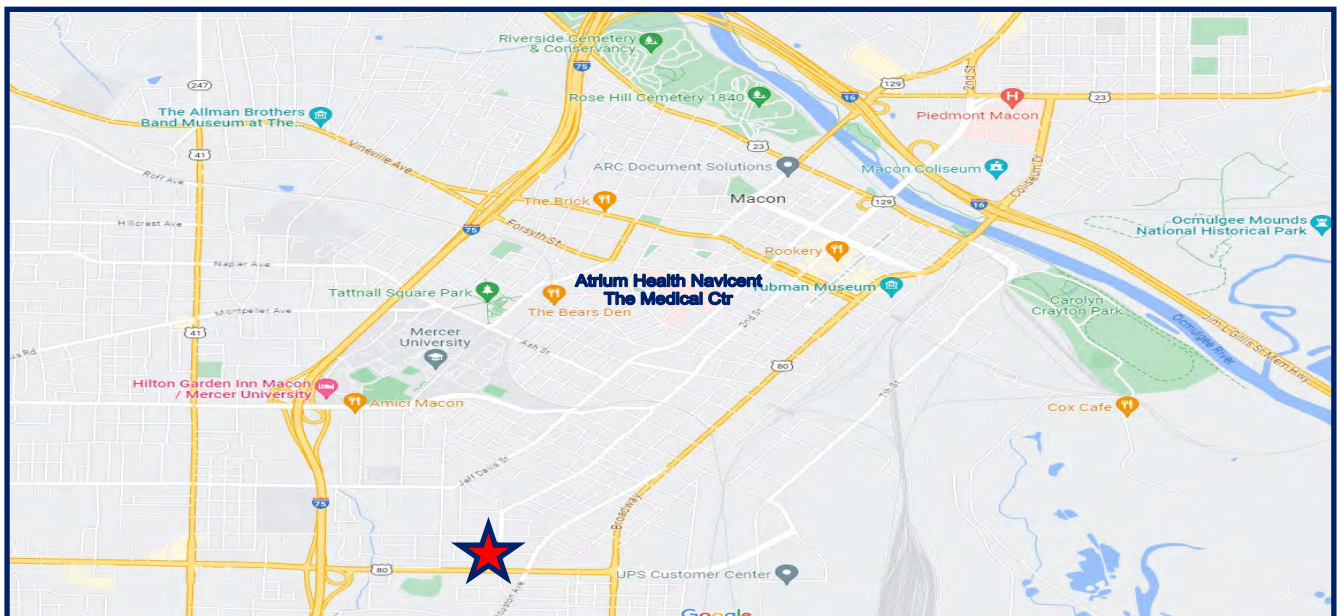
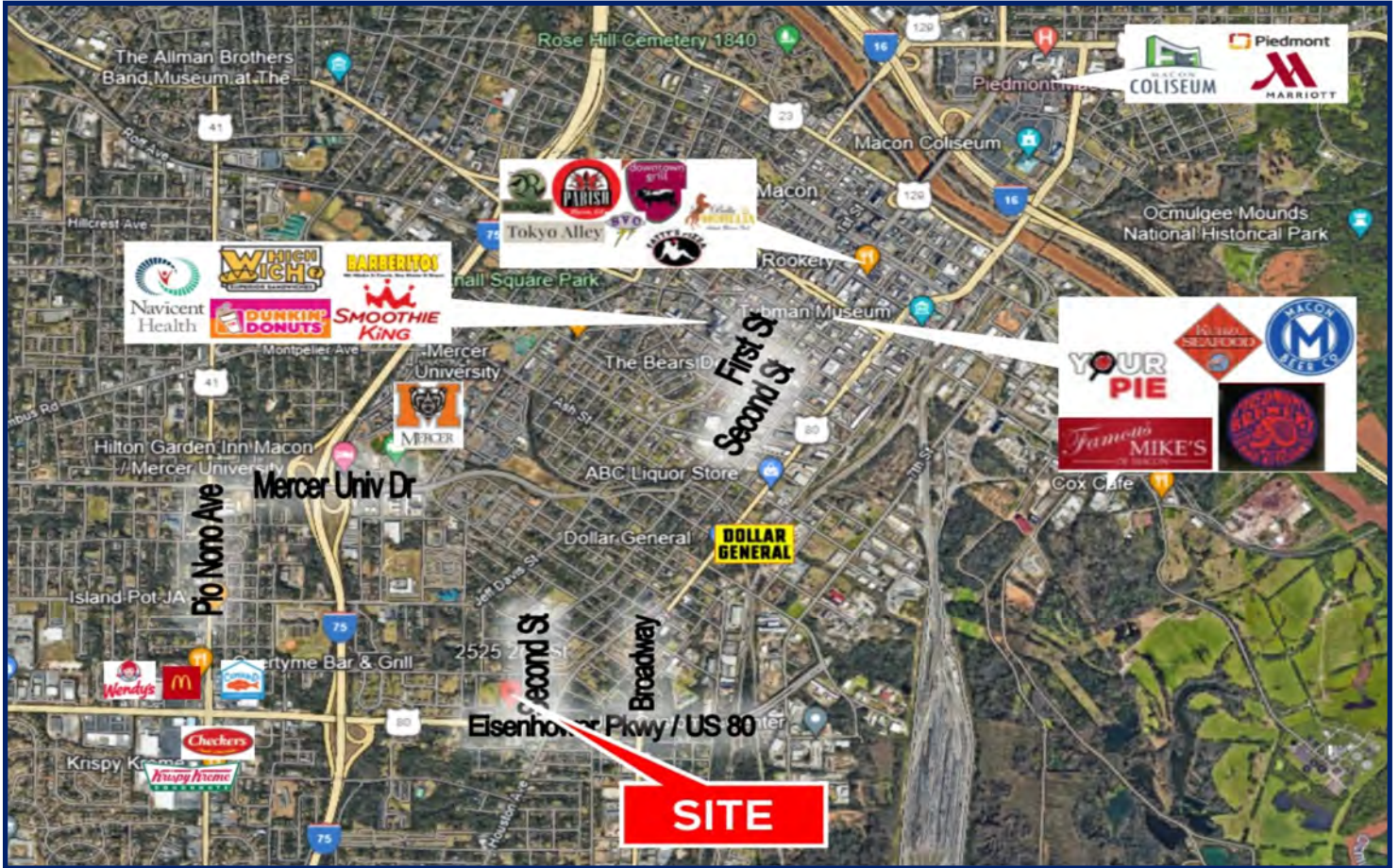
### AERIAL PARCEL MAP



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