

# LEASE

# PROFESSIONAL OFFICE

2370 VINEVILLE AVENUE  
MACON, BIBB COUNTY, GEORGIA 31204



**4,300± SF PROFESSIONAL OFFICE BUILDING  
(DIVISIBLE - SEE PAGE 2)  
LEASE RATE: \$6,300.00/MONTH, NNN**

**ARTHUR P BARRY III, SIOR  
ASSOCIATE BROKER / PARTNER**

**478.731.8000  
abarry@cbcgeorgia.com**

**990 Riverside Drive  
Macon, GA 31201**



**COLDWELL BANKER  
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EBERHARDT & BARRY

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Created 1/24/25



**FRONT**



**SIDE**



**REAR**

## BUILDING INFORMATION

4,300± SF Two-Story Professional Office Building

May be divided into (2) Suites:

Main Level: 2,240± SF  
Available July 2026 @ \$3,950.00/Month plus  
\$850.00/Month for all Utilities

### BUILDING SIZE

Lower Level: 2,067± SF  
Available Immediately @ \$2,300.00/Month plus  
\$550.00/Month for all Utilities

Entire 4,300± SF could be available immediately  
at \$6,300.00/Month, NNN

LOT SIZE 0.64 Acres

YEAR BUILT 1962

BUILDING CONSTRUCTION Masonry

HVAC Three (3) Units; Installed in 2020

ROOF Shingle roof; Installed in 2020

WINDOWS Bronze colored, aluminum double pane with gas; Installed in 2020

WALLS Interior repainted in 2020

FLOORS LVT flooring; Installed in 2020

LIGHTING LED throughout

PARKING 25± Asphalt paved parking spaces

UTILITIES All public utilities serve the site

ZONED HR-3, Historical Residential

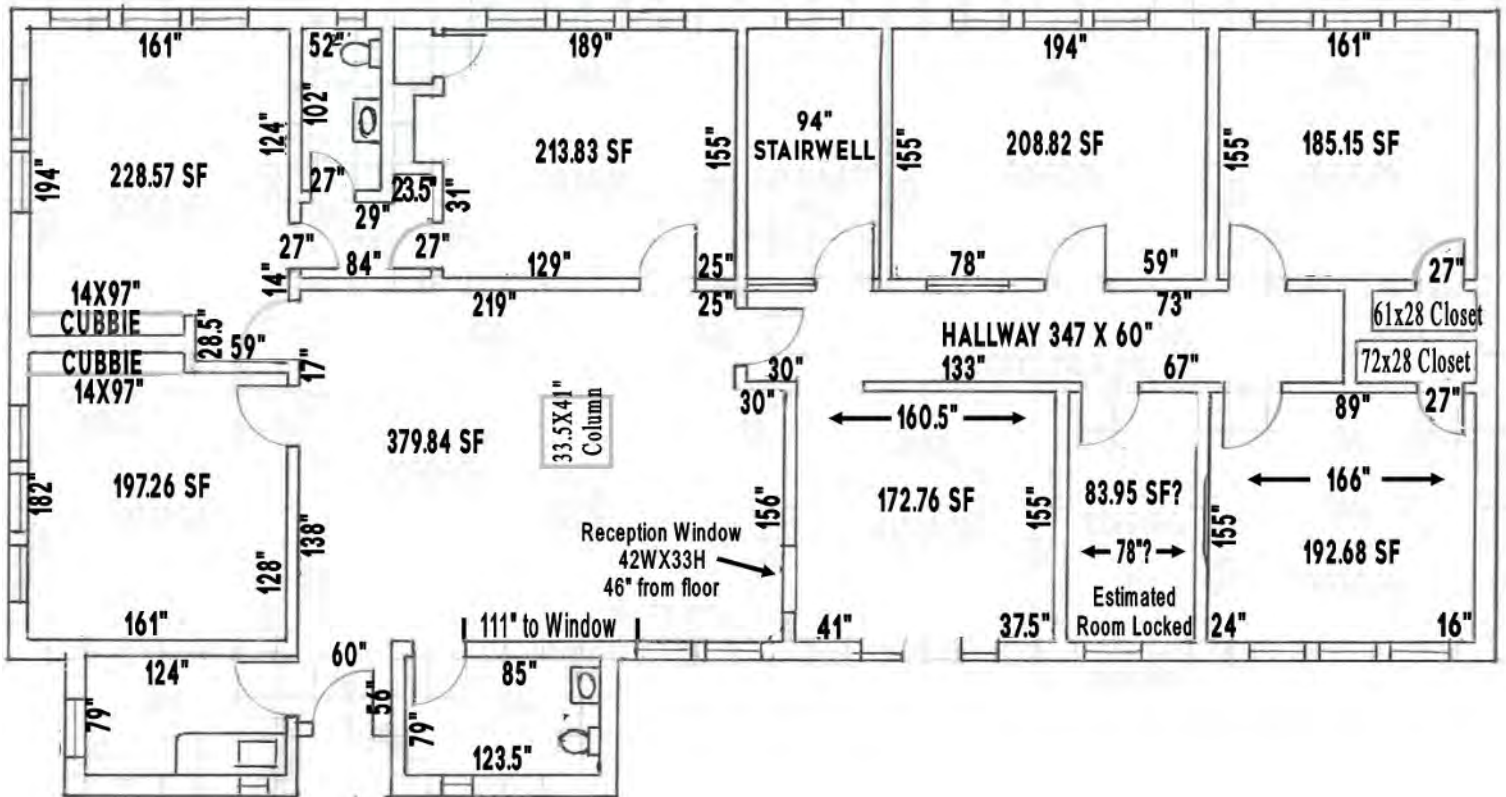
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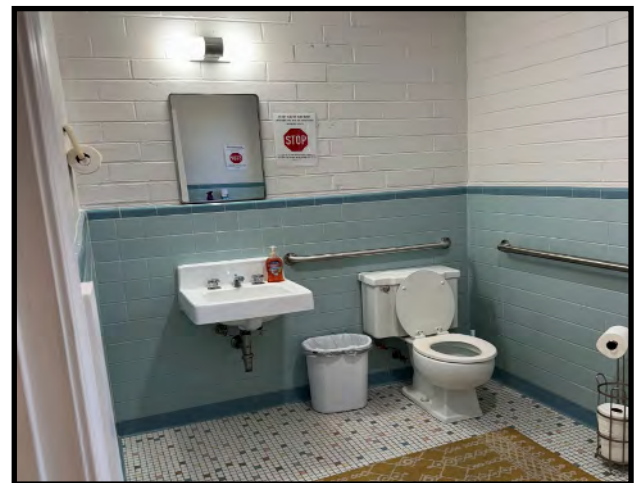
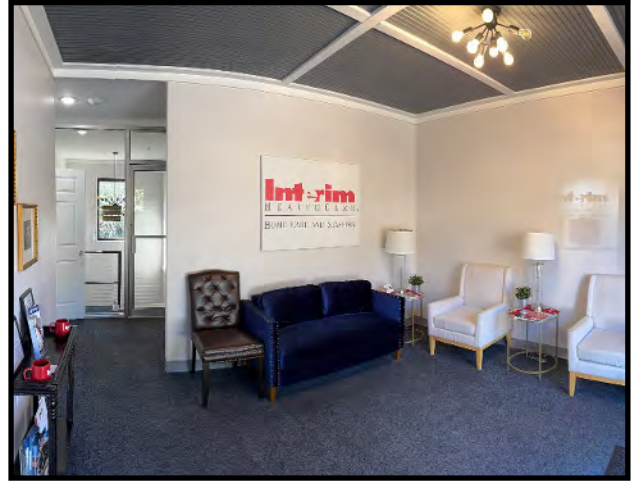
## FLOOR PLAN - MAIN LEVEL



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## PHOTOS - MAIN LEVEL

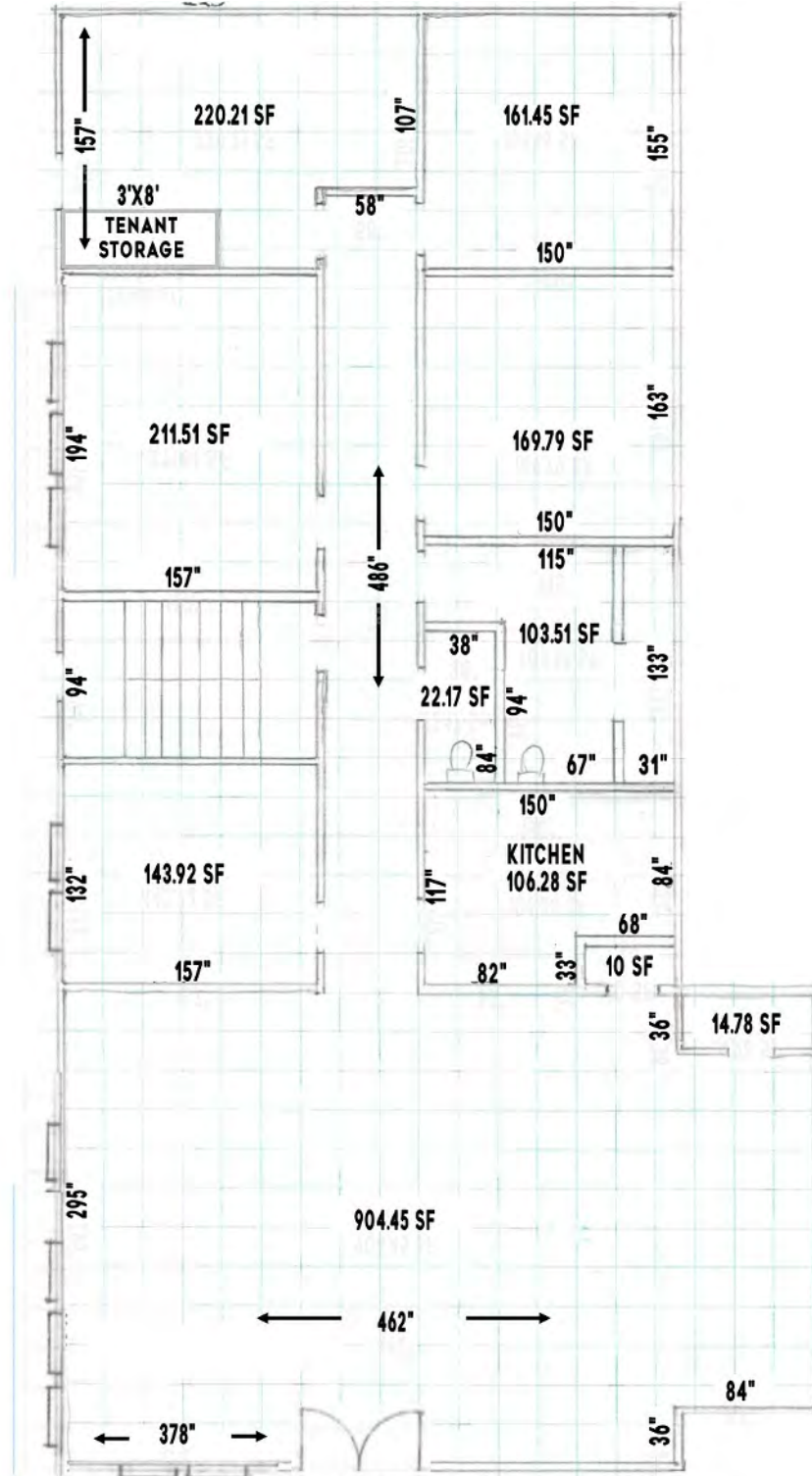


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## FLOOR PLAN - LOWER LEVEL



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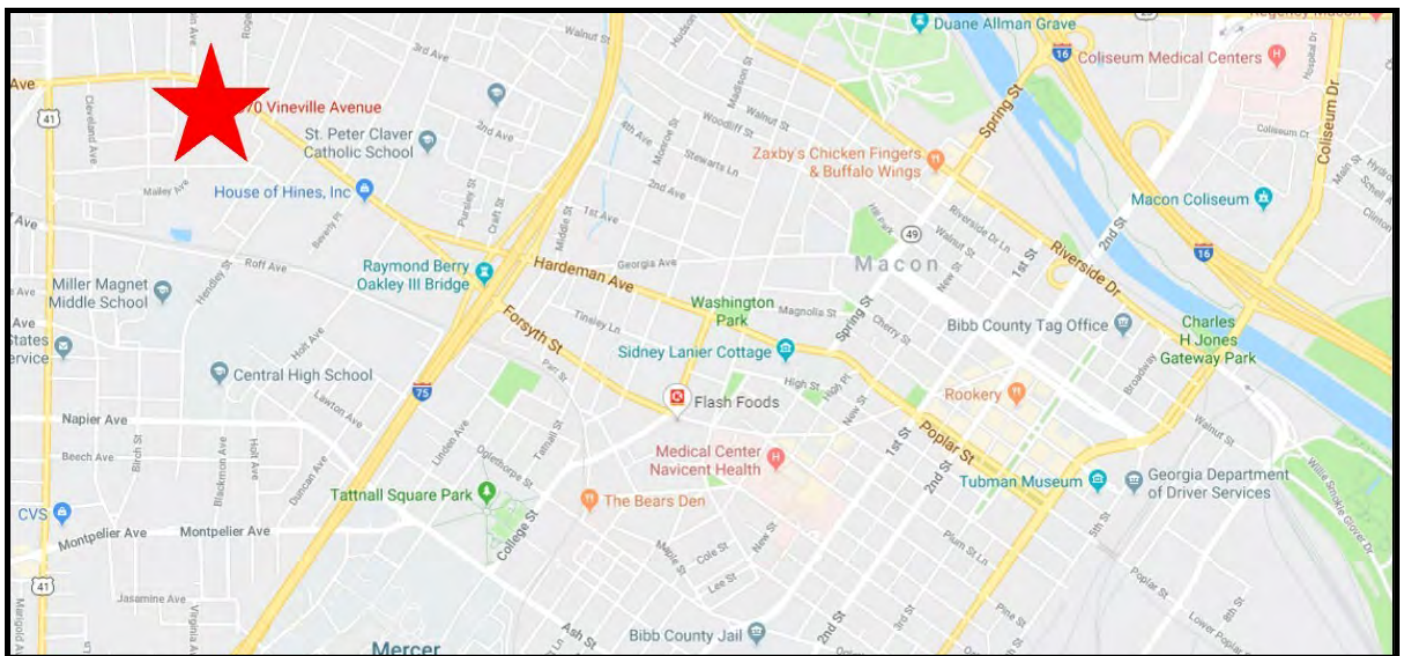


## PHOTOS - LOWER LEVEL



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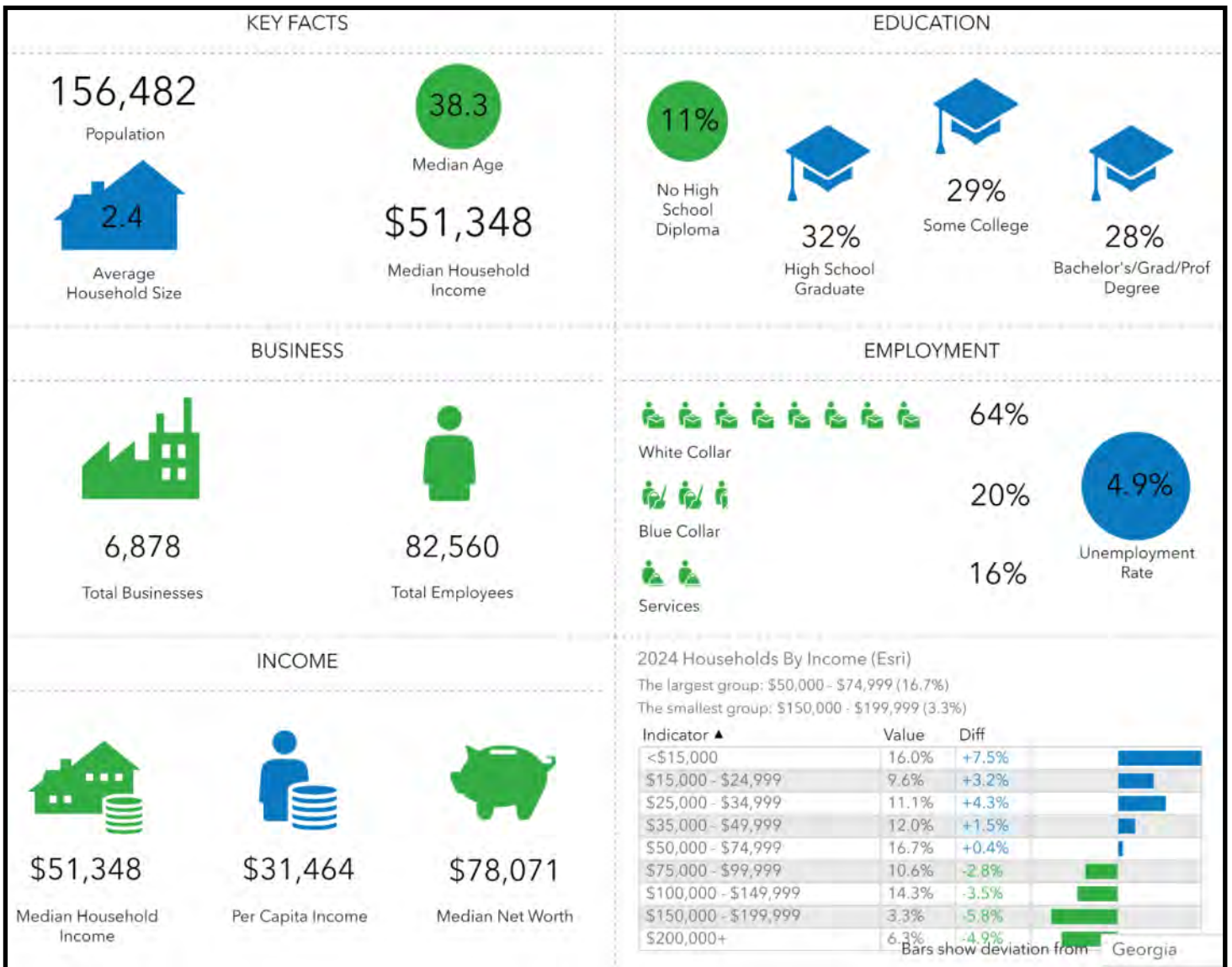


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## DEMOGRAPHICS - BIBB COUNTY, GA



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