



**LEASE RATE: \$11.00/PSF\***

### PROPERTY OVERVIEW

- 4,096± SF Professional Office Building
  - Two (2) Reception areas
  - Two (2) Waiting rooms
  - 11 Exam rooms
  - One Executive office with private restroom & shower
  - Breakroom
  - Four (4) restrooms
  - Storage space
- Currently occupied by Watkins Rejuvenation Center
- Office Complex consisting of three (3) buildings - Each with own entrance from parking lot
- Parking available in front of building
- Signage available
- \*Landlord pays property taxes and CAM
- Tenant pays all utilities

### 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  
Slender Swiftly  
Watkins Rejuvenation Center

**DEIDRA STEWART**  
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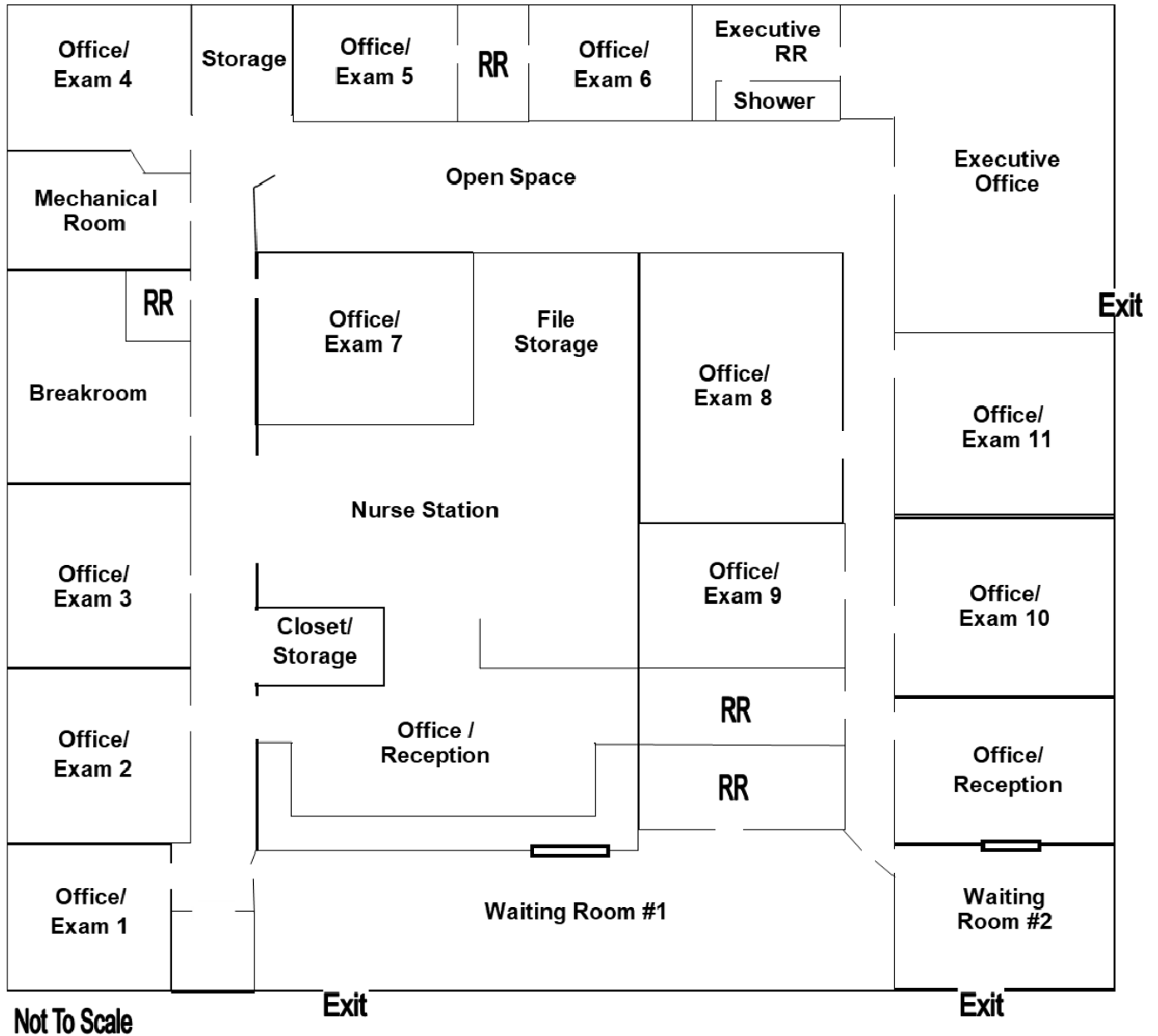


**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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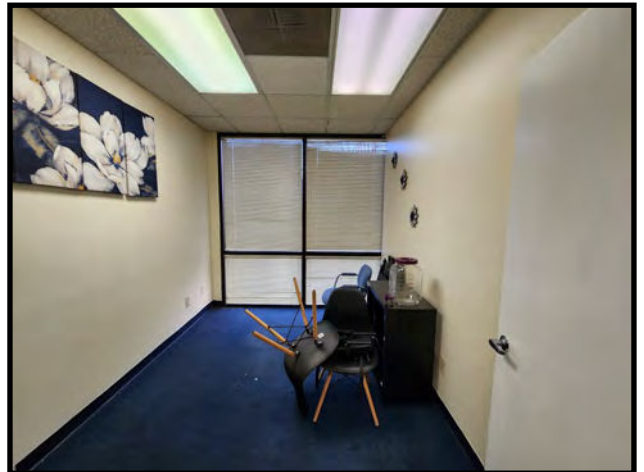
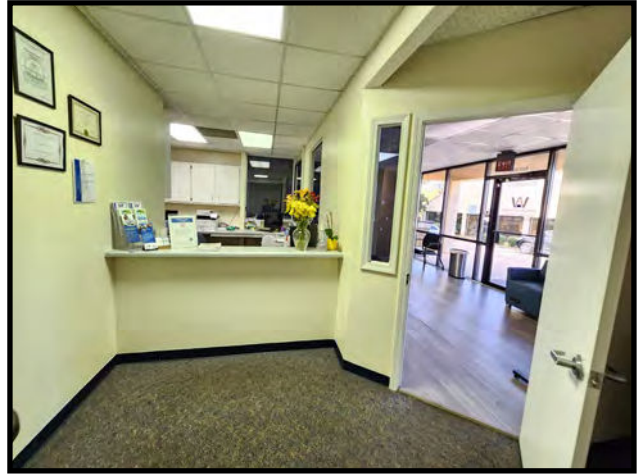
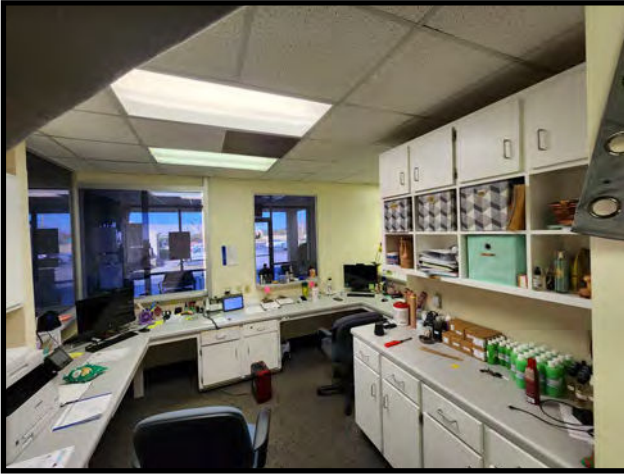
Revised 1/08/25

## FLOOR PLAN



# LEASE

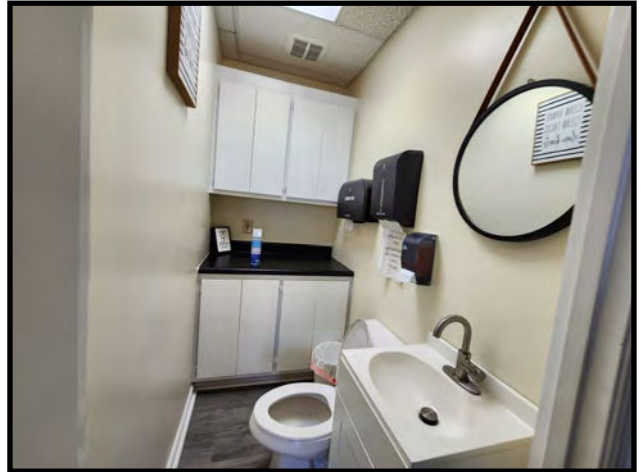
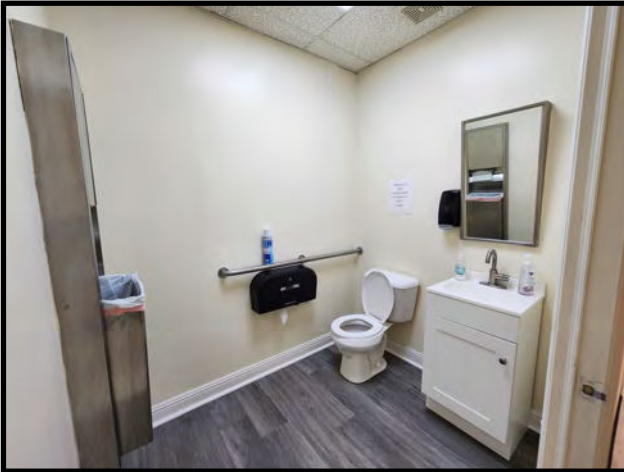
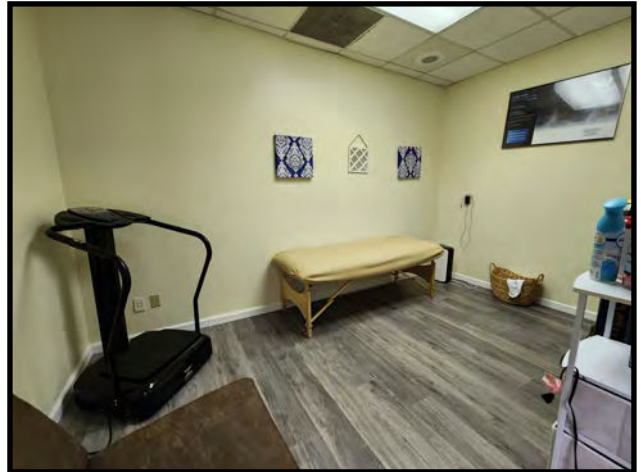
75 NORTH OFFICE PARK  
3160 RIVERSIDE DRIVE - MACON, BIBB COUNTY, GA 31210



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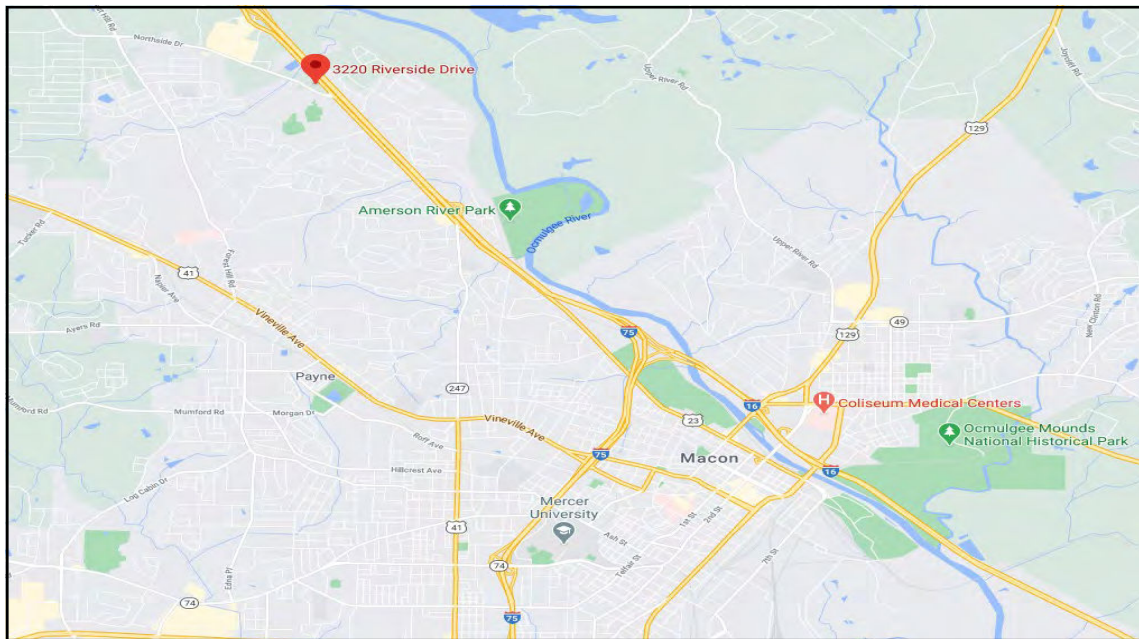
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## DEMOGRAPHICS - BIBB COUNTY

