



PRICE REDUCED



EBERHARDT & BARRY

PROPERTY VIDEO: <http://www.goroundmedia.com/3330-northside-drive-macon-georgia/>



**TWO-STORY CLASS “A” PROFESSIONAL OFFICE BUILDING
26,304± Square Feet - 1.35 Acres**

**3330 Northside Drive
Macon, Bibb County, Georgia 31210**

REDUCED SALES PRICE: ~~\$2,500,000~~ \$2,200,000

FOR MORE DETAILS CONTACT:

Revised 9/10/20

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LOCATION:	<ul style="list-style-type: none"> • Subject property located one block off Riverside Drive between Tom Hill Senior Boulevard/Arkwright Road and Pierce Avenue exit off Interstate 75. • Minutes from Macon's Central Business district
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 26,304± SF Two-Story Professional Office Building <ul style="list-style-type: none"> - Level One <ul style="list-style-type: none"> - 13,152 Gross SF <ul style="list-style-type: none"> - 3,712 Finished SF - 7,663 Unfinished SF - 1,777 Partially Finished SF - Level Two <ul style="list-style-type: none"> - 13,152 Gross SF <ul style="list-style-type: none"> - 3,712 Finished SF - 9,440 Unfinished SF - Energy Star certified - Two-story common atrium entrance - Common area with public restrooms, stairs/elevator to second floor. - Four (4) Lobby public restrooms <ul style="list-style-type: none"> - Three (3) stalls per restroom - Double sinks - One (1) Private restroom on first and second floor
LAND:	1.35 Acres
TRAFFIC COUNTS:	<ul style="list-style-type: none"> • 23,700 vehicles per day on Riverside Drive • 9,430 vehicles per day on Northside Drive
YEAR BUILT:	1985; extensive renovations in 2014
CONSTRUCTION:	Masonry / steel
ROOF:	Thermoplastic polyolefin
WALLS:	Painted wall board
FLOORING:	Carpet, laminate wood, tile

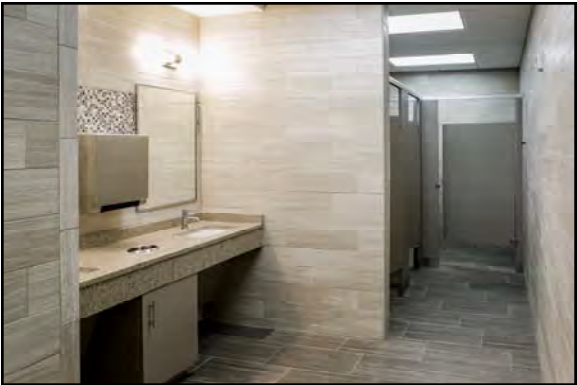


CEILING/ LIGHTING:	Acoustical tile ceilings with fluorescent fixtures and decorative chandeliers.
HVAC:	<ul style="list-style-type: none"> • One (1) Energy Recovery Unit - Renew Air - HE1XINH <ul style="list-style-type: none"> - Application Type:Indoor - Ventilation Type: Static plate, heat and humidity transfer - Typical Airflow Range:250-925 CFM - By reusing otherwise-wasted energy from the exhaust air to temper incoming air, RenewAire ERVs enhance IAQ energy-efficiently, cost-effectively and sustainably. - By optimizing energy efficiency and reducing HVAC loads, RenewAire ERVs realize significant energy and annual cost savings year-over-year. - RenewAire ERVs provide ventilation that supports healthy and green buildings resulting in better health, cognitive function and productivity. • Four (4) Rooftop package units w/outside air intake <ul style="list-style-type: none"> - Three 5-ton units - One 3-ton unit - Serves lobby area and upstairs office areas • Two (2) Split system heat pumps <ul style="list-style-type: none"> - One 3-ton - Serves 1st floor office and break room - One 2½-ton - Serves Maintenance department area • Three (3) Exhaust Fans • Two (2) Ductless split systems <ul style="list-style-type: none"> - One 12000BTU cooling only unit - serves elevator equipment room - One 12000 BTU cooling only unit - serves computer server room upstairs
PARKING:	Paved lot with 74 spaces
UTILITIES:	<ul style="list-style-type: none"> • All public utilities serve the site. • Electrical: 2,000 amp service
ZONING:	C2
PROPERTY TAX BILL:	\$18,754.88

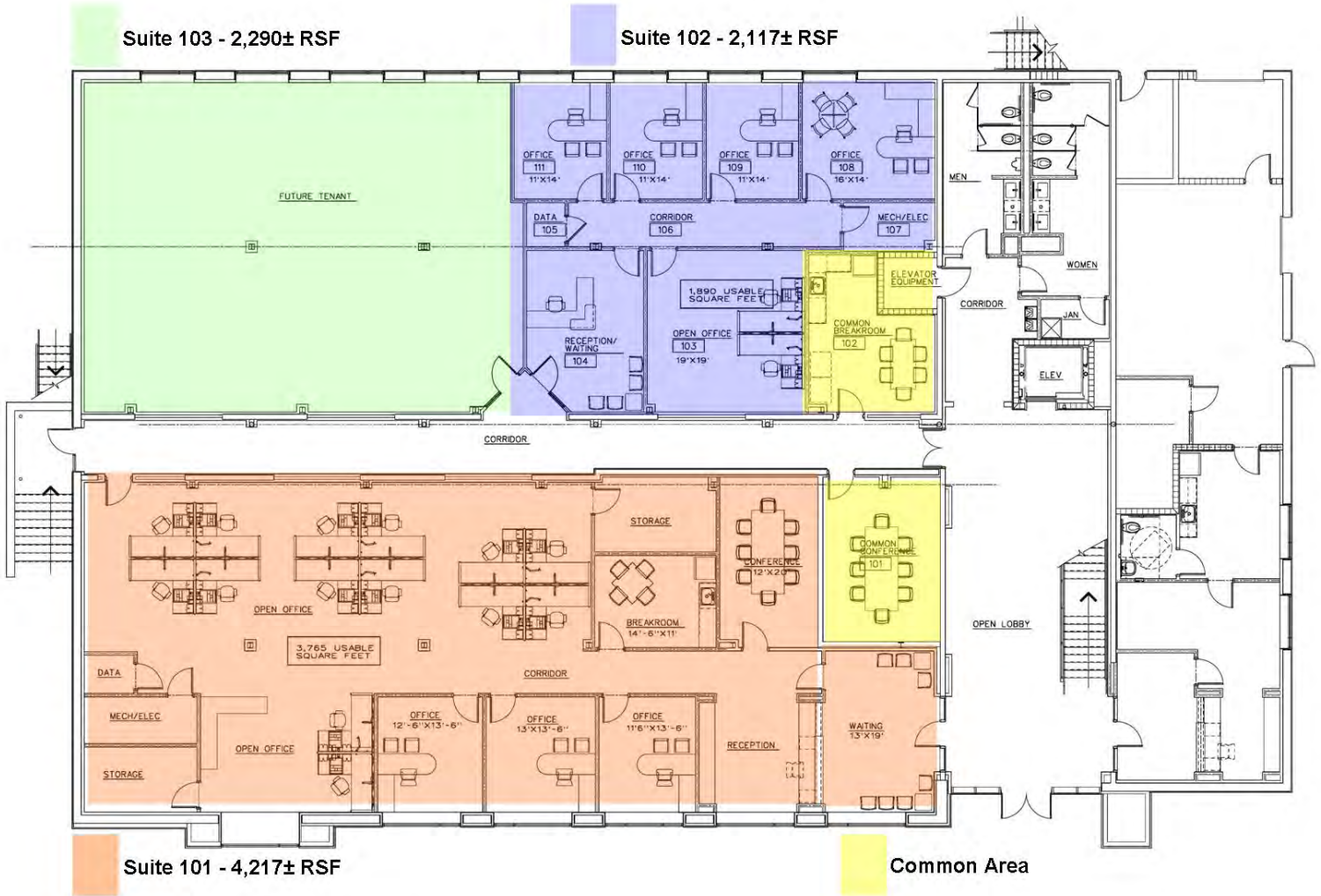


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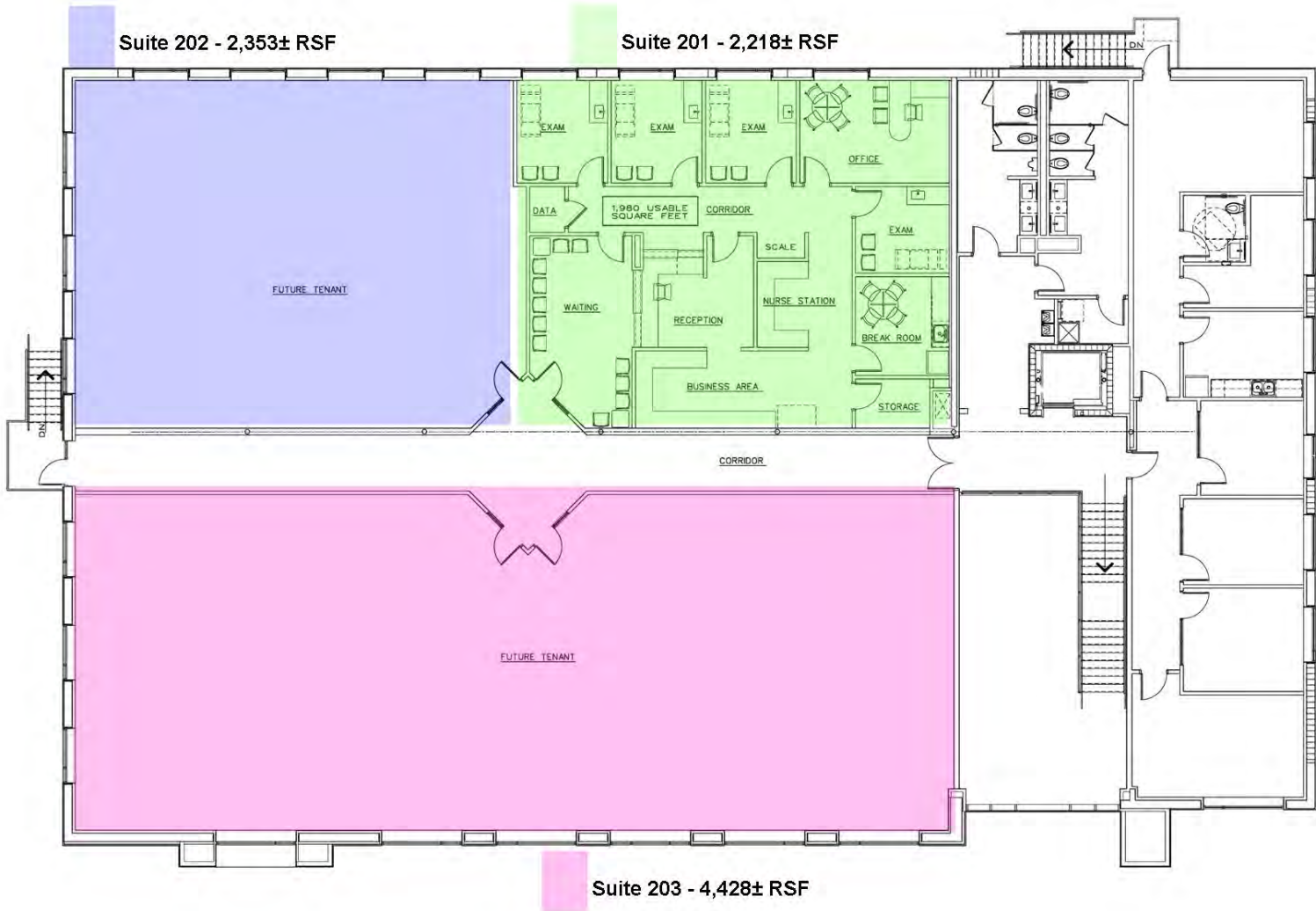
PHOTOS







12% Common Area Factor



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MAPS

