

FOR SALE OR LEASE

15,340± SF Available (31,744± SF Total)

Multi-Tenant Professional Office Building



**5444 Riverside Drive
Macon, Bibb County, GA 31210**

CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 718-1806

SALES PRICE: \$2,500,000

LEASE RATE: \$12 PSF

Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171



PROPERTY OVERVIEW

5444 Riverside Drive
Macon GA 31021

LOCATION:	<ul style="list-style-type: none">• Subject property is located in Perimeter Crossing Professional Park.• Positioned to the side of roundabout intersecting Riverside Drive, Bass Road, and Arkwright Road; corner of Riverside Dr / Perimeter Crossing.• 27 miles from Warner Robins / Air Force Base• 75 miles from Atlanta
BUILDING INFORMATION:	<ul style="list-style-type: none">• 31,744± SF total building size, 15,340± SF Office Building remaining for lease• 34+ Offices (in available lease space)• 1 Large Conference Area (in available lease space)• Centralized Reception Area (in available lease space)• Filing cabinets / areas (in available lease space)• Break Room• Restrooms• Outdoor (staircase) and Indoor (elevator) access available• Desks, chairs, and other office equipment included• Balcony access located in Lobby
LAND:	5.35± Acres
YEAR BUILT:	1998
DOORS:	Glass storefront entrance doors
FLOORING:	Carpet, vinyl tile
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent
HVAC:	Central heat and air conditioning
PARKING:	84± Striped, Paved spaces
SIGNAGE:	Monument sign along Riverside Drive
UTILITIES:	All utilities serve the site.
ZONING:	C4
SALES PRICE / LEASE RATE:	\$2,500,000 / \$12 PSF– Seller would like to do a Sale Leaseback at \$12 PSF NNN





PHOTOS

5444 Riverside Drive
Macon GA 31021



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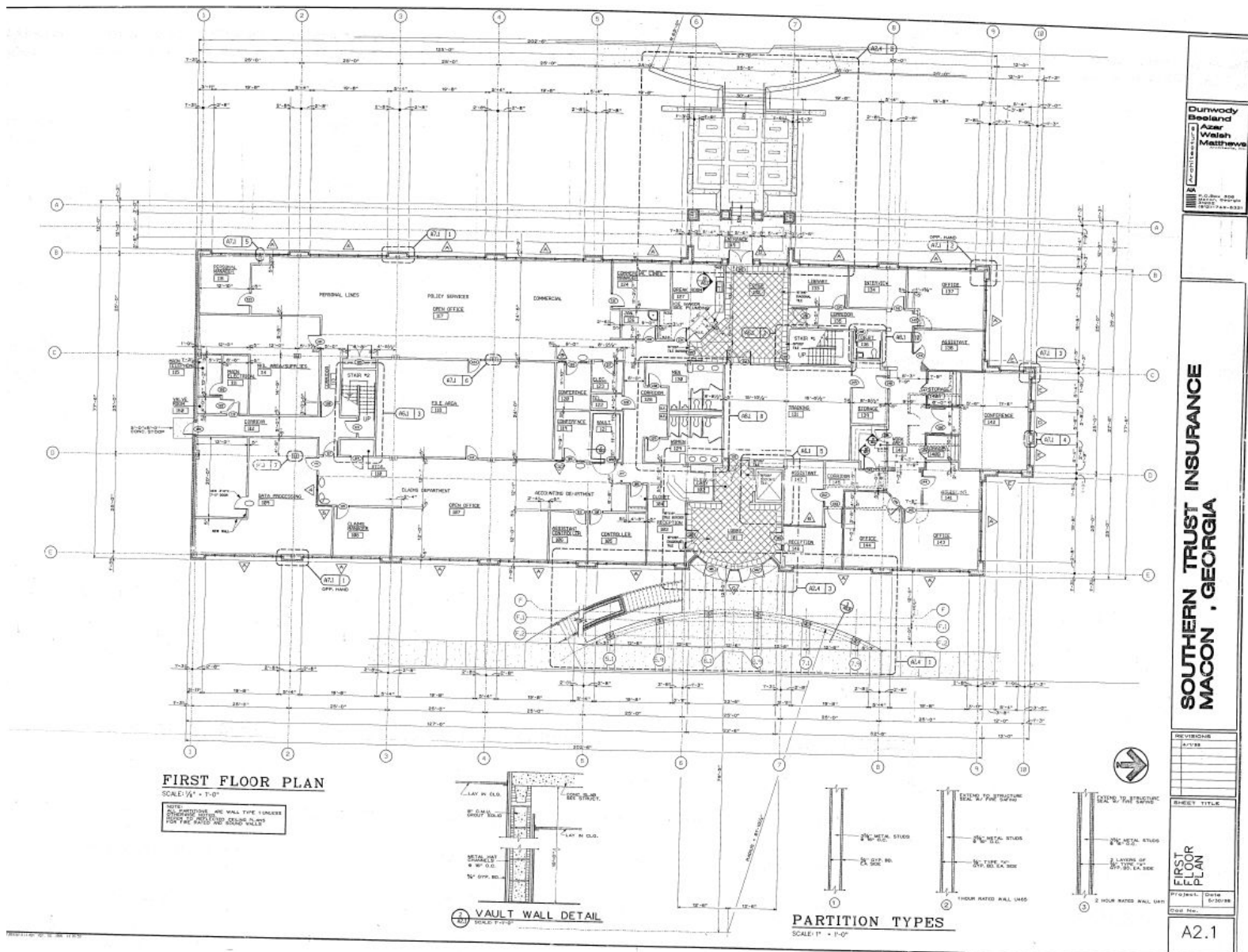


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FLOOR PLANS—1st Floor

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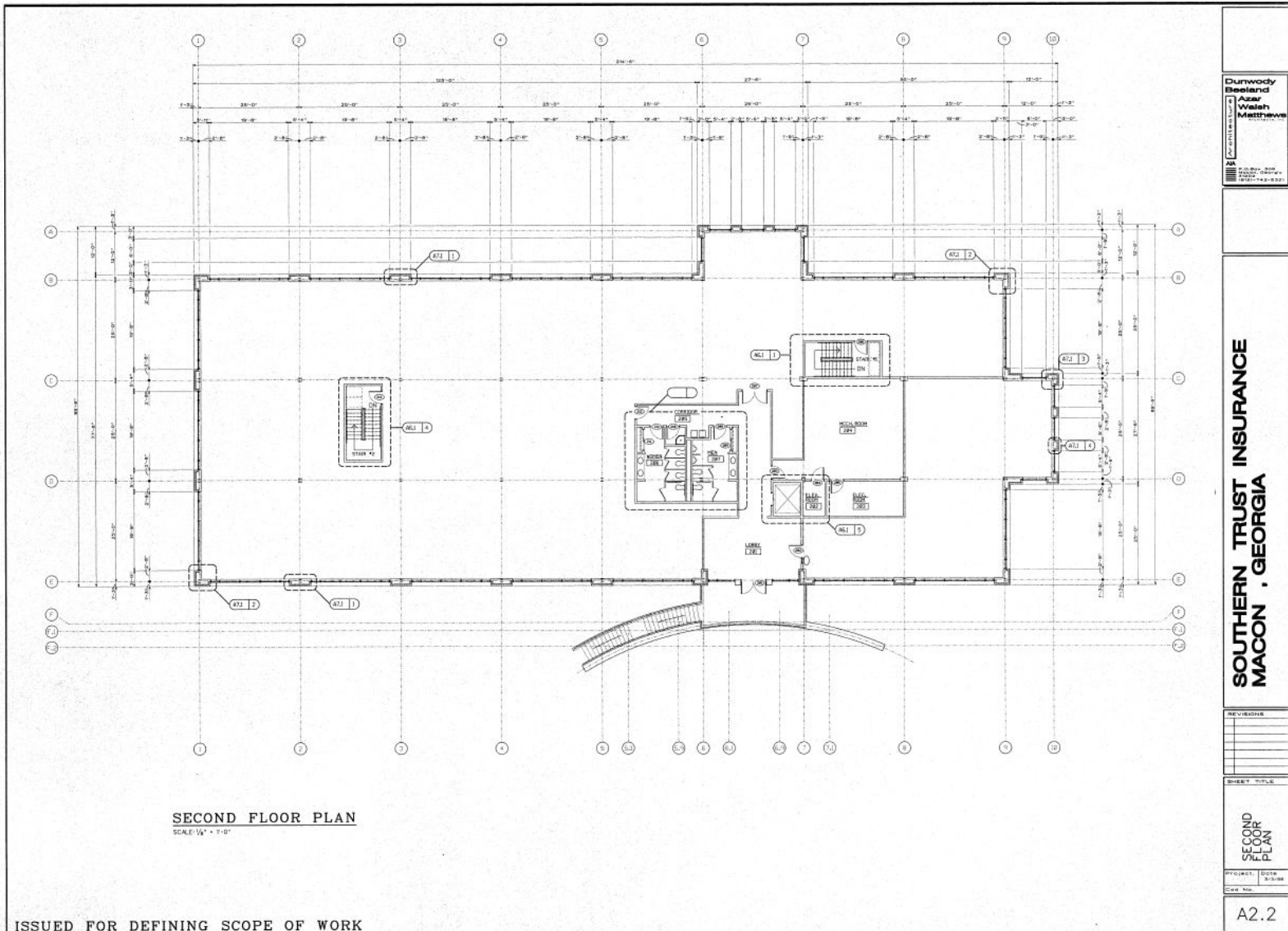
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FLOOR PLANS—2nd Floor

5444 Riverside Drive
Macon GA 31021



Dunwoody
Beeland
Astar
Welsh
Matthews

SOUTHERN TRUST INSURANCE
MACON, GEORGIA

REVISIONS

SHEET TITLE

SECOND
FLOOR
PLAN

PROJECT DATE

CAD REV

A2.2





MAP / AERIAL

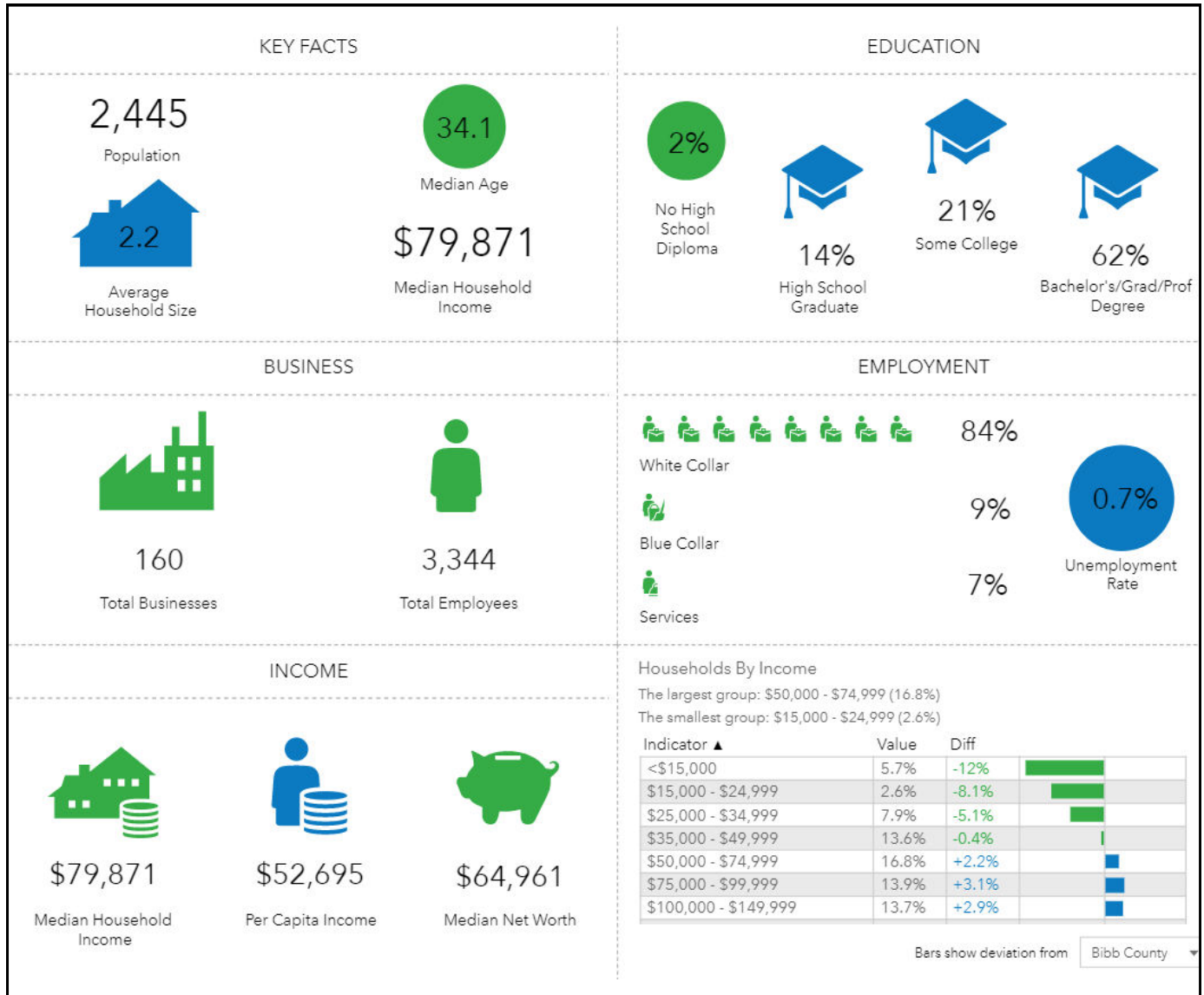
5444 Riverside Drive
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INFOGRAPHICS - 1 MILE

5444 Riverside Drive
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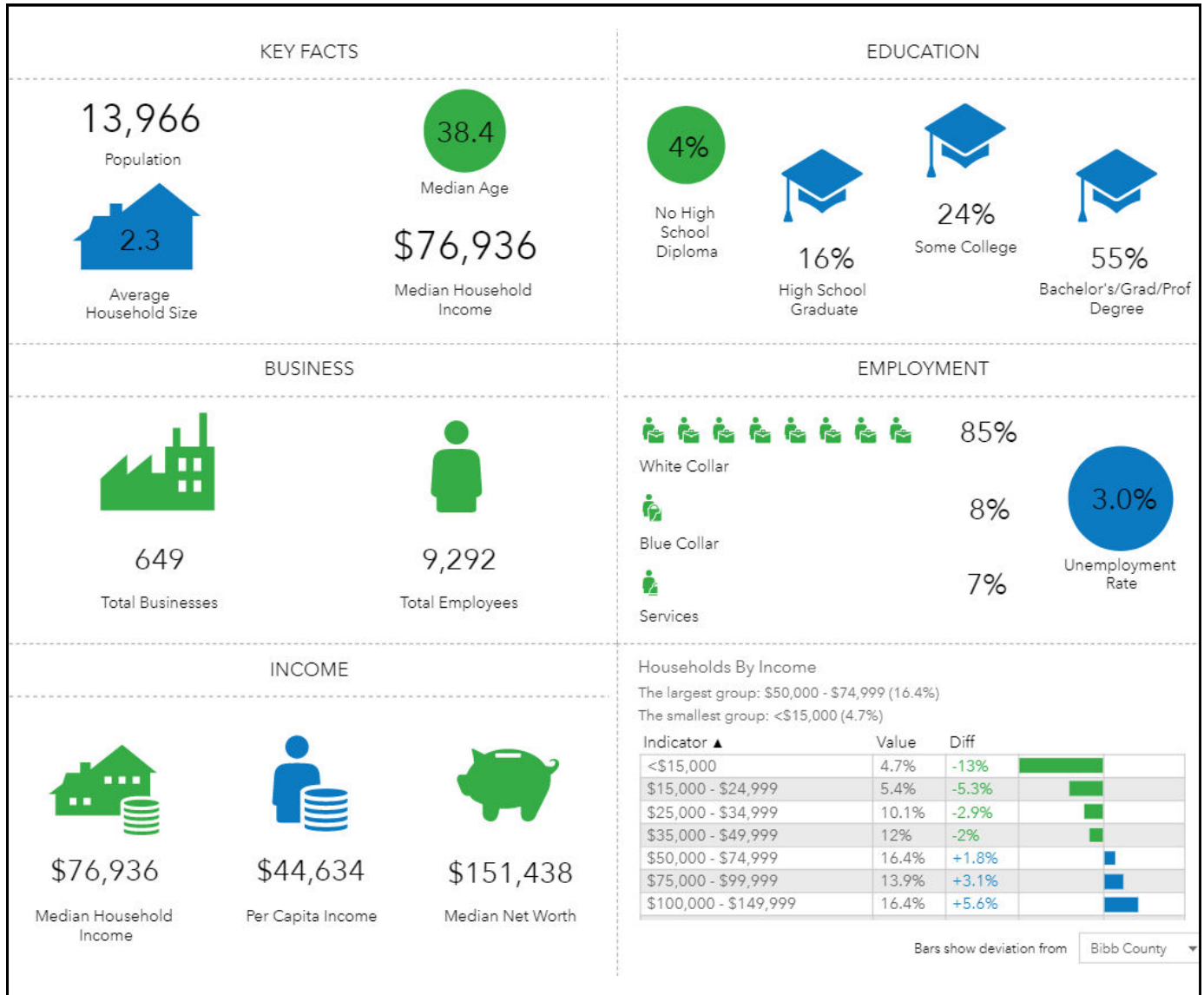


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INFOGRAPHICS - 3 MILE

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INFOGRAPHICS - 5 MILE

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