

LEASE

PROFESSIONAL OFFICE SPACE

501 Walnut Street - Macon, Bibb County, GA 31201



**SECOND FLOOR - 5,311± SQUARE FOOT OFFICE
BANK OZK BUILDING**

**LEASE RATE: \$14.00/PSF, FULL SERVICE
(EXCLUDES JANITORIAL SERVICE)**

ARTHUR P BARRY III, SIOR
478.731.8000 Cell
abarry@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

Created 3/11/24

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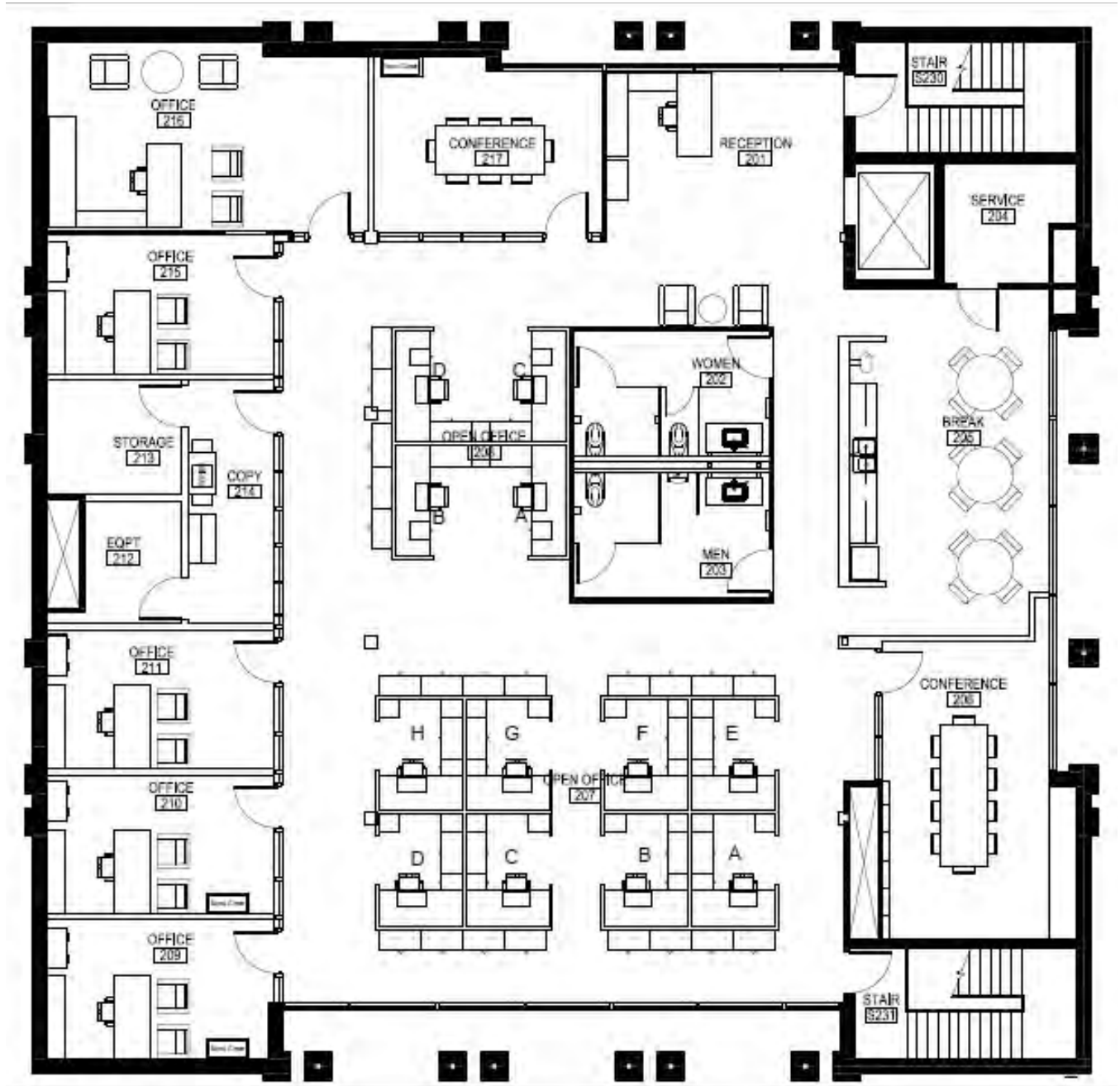
LOCATION:	Subject property is located Downtown Macon Central Business District at the corner of Walnut Street & Third Street
BUILDING INFORMATION:	<ul style="list-style-type: none">• 10,622± SF Two-story Office Building<ul style="list-style-type: none">- 5,311± SF Office available on 2nd Floor served by elevator- Floor plan consists of Reception Area, Two (2) Conference Rooms, Five (5) Private Offices, Open Office with (4) Work Stations, Open Office with (8) Work Stations, Break Room, Two (2) Restrooms, Copy Room, Storage Room• First floor utilized by Bank OZK
CONSTRUCTION:	Concrete
YEAR BUILT:	1988
LAND:	1.07± Acres
FLOOR:	Carpet, Tile
WALLS:	Painted drywall
CEILING/LIGHTING:	Fluorescent fixtures
HVAC:	Central HVAC
FIRE PROTECTION:	100% wet system
ALARM SYSTEM:	Yes
PARKING:	Asphalt paved parking spaces
ZONING:	CBD-1
UTILITIES:	All public utilities serve the property
NEIGHBORS:	City/County Government Offices, Bibb County Courthouse, Federal Courthouse, Macon Occupational Medicine
LEASE RATE:	\$14.00/PSF, Full Service (Includes all utilities, maintenance, property taxes, property/casualty insurance, common area maintenance. Excludes janitorial service.)

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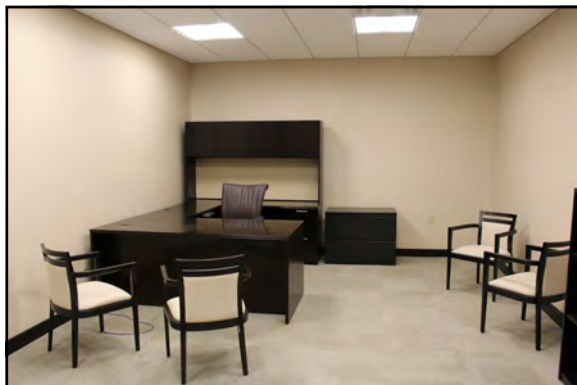
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FLOOR PLAN



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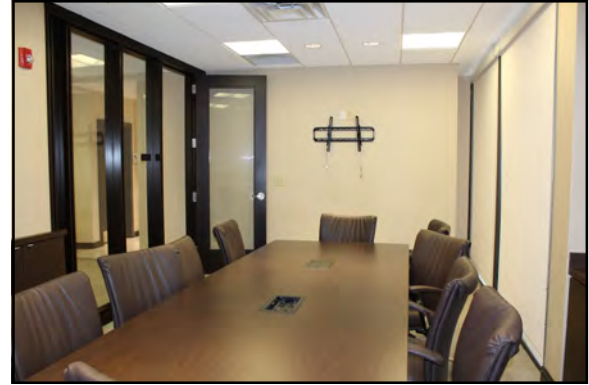
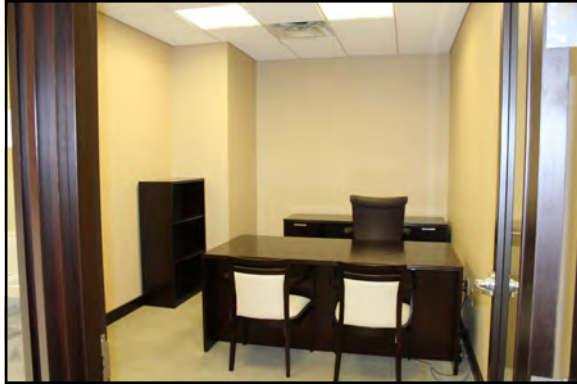
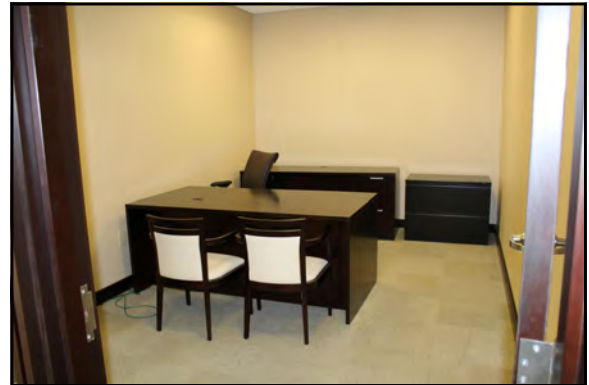
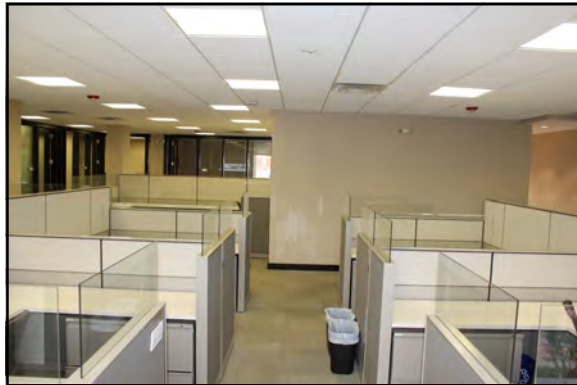
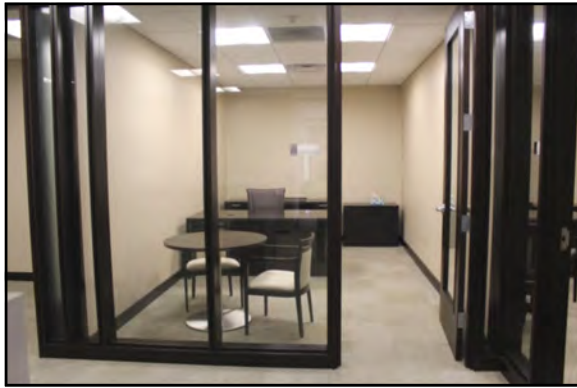


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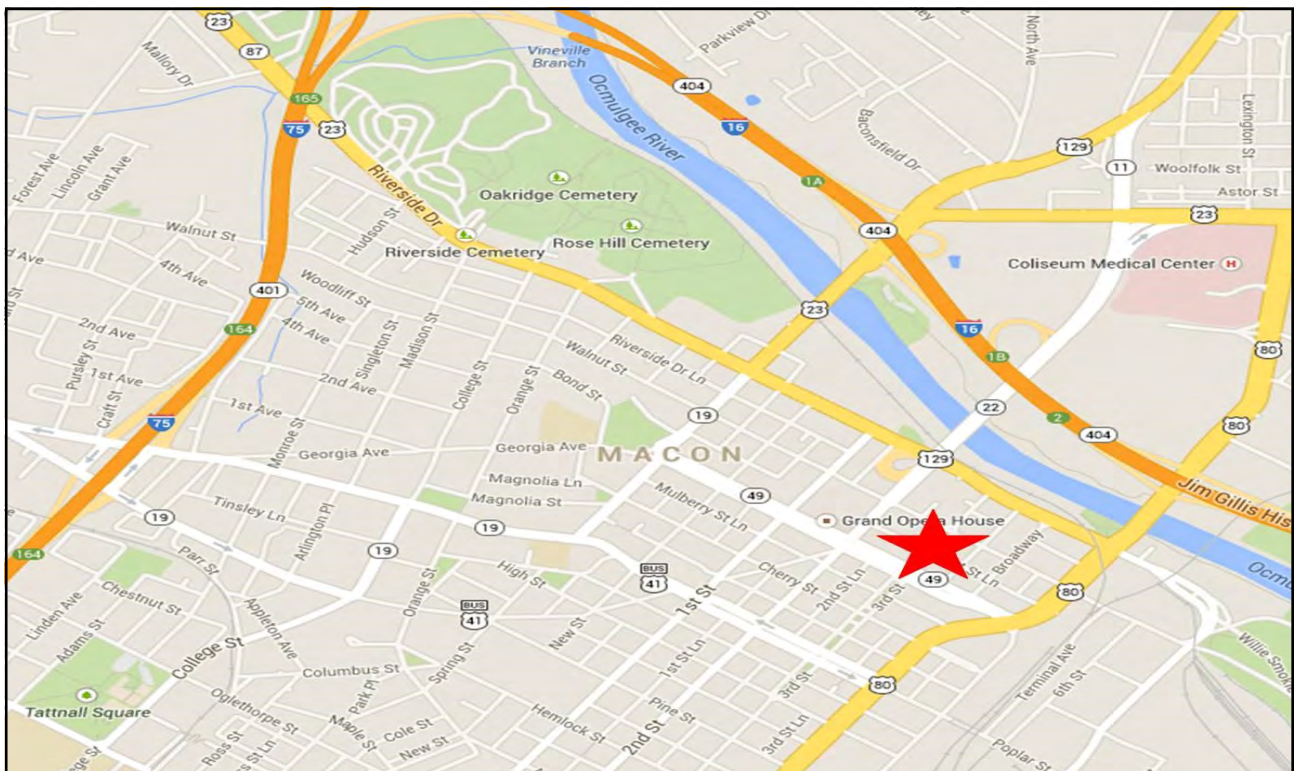


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DEMOGRAPHICS - BIBB COUNTY

