

# LEASE

## THREE-STORY PROFESSIONAL OFFICE BUILDING

577 Walnut Street Macon, GA 31201



**LEASE RATE: \$16/PSF,  
FULL SERVICE  
(EXCLUDES JANITORIAL)**

### OFFERING SUMMARY

BUILDING SIZE:	18,884± SF
ELEVATOR:	One (1)
LOT SIZE:	0.73± Acres
YEAR BUILT:	1825
RENOVATED:	2021
ZONING:	CBD-1
PARKING:	35± Paved spaces

### LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District at the corner of Walnut and Second Street
- Within blocks of Macon-Bibb County government offices, county and federal courthouse
- Walking distance to restaurants, shopping and banks
- One hour South of Atlanta
- Two major highways, Interstate 75 & Interstate 16.

### PROPERTY OVERVIEW

- 18,884± SF Three-Story Professional Office Building
- Featured on the National Register of Historic Places and listed on the Department of Interior's - Important Historic Building
- Historic Tax Credits Available - See Page 2.
- Extensive interior & exterior renovations
- Excellent location for professional, medical billing or traditional medical, attorney, CPA firm, city/county government office

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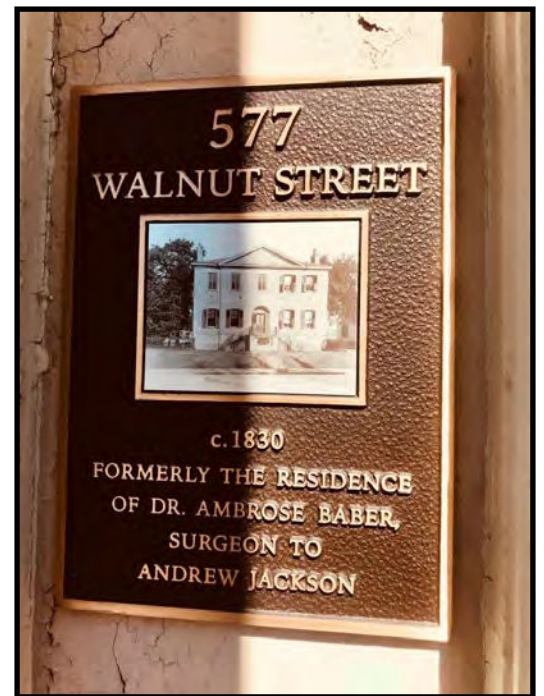
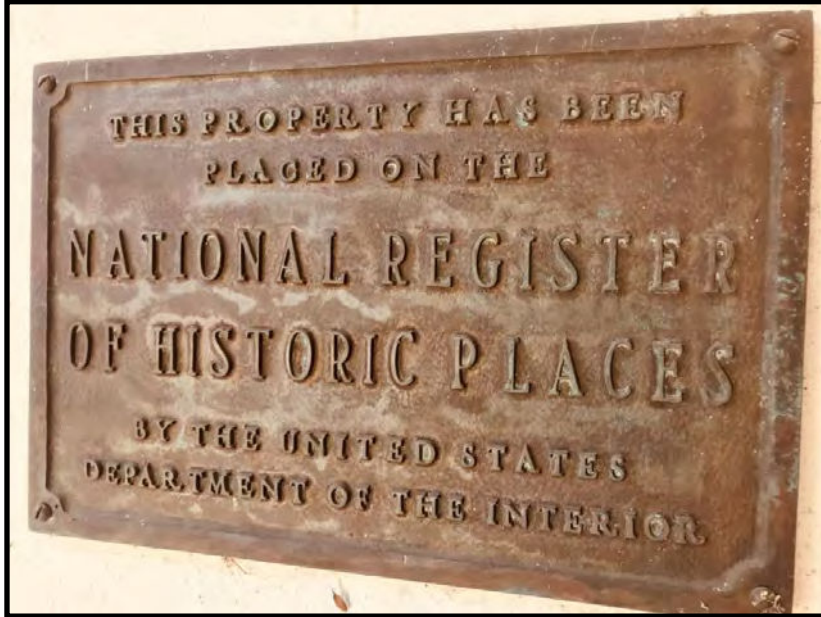
Revised 12/7/22

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 18,884± SF Three-Story Professional Office Building               <ul style="list-style-type: none"> <li>- 6,990± SF (1st Floor)</li> <li>- 7,000± SF (2nd Floor)</li> <li>- 4,894± SF (3rd Floor)</li> </ul> </li> <li>• Served by one (1) elevator</li> <li>• Hardwood floors, carpet &amp; tile</li> </ul>
<b>YEAR BUILT:</b>	1825 (Renovated 2021)
<b>HVAC:</b>	Central heat and air conditioning
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"> <li>• .73± Acres</li> <li>• 105'± Frontage on Walnut Street</li> <li>• 395'± Frontage on Second Street</li> </ul>
<b>FIRE PROTECTION:</b>	Sprinklered
<b>PARKING:</b>	35± Paved parking spaces
<b>ZONING:</b>	CBD-1 (Central Business District)
<b>UTILITIES:</b>	All public utilities serve the site.
<b>TAX BILL:</b>	\$10,538.76 (2022)
<b>HISTORIC TAX CREDIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>• Federal: <a href="https://www.nps.gov/tps/tax-incentives.htm">https://www.nps.gov/tps/tax-incentives.htm</a></li> <li>• State: <a href="https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants/state-tax-incentives/state-income-tax">https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants/state-tax-incentives/state-income-tax</a></li> </ul>
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### HISTORY

C.1830

This building, made of brick that was stuccoed and scored to simulate stone, is one of the oldest and most interesting houses in Macon. No nails were used in its construction, only handmade pins. The hipped roof is covered with tin.

Dr. Ambrose Baber, the first owner, designed it and his adjoining office building in the Early Republic mode. He landscaped the grounds with exotic plants.



The residence was ready for occupancy in January 1830. It was enlarged in 1920 in order to be converted into a hospital. At the same time, the original horseshoe steps and handsome iron balustrade were removed from the entrance, and the present pediment with slender columns was added above the stoop. The fan-lighted door is a replacement. Parts of the iron fence that originally enclosed the grounds have since been placed along the added left wing and off to the right of the building. Overall, the proportions of the Baber plan have not been disturbed.



A highly educated and skillful physician from Virginia, Dr. Baber helped organize the Christ Episcopal Church congregation, was on the Board of Examiners and executive committee of the University of Georgia Medical School, and was in the forefront of all civic activities of Macon's early years.

Dr. Baber fought in the War of 1812 and was a surgeon for Andrew Jackson in Seminole Campaign. He officially greeted Lafayette for the Masonic Order on the general's visit to Macon in 1825. Baber became Grand Master in Georgia in 1831. He was the first to advocate railroads for Macon, was a state senator for five terms, charge d'affaires to Sardinia under President Tyler, and president of the Insurance Bank of Columbus in 1830. He fostered the first public library for Macon, was chairman of the city's Health Wardens, and a trustee for the Bibb County Academy. It was he who insisted that an undeveloped band of natural woodland be left south of the city as a health measure. In 1847 at the annual meeting of the Grand Lodge of Georgia, The Masonic Order laid a cornerstone dedicated to Dr. Baber in Rose Hill Cemetery.

In 1841, John Basil Lamar of Lamar's Infantry purchased the house. Upon Lamar's death in 1862 it became the property of his sister, the wife of the Commander of the Georgia Militia, Major General Howell Cobb. It was the home of General and Mrs. Cobb until his death in 1868. The building is now used for offices.



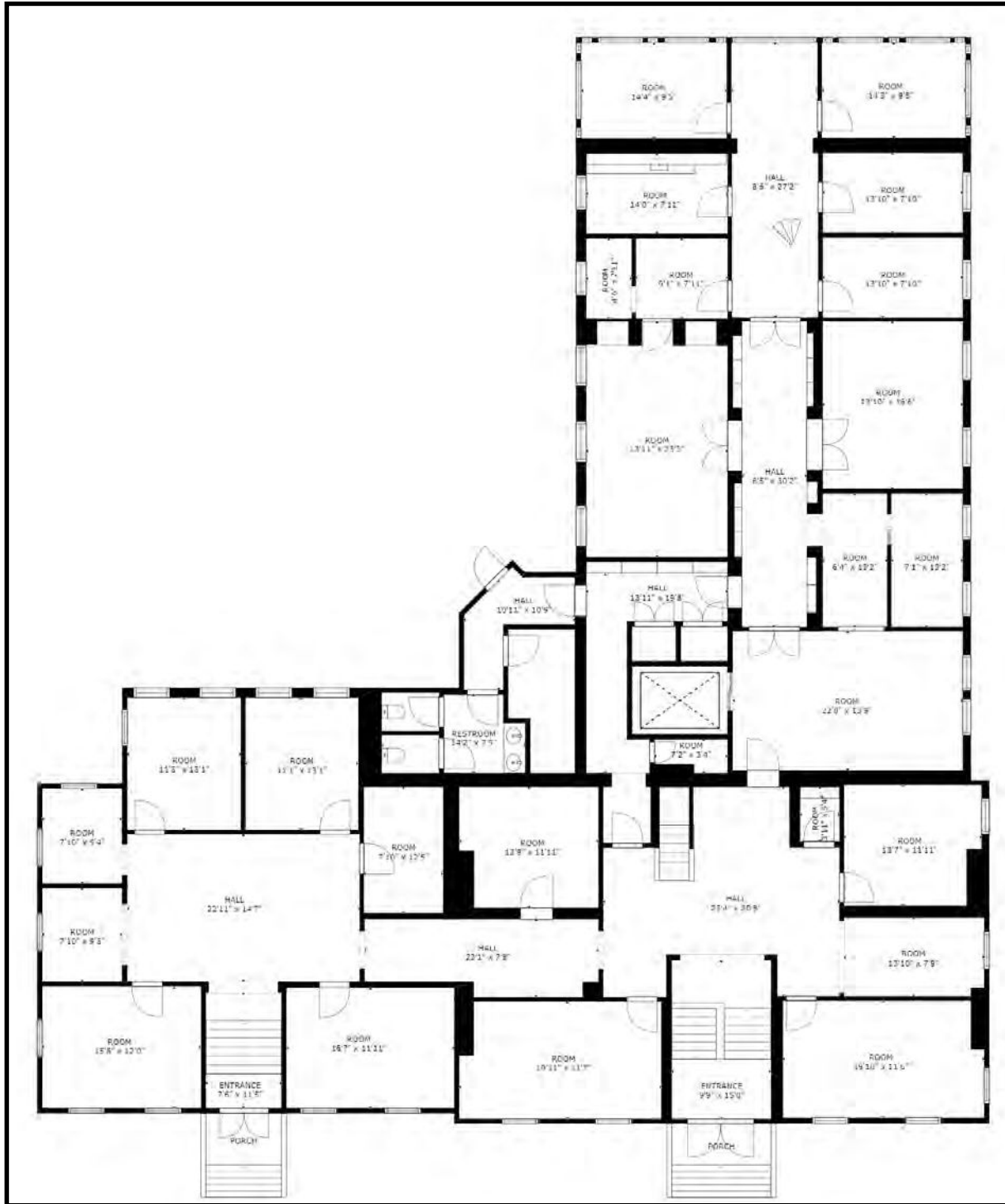
Source: Macon ... An Architectural & Historical Guide

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### FLOOR PLAN - 1ST FLOOR

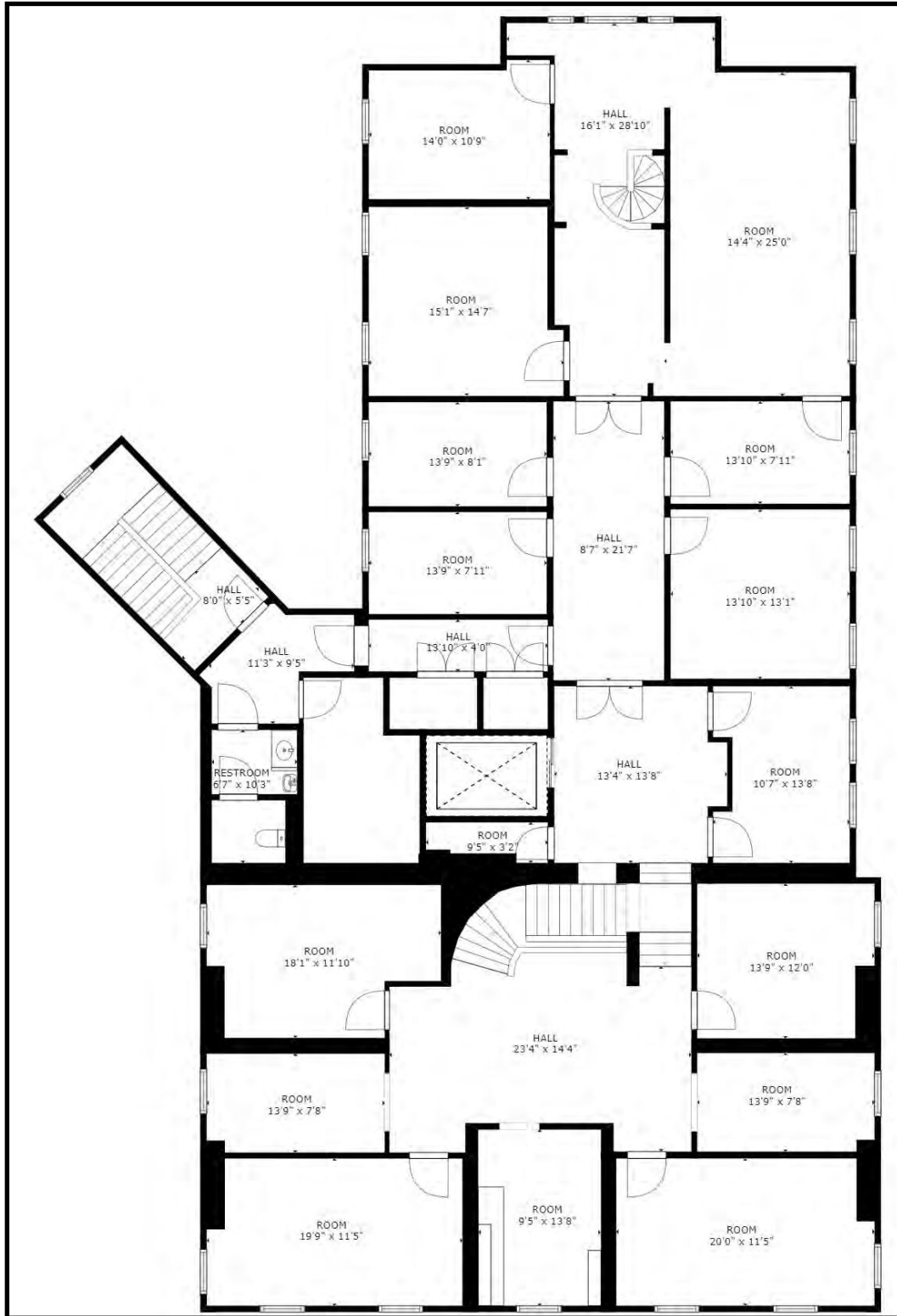


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### FLOOR PLAN - 2ND FLOOR



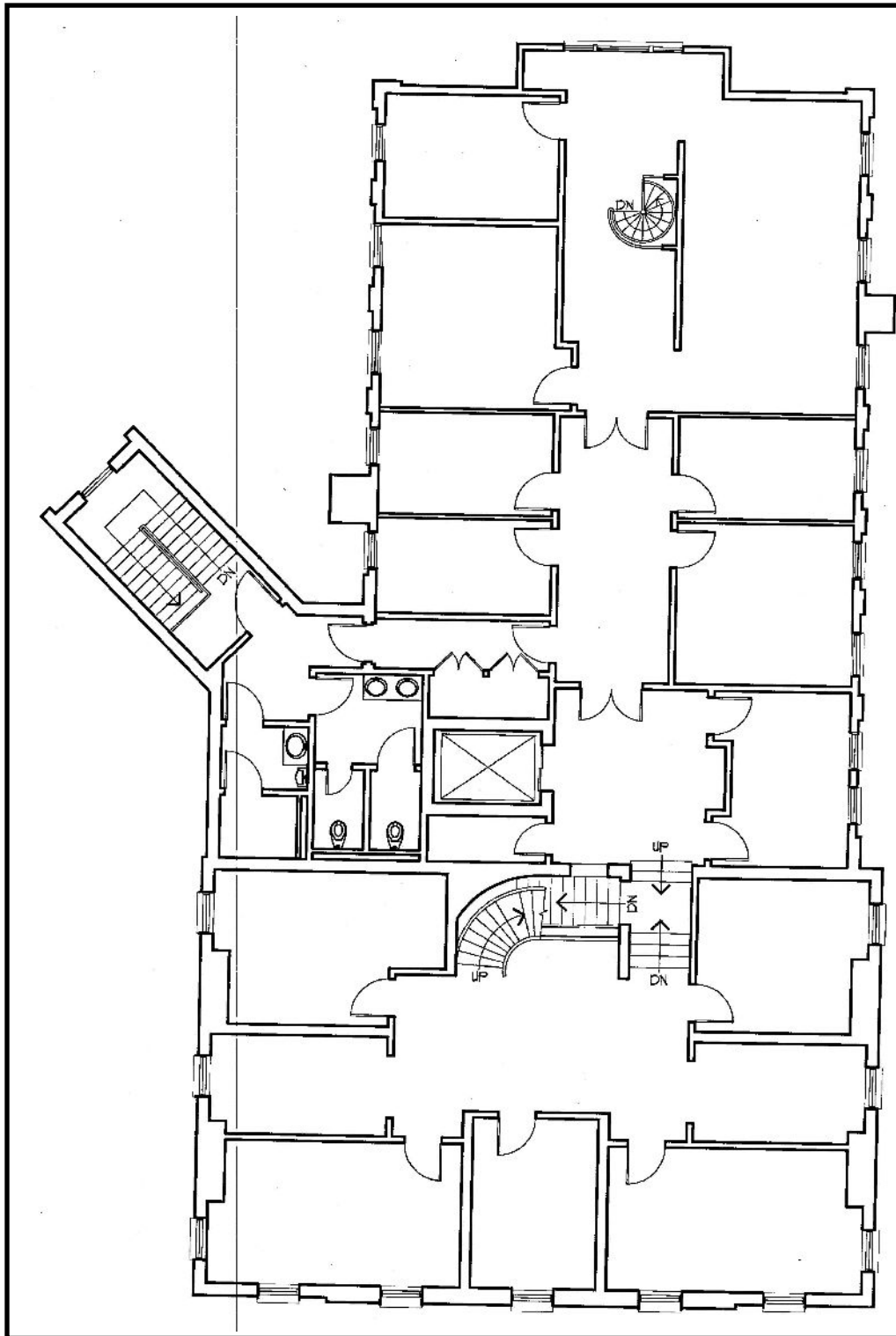


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### FLOOR PLAN - 3RD FLOOR



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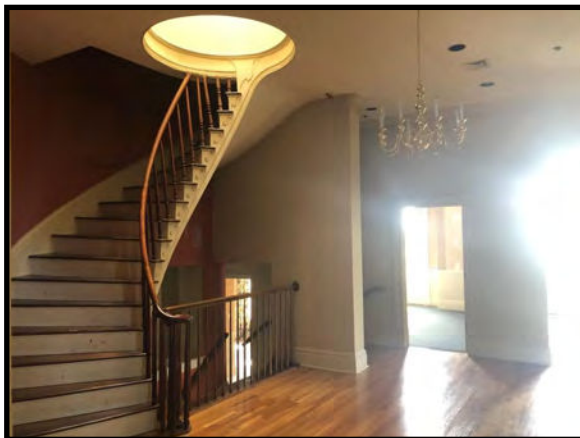




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### AERIAL



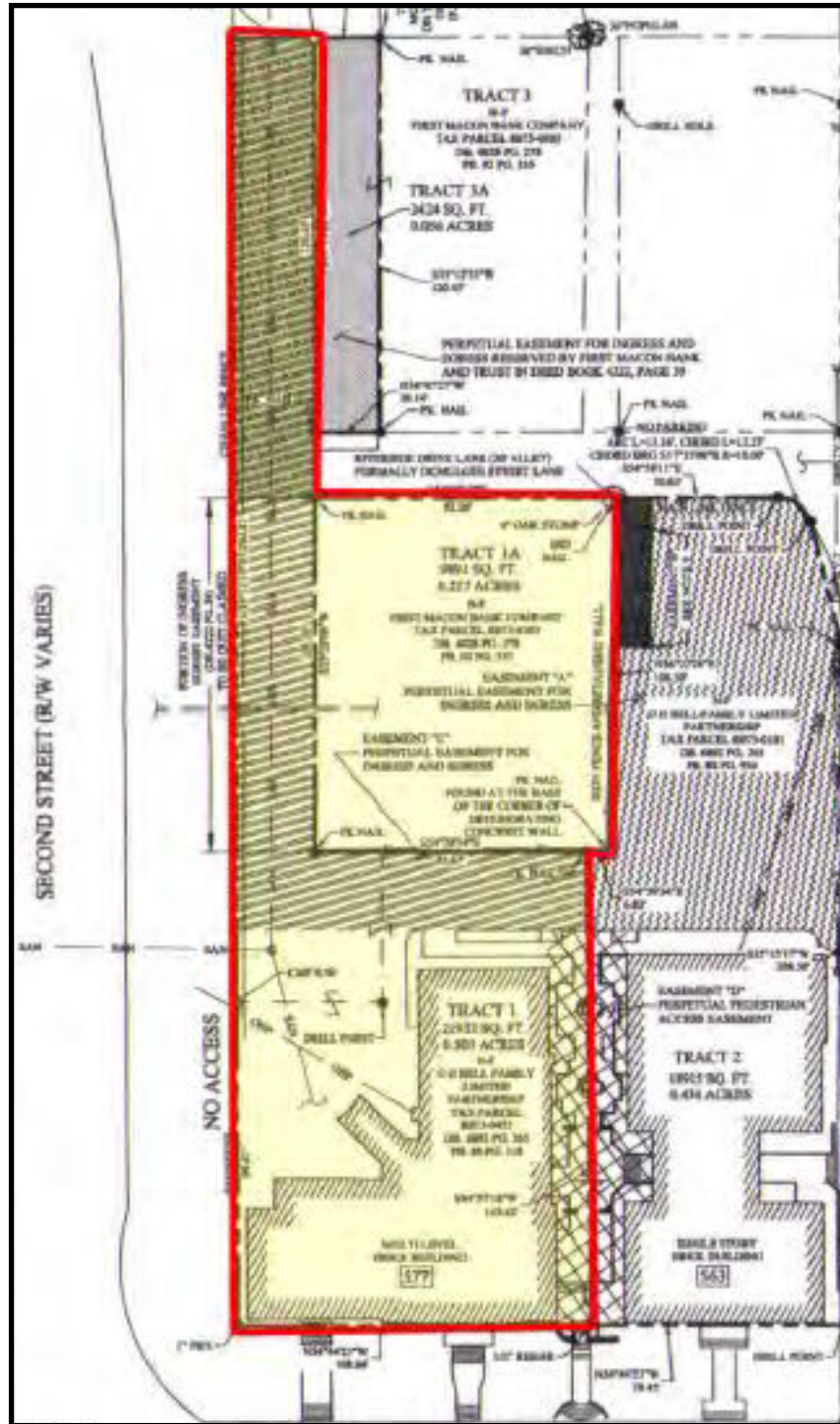


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## THREE-STORY PROFESSIONAL OFFICE BUILDING

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### SURVEY





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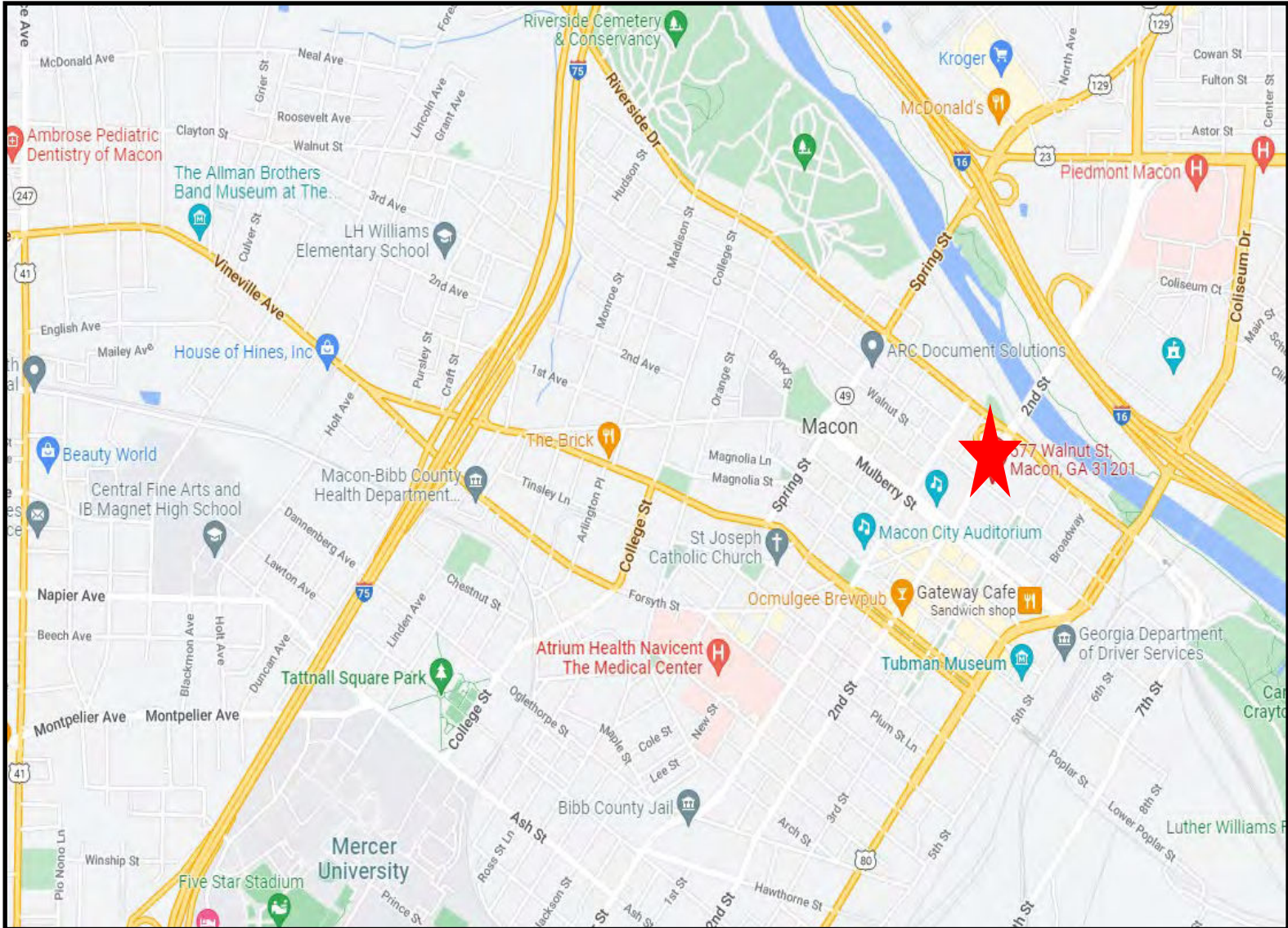
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### DEMOGRAPHICS

#### Bibb County

Bibb County, GA 15  
Bibb County, GA (13021)  
Geography: County

Prepared by Esri

#### KEY FACTS

156,935

Population



Average Household Size

37.4

Median Age

\$43,016

Median Household Income

#### EDUCATION

13%

No High School Diploma



30%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Prof Degree

#### BUSINESS



6,469

Total Businesses



87,677

Total Employees

#### EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

7.5%

Unemployment Rate

#### INCOME



\$43,016

Median Household Income



\$25,623

Per Capita Income



\$46,997

Median Net Worth

#### Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.2%	
\$15,000 - \$24,999	10.7%	+1.9%	
\$25,000 - \$34,999	13.0%	+4.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	14.6%	-3.6%	
\$75,000 - \$99,999	10.8%	-1.9%	
\$100,000 - \$149,999	10.8%	-4.1%	
\$150,000 - \$199,999	4.2%	-2.1%	
\$200,000+	4.1%	-3.2%	

Bars show deviation from Georgia