

LEASE

PROFESSIONAL OFFICE BUILDING

4931 Riverside Drive - Macon, GA 31210



BASE LEASE RATE: \$12.00/PSF
CAM, T & I: \$2.63/PSF

LOCATION OVERVIEW

- Located in North Macon off Interstate 75, Exit 171
- Across from The Shoppes at River crossing, an open air center anchored by two department stores (Belk & Dillard's), five mid-size anchor stores, numerous sit down restaurants and more than 40 specialty retailers.
- Served by the Macon Transit Authority
- 6 miles from Downtown Macon

PROPERTY OVERVIEW

Suites Available - Building 300

- **Suite 300A** - 3,130± SF Professional Office
 - See floor plan page 5Total Monthly Rent: \$3,816.00
(Base Lease Rate \$12/PSF; \$2.63/PSF NNN)
- **Suite 300B** - 2,451± SF Professional Office
 - Available January 2023
 - See floor plan page 7Total Monthly Rent: \$2,988.18
(Base Lease Rate \$12/PSF; \$2.63/PSF NNN)
- Shared parking spaces
- Signage available fronting Riverside Drive
- Zoned C-2

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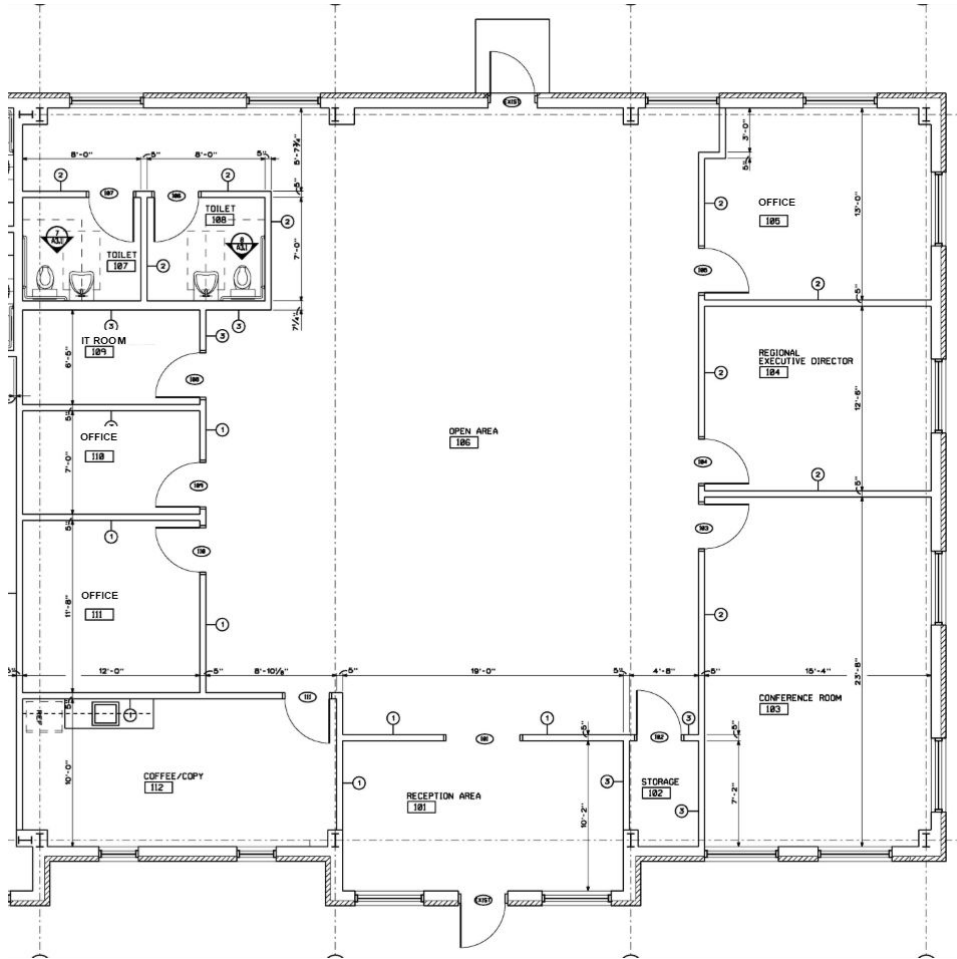


**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Revised 12/21/22

FLOOR PLAN - SUITE 300A



Suite 300A
3,130± SF Professional Office

- Lobby / Reception area
- Large open area
- Four (4) private offices
- Conference room
- Break room
- IT room
- Storage room
- Two (2) restrooms

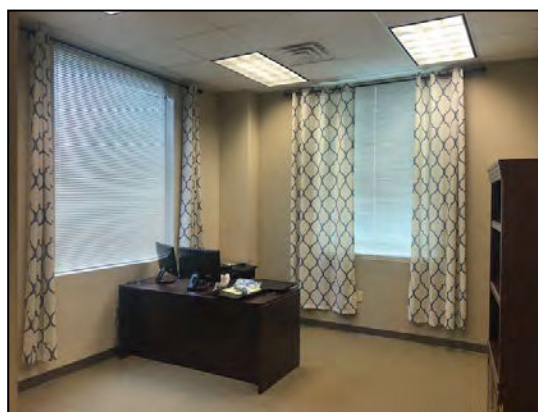
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PHOTOS - SUITE 300A

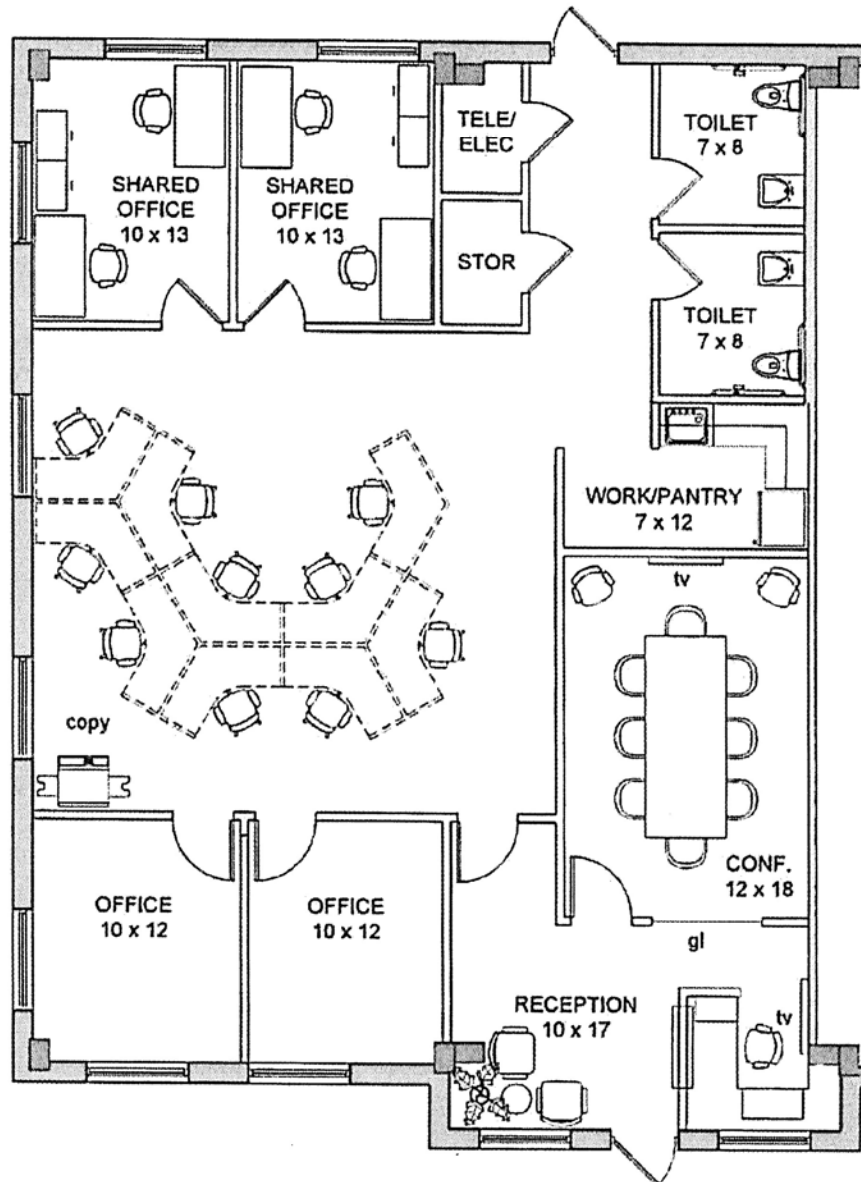


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FLOOR PLAN - SUITE 300B



Suite 300B
AVAILABLE JANUARY 2023
2,451± SF Professional Office

- Reception area
- Large open area
- Two (2) private offices
- Two (2) shared offices
- Conference room
- Break area
- IT room
- Storage room
- Two (2) restrooms

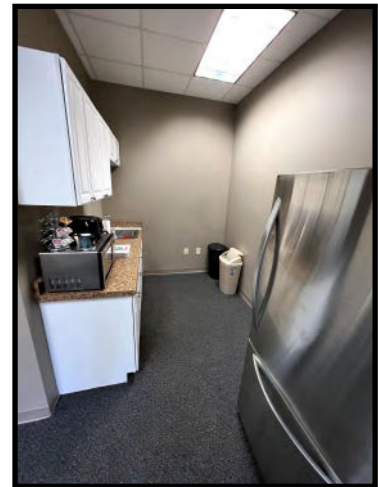
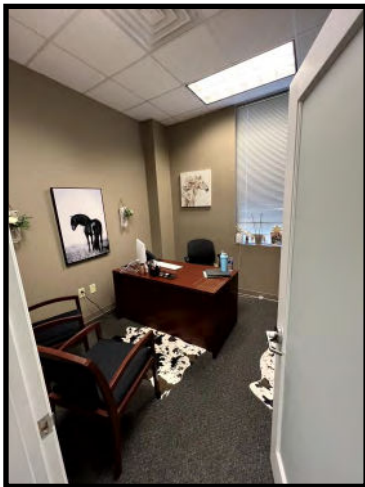
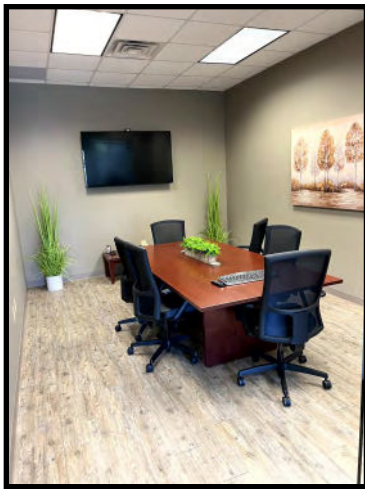
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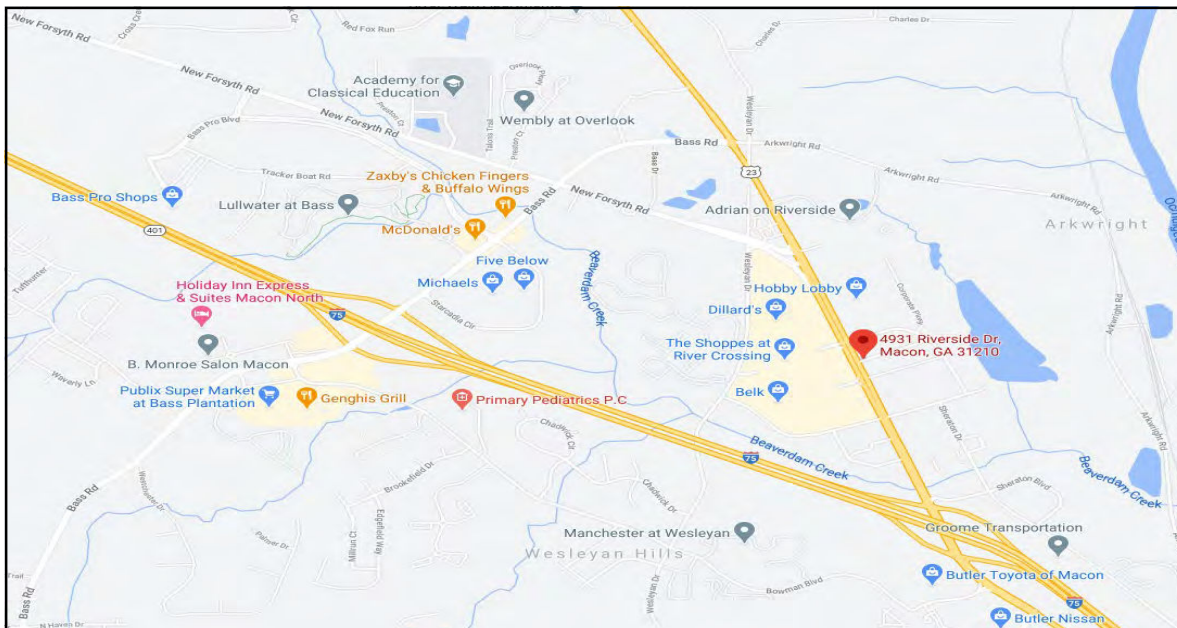
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