

**SALE**

**PROFESSIONAL OFFICE BUILDING**

6010 Lakeside Commons Drive - Macon, Bibb County, GA 31210



**11,034± SF PROFESSIONAL OFFICE BUILDING /  
MEDICAL AMBULATORY SURGERY CENTER**

**FOUR (4) SUITES**

**SALES PRICE: \$2,999,000**

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STEPHANIE FOLSOM, CCIM  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE  
MACON, GA 31201  
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Created 1/22/24

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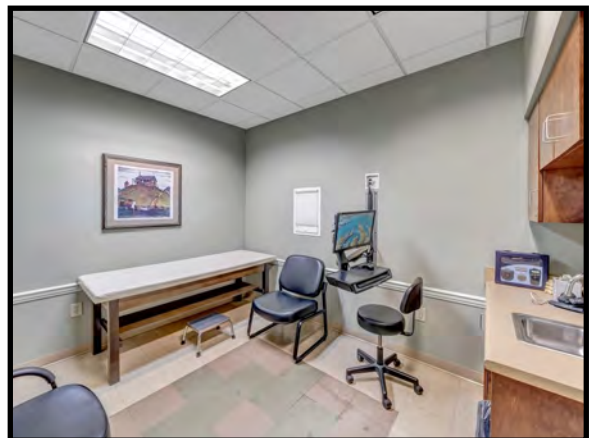
<b>PROPERTY VIDEO:</b>	<a href="https://www.youtube.com/watch?v=sgw2LBzAUqo">https://www.youtube.com/watch?v=sgw2LBzAUqo</a>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• Strategically located off Interstate 75 &amp; Bass Road</li><li>• North Macon's premier office location</li><li>• Walking distance to shopping, restaurants and lodging</li><li>• Minutes from The Shoppes at River Crossing</li></ul>
<b>BUILDING INFORMATION:</b>  <b>FLOOR PLAN PAGE 7</b>	11,034± SF Multi-Tenant Professional Office Building (Exterior measurement) Suites "A" & "B" currently occupied by Owner and will be relocating <ul style="list-style-type: none"><li>- Suite "A": 3,140± SF* - Medical Office w/Attic Storage</li><li>- Suite "B": 2,599± SF* - Ambulatory Surgery Center w/Porte Cochère</li><li>- Suite "C": 2,645± SF* - Vacant - New flooring &amp; paint</li><li>- Suite "D": 1,578± SF* - Vacant - New flooring &amp; paint</li></ul> *Interior measurement
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"><li>• 0.339 Acres</li><li>• Common area parking lot</li></ul>
<b>COMMON AREA:</b>	\$950.00/monthly paid to SPP Commercial for parking lot maintenance, outdoor utilities, landscaping and taxes & insurance
<b>YEAR BUILT:</b>	2006; custom built by Seller
<b>ROOF:</b>	Original shingled roof
<b>HVAC:</b>	<ul style="list-style-type: none"><li>• Suites A&amp;B: Served by five (5) units:<ul style="list-style-type: none"><li>- Carrier 2.5 ton (2006)</li><li>- Carrier 2 ton (2024)</li><li>- Carrier 3 ton (2006)</li><li>- Carrier 4 ton (2006)</li><li>- Carrier 5 ton (2006)</li></ul></li><li>• Suite C: Served by two (2) units:<ul style="list-style-type: none"><li>- Carrier 4 ton (2006)</li><li>- Carrier 2.5 ton (2008)</li></ul></li><li>• Suite D: Served by one (1) unit:<ul style="list-style-type: none"><li>- Carrier 4 ton (2008)</li></ul></li></ul>
<b>FIRE PROTECTION:</b>	Wet sprinkled
<b>PARKING:</b>	Adequate, shared common area parking lot
<b>ZONING:</b>	PDE
<b>PROPERTY TAXES:</b>	\$12,605.95 (2023)
<b>SALES PRICE: \$2,999,000</b>	

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### PHOTOS - SUITE "A"

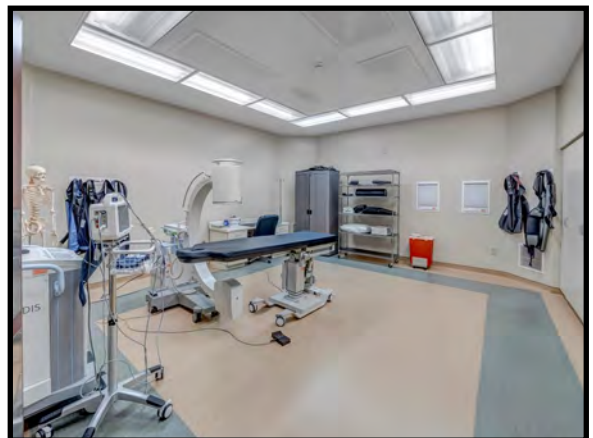


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### PHOTOS - SUITE "B" (ASC)

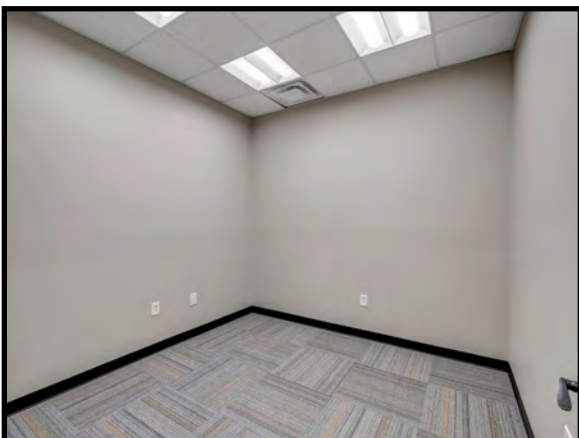
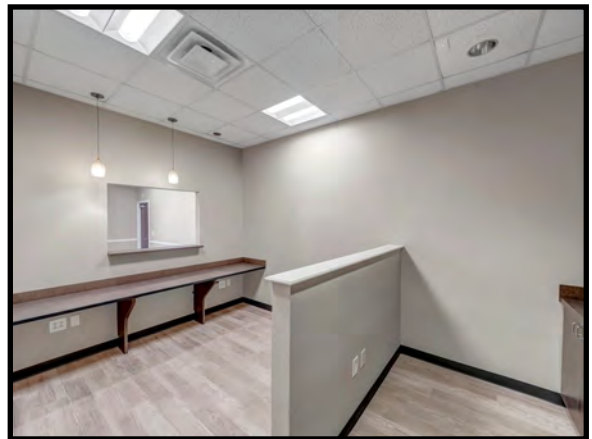


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### PHOTOS - SUITE "C"



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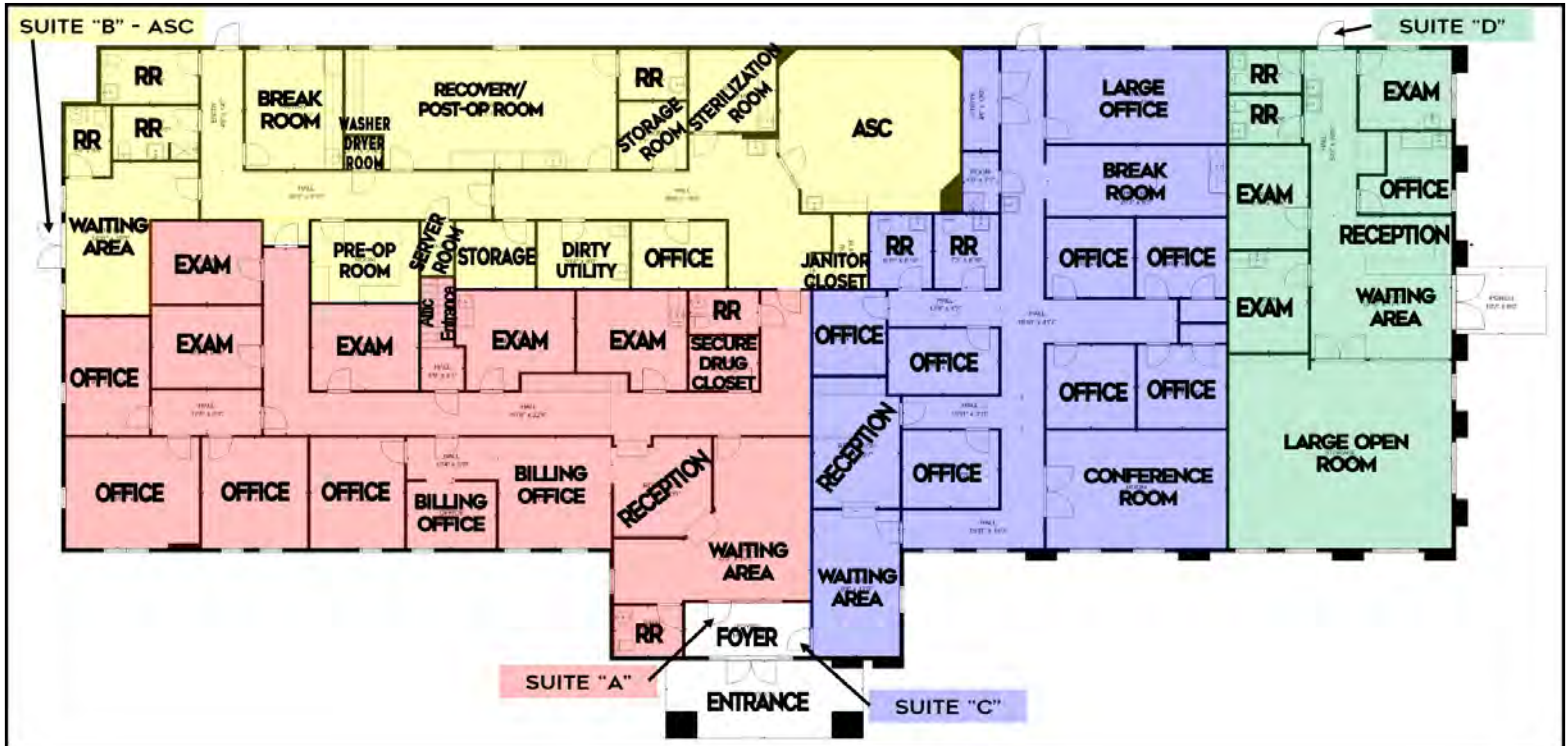
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### FLOOR PLAN



SUITE "A"	SUITE "B" (ASC)	SUITE "C"	SUITE "D"
Waiting Area	Waiting Area	Waiting Area	Waiting Area
Receptionist	Pre-Op	Receptionist	Receptionist
Four (4) Private Offices	Recovery / Post-Op	Seven (7) Private Offices	Large Open Room
Billing Offices	ASC	One (1) Large Office	One (1) Private Office
Five (5) Exam Rooms	One Private Office	Conference Room	Three (3) Exam Rooms
Secure Drug Closet	Four (4) Restrooms	Break Room	Two (2) Restrooms
Two (2) Restrooms	Break Room	Two (2) Restrooms	
	Washer/Dryer Room		
	Sterilization Room		
	Dirty Utility		
	Two (2) Storage Rooms		
	Server Room		

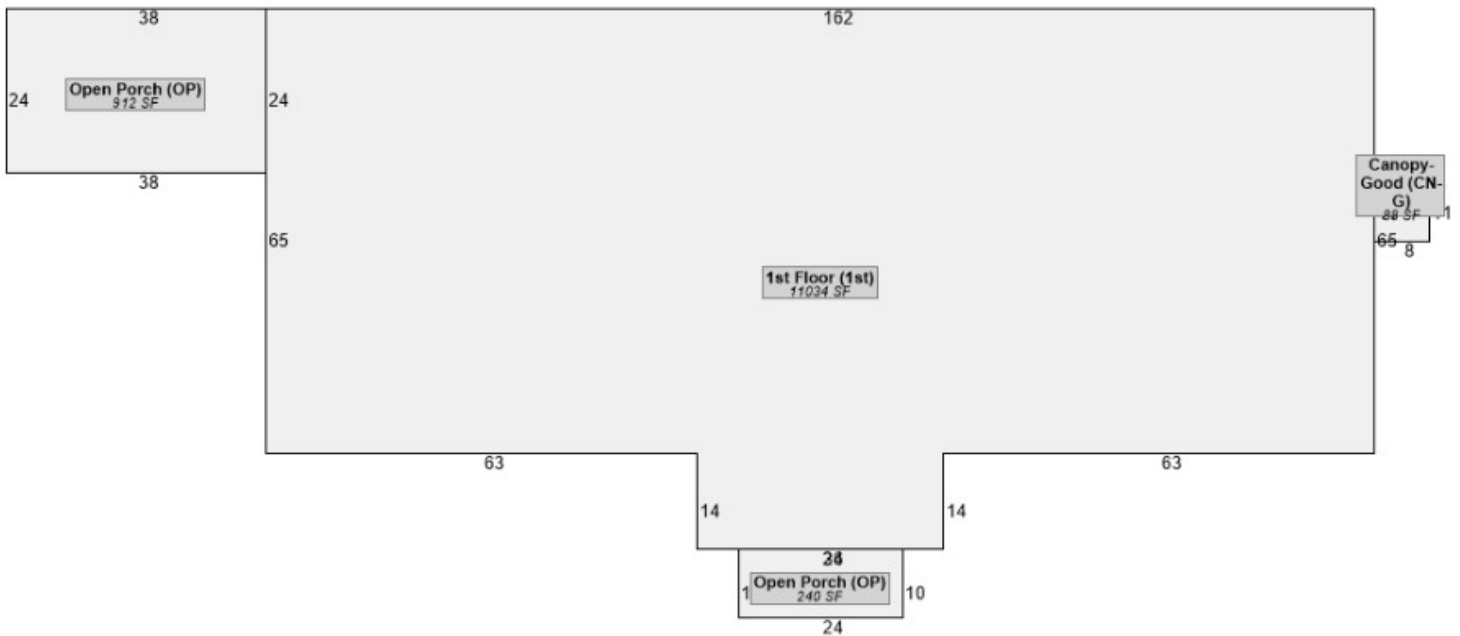


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**MACON-BIBB COUNTY TAX ASSESSOR  
BUILDING SKETCH  
11,034± SF EXTERIOR DIMENSIONS**





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### AERIAL PARCEL MAP



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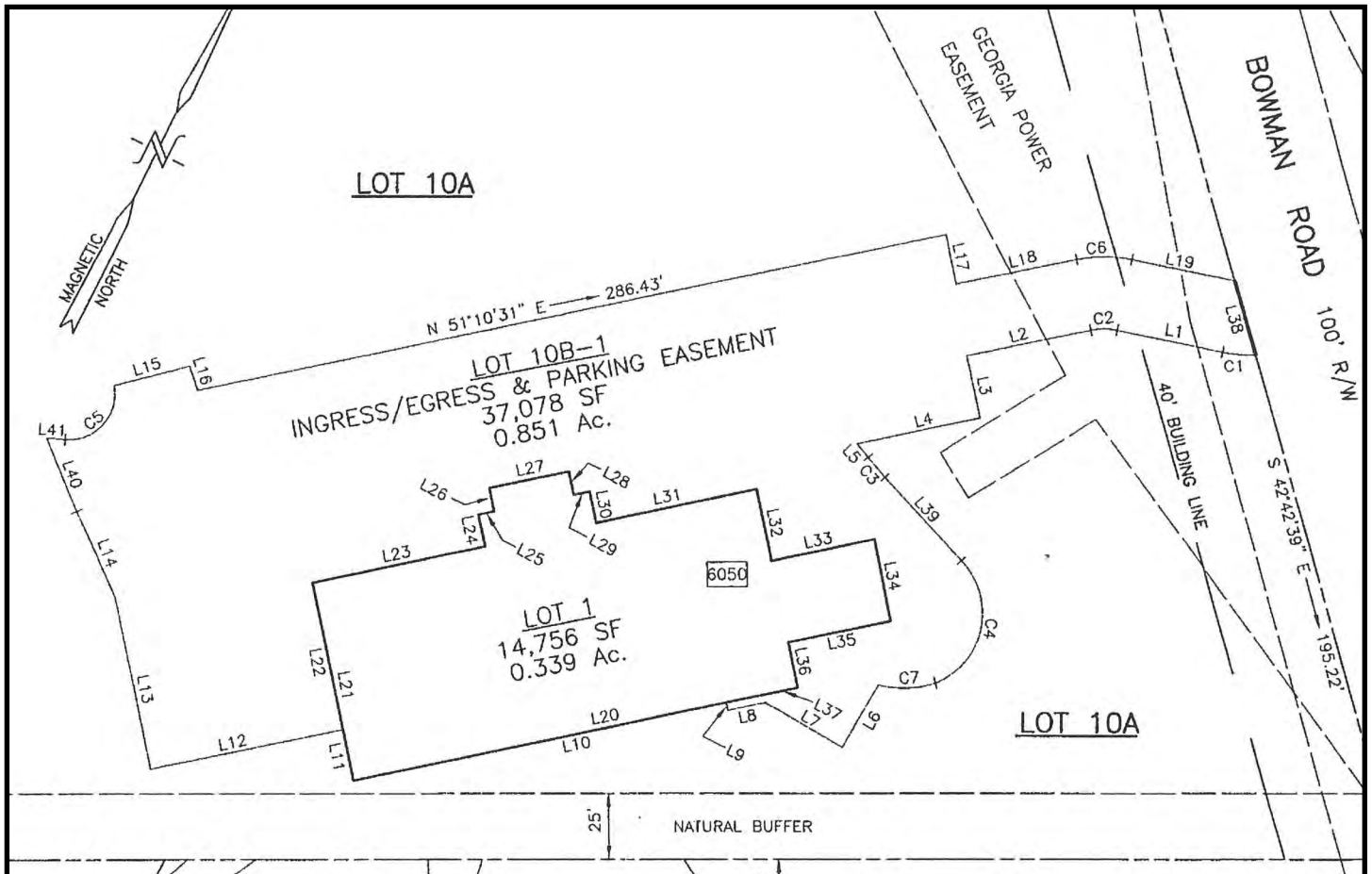
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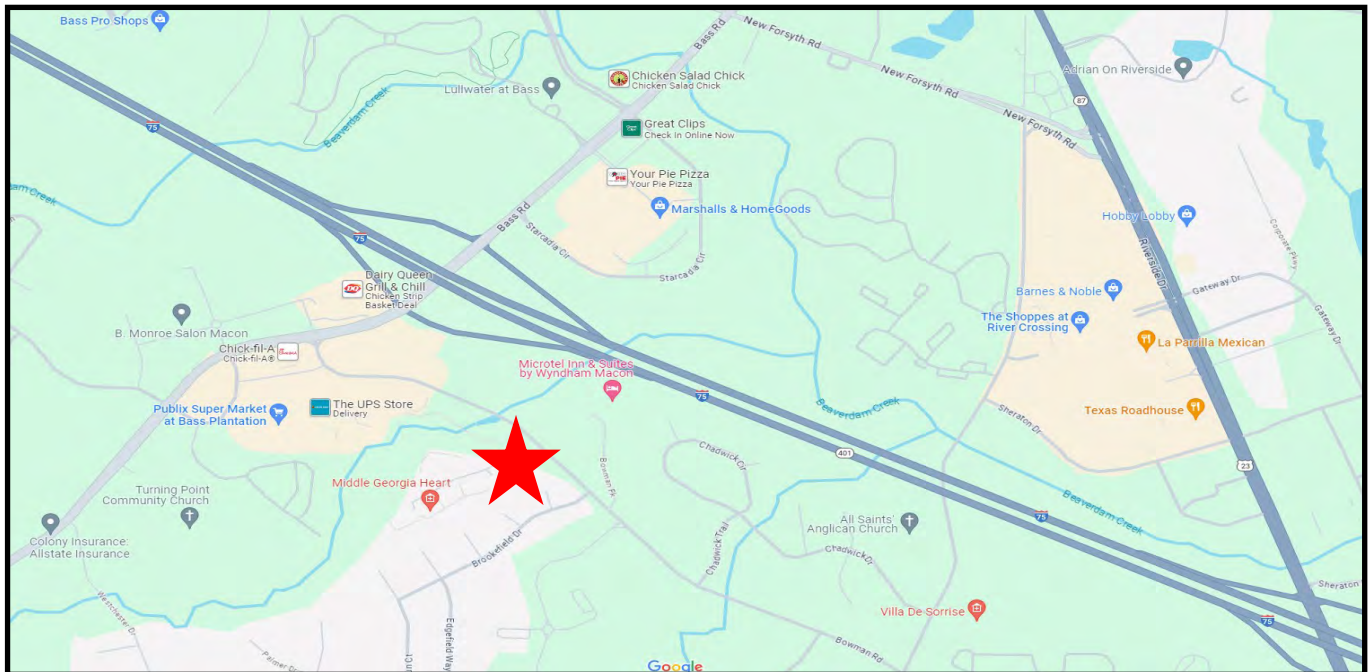
### PROPERTY PLAT



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### DEMOGRAPHICS - BIBB COUNTY

