

# LEASE

712 Riverside Drive - Downtown Macon, Georgia 31201



**LEASE RATE:**  
**\$4,000.00/MONTH, GROSS**

## LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Corner signalized intersection of Riverside Drive and First Street
- Atrium Health Medical Center blocks away with 4,600± employees
- Convenient to Bibb & Federal Courthouses, government offices, financial institutions, shopping and entertainment
- Two major highways - Interstate 16 & 75
- Served by public transportation

## PROPERTY HIGHLIGHTS

- 6,000± SF Professional Office
  - Two separate entrances
  - Waiting room
  - Large receptionist office with double window
  - Eleven (11) private offices
  - Two (2) conference rooms
  - Work area
  - IT room
  - Break room
  - Two (2) storage closets
  - Women & men's restroom with stalls
  - Private single restroom
- Façade signage
- Nine (9) parking spaces front of building; employee parking in rear
- Zoned CBD-1

**STEPHANIE FOLSOM, CCIM**  
478.361.8259 Cell  
stephanie@cbcworldwide.com



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

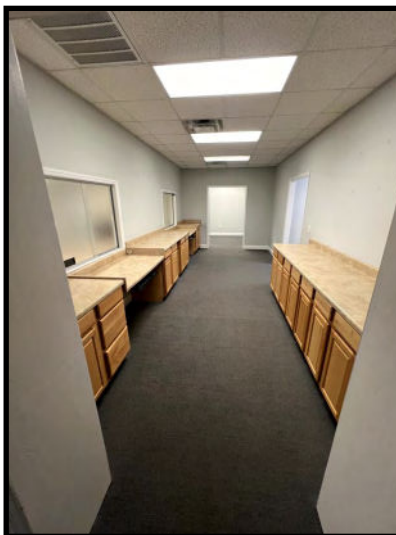
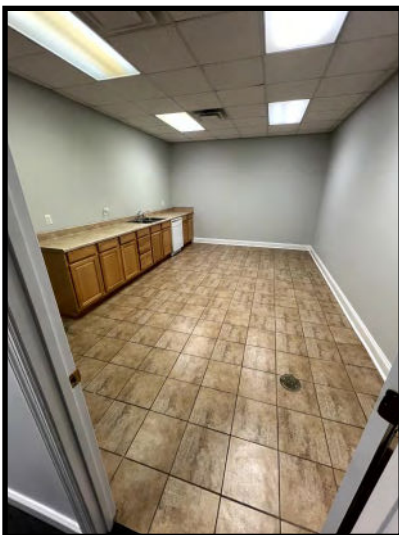
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Revised 2/27/24

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## PROFESSIONAL OFFICE

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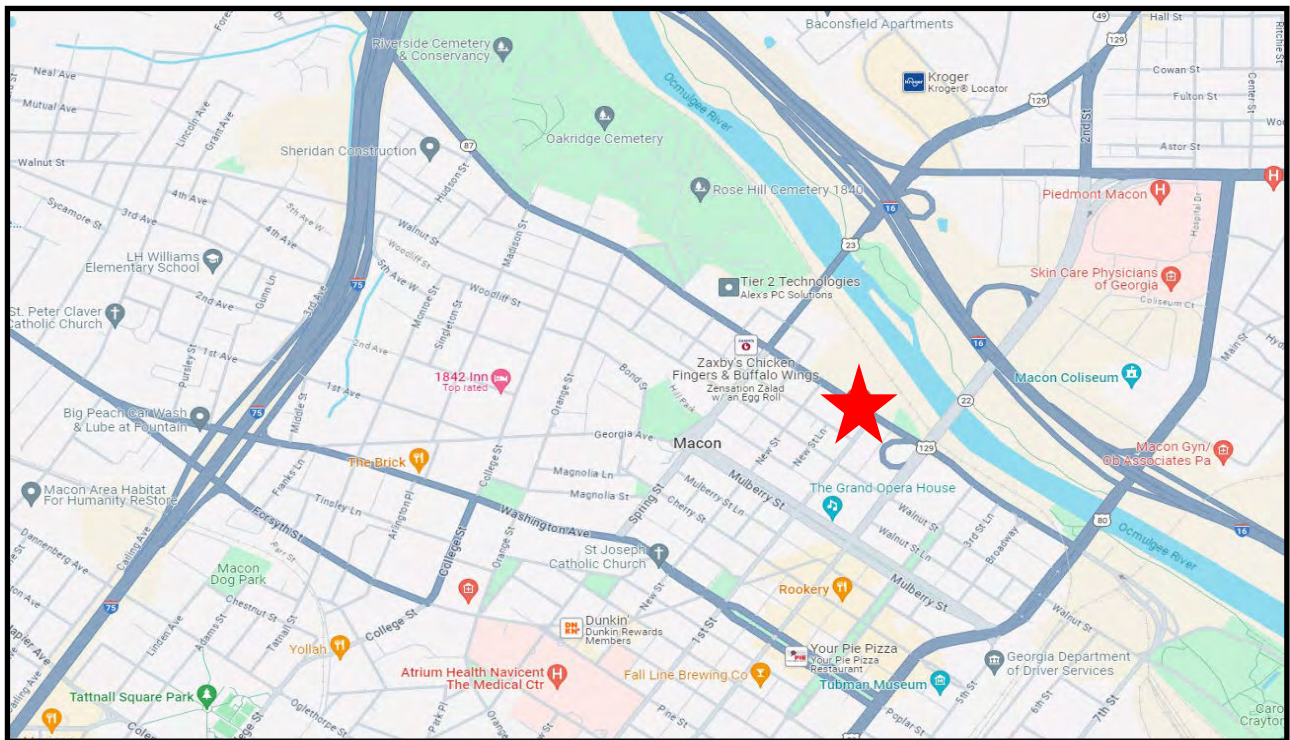




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## DEMOGRAPHICS - BIBB COUNTY

