

# LEASE

## PROFESSIONAL OFFICE BUILDING

4885 RIVERSIDE DRIVE, MACON, BIBB COUNTY, GEORGIA 31210



**LEASE RATE: \$16.00/RSF**  
**FULL SERVICE**

### LOCATION OVERVIEW

- Located in North Macon off Interstate 75, Exit 171
- Directly across from The Shoppes at River Crossing, a 750,000 SF regional open air shopping mall
- Anchor Tenant: Cadence Bank
- 6 miles from Downtown Macon

### PROPERTY OVERVIEW

- 3rd Floor - Suite 301 - 7,152± RSF Office
  - See floor plan page 2
- Total Monthly Rent: \$9,536.00, Full Service
- Card entry security
- Parking Ratio: 3 spaces per 1,000 SF
- Professionally landscaped grounds
- Zoned C-2

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

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



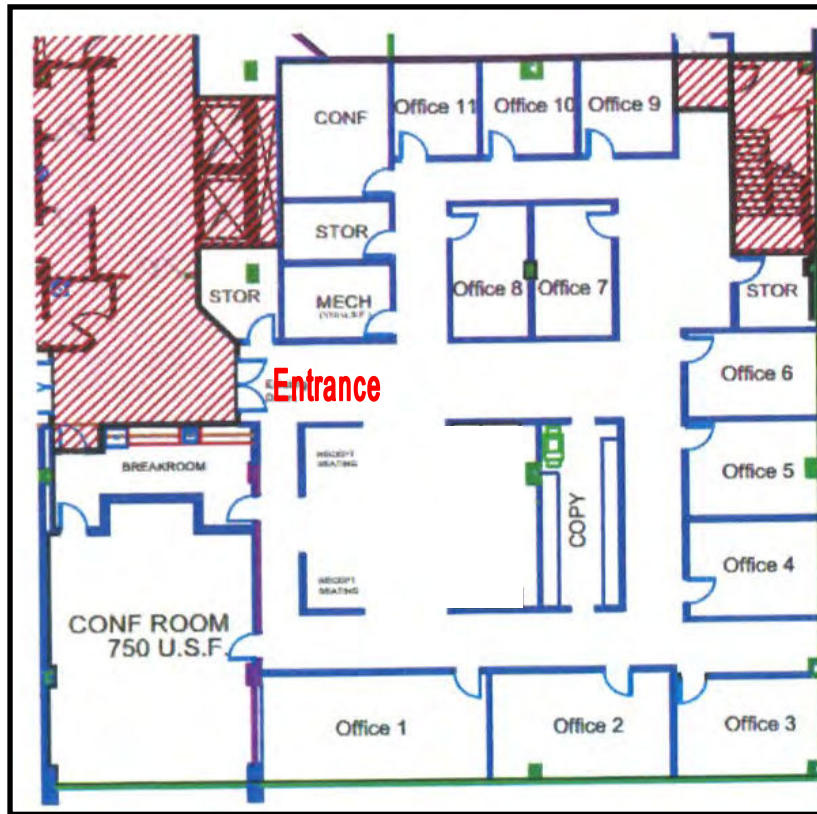
**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 4/4/24

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### FLOOR PLAN - THIRD FLOOR - SUITE 301



**THIRD FLOOR**  
**SUITE 301 - 7,152± RSF**

Reception / Seating Area  
Two Conference Rooms  
Eleven Private Offices  
Copy / Workroom  
Three Storage Rooms  
Mechanical Room

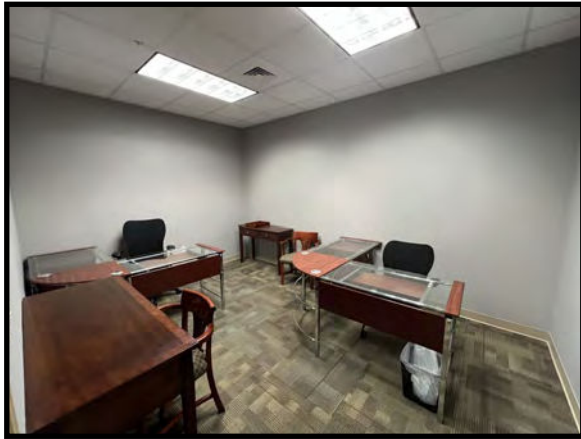
**\$9,536.00 PER MONTH**  
**FULL SERVICE**

**COMMON AREAS**  
Elevators / Lobby • Restrooms • Corridor • Stairs



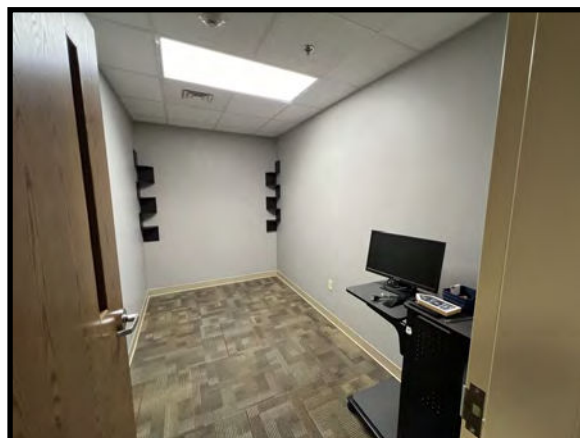
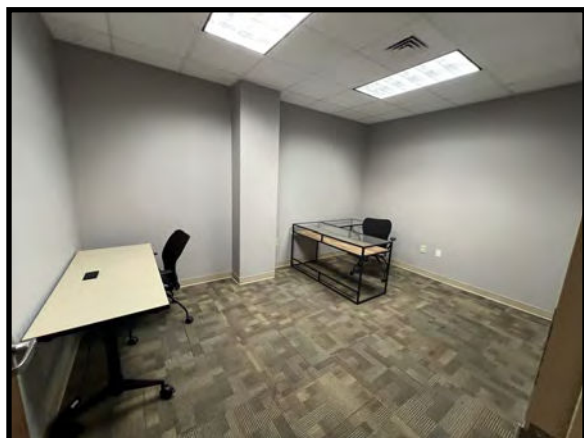
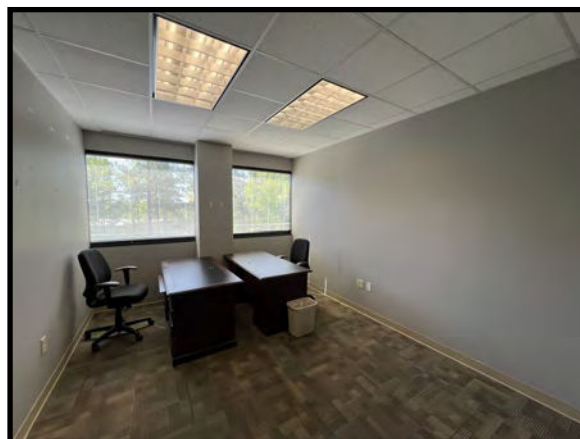
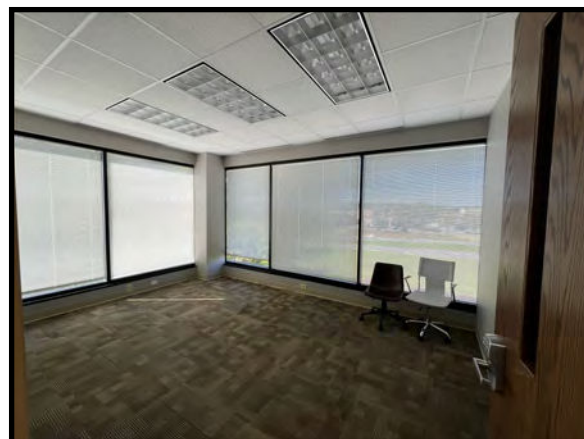
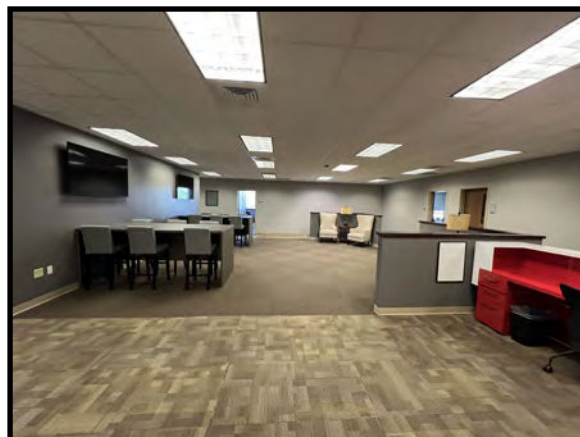
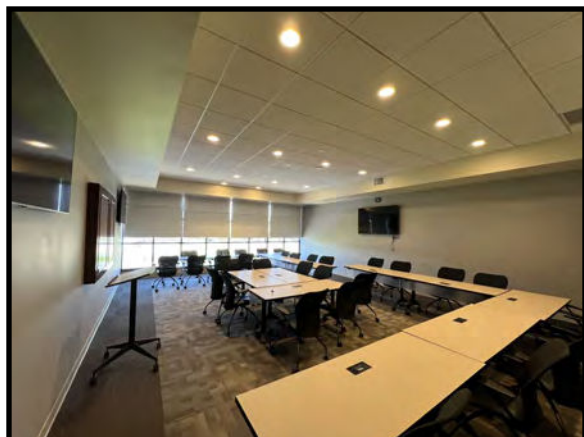
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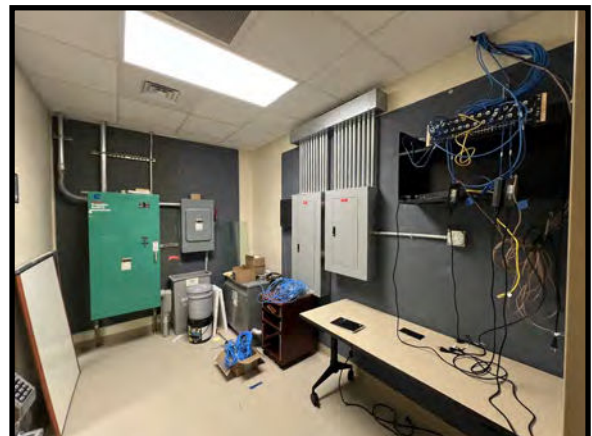
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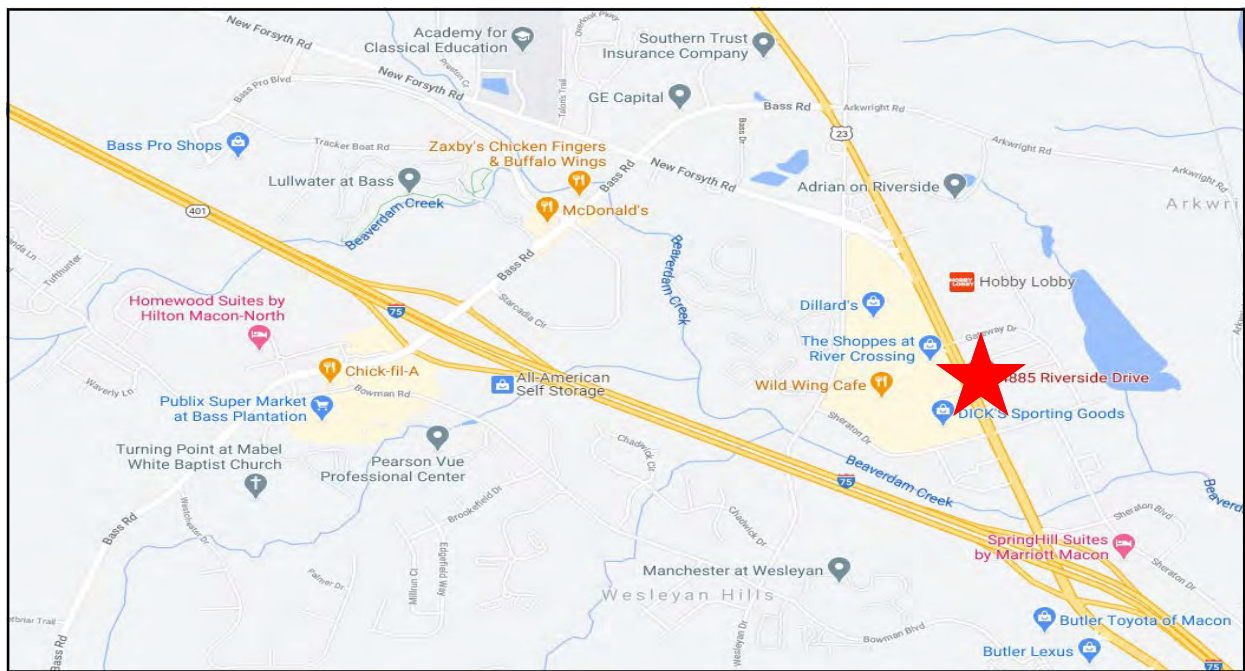
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