

LEASE

PROFESSIONAL OFFICE

2370 VINEVILLE AVENUE
MACON, BIBB COUNTY, GEORGIA 31204



**4,300± SF PROFESSIONAL OFFICE BUILDING
(DIVISIBLE - SEE PAGE 2)**

**ARTHUR P BARRY III, SIOR
ASSOCIATE BROKER / PARTNER**

**478.731.8000
abarry@cbcgeorgia.com**

**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Created 2/26/25



FRONT



SIDE



REAR

BUILDING INFORMATION

BUILDING SIZE 4,300± SF Two-Story Professional Office Building
\$6,300/Month

May be divided into (2) Suites

Entire building may be available upon 90 day notice to "Main Level" Tenant.

Main Level: 2,240± SF (Available July 2026)
\$3,950.00/Month plus \$850.00/Month for all Utilities

Lower Level: 2,067± SF (Available Immediately)
\$2,300.00/Month plus \$550.00/Month for all Utilities

LANDLORD/ TENANT EXPENSES Landlord pays ad valorem taxes, property insurance, repairs and systems maintenance.
Tenant pays all utilities and all-risk insurance.

LOT SIZE 0.64 Acres

YEAR BUILT 1962

BUILDING CONSTRUCTION Masonry

HVAC Three (3) Units; Installed in 2020

ROOF Shingle roof; Installed in 2020

WINDOWS Bronze colored, aluminum double pane with gas; Installed in 2020

WALLS Interior repainted in 2020

FLOORS LVT flooring; Installed in 2020

LIGHTING LED throughout

PARKING 25± Asphalt paved parking spaces

UTILITIES All public utilities serve the site

ZONED HR-3, Historical Residential

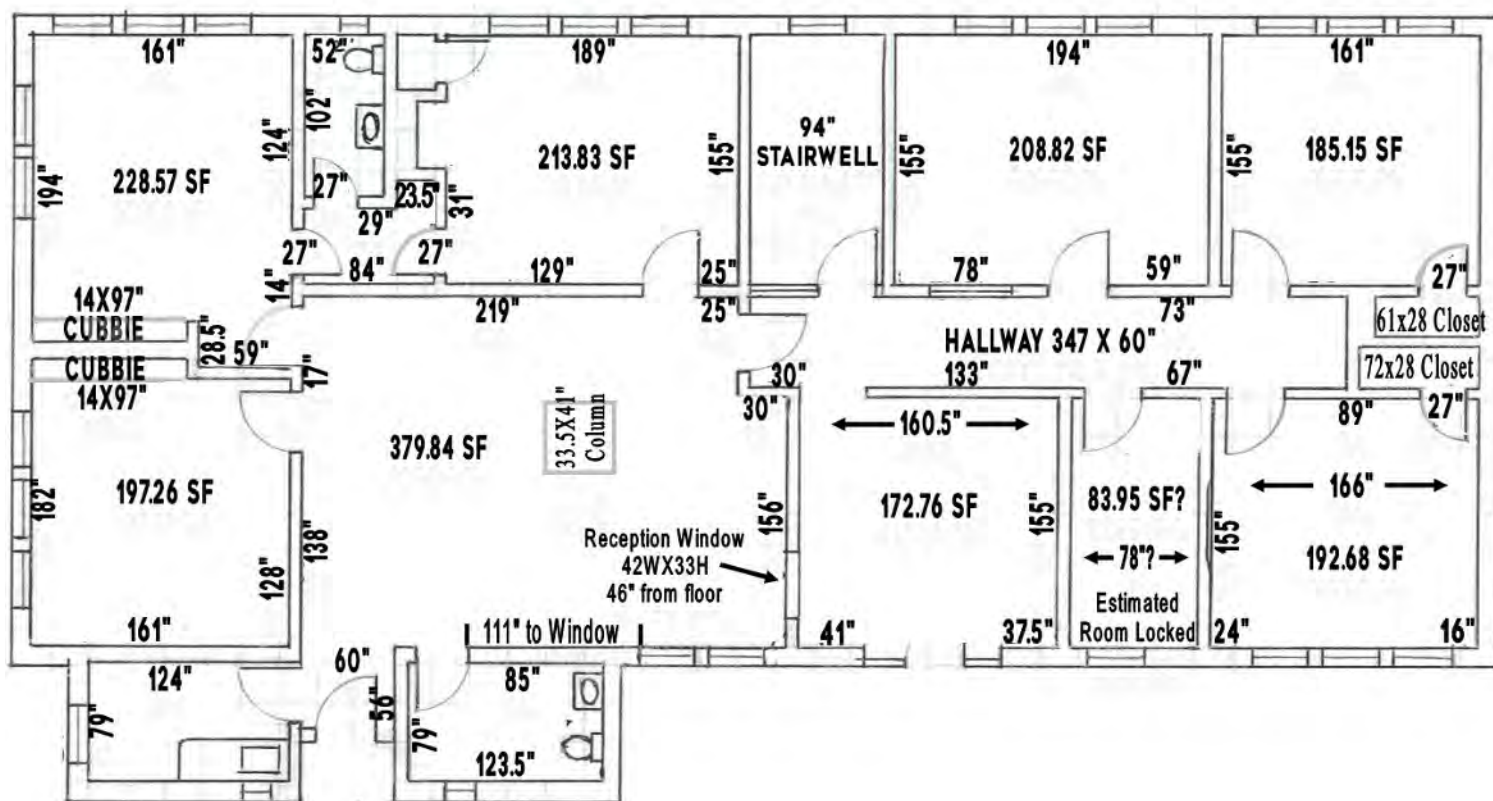
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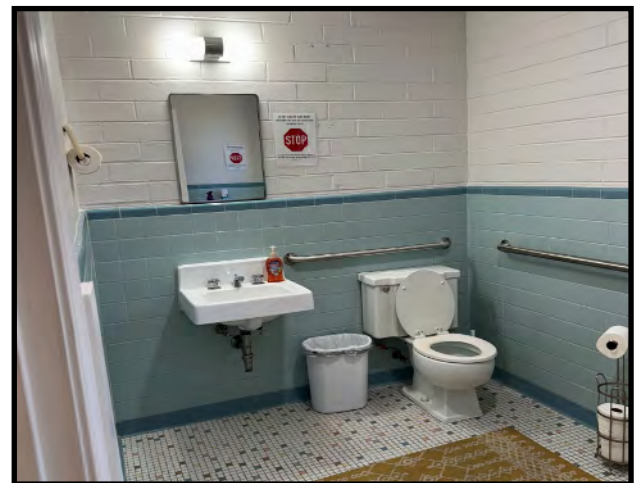
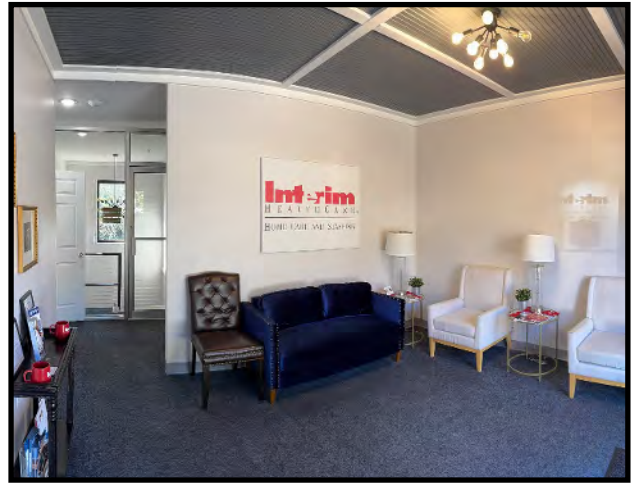
FLOOR PLAN - MAIN LEVEL



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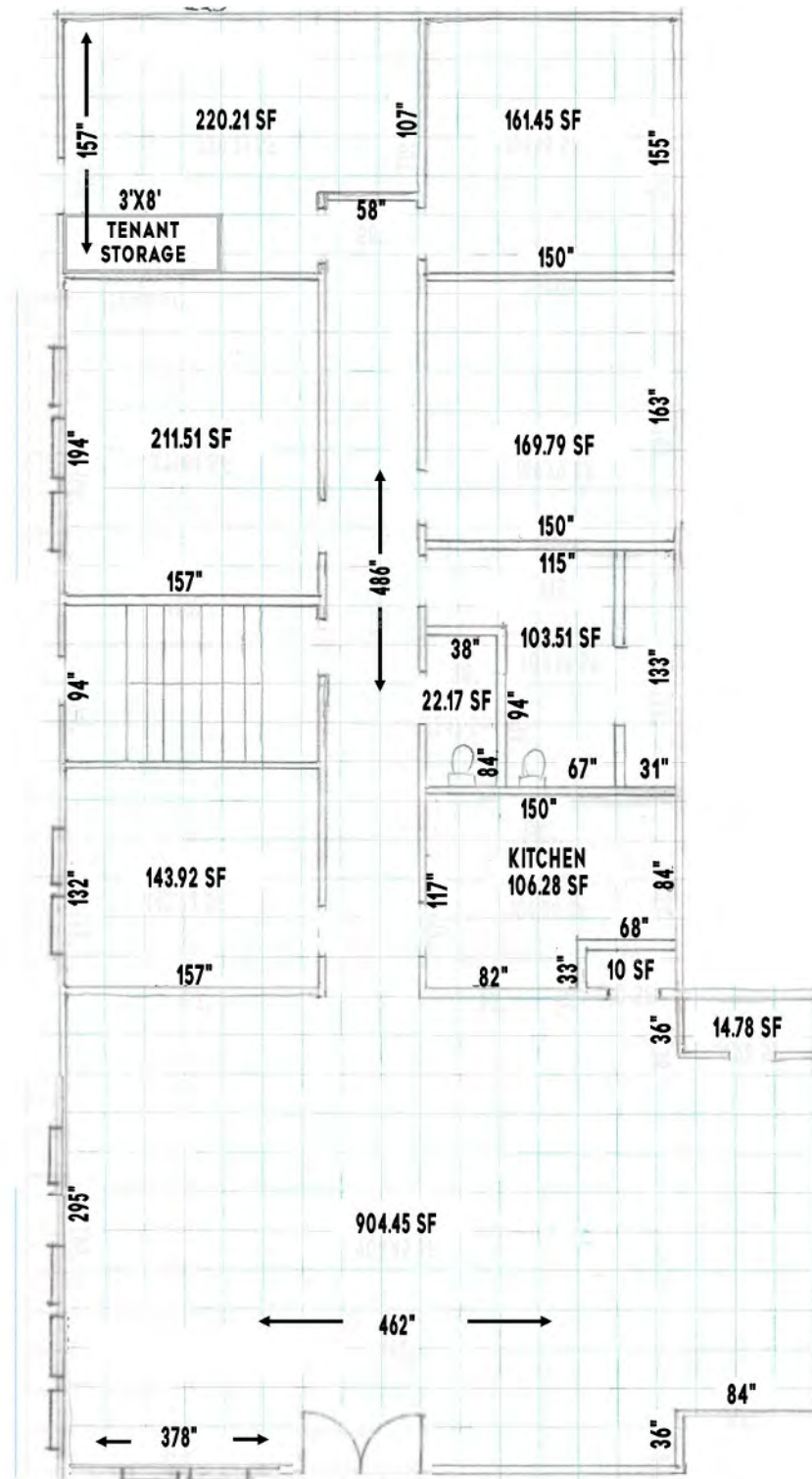
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PHOTOS - MAIN LEVEL



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FLOOR PLAN - LOWER LEVEL



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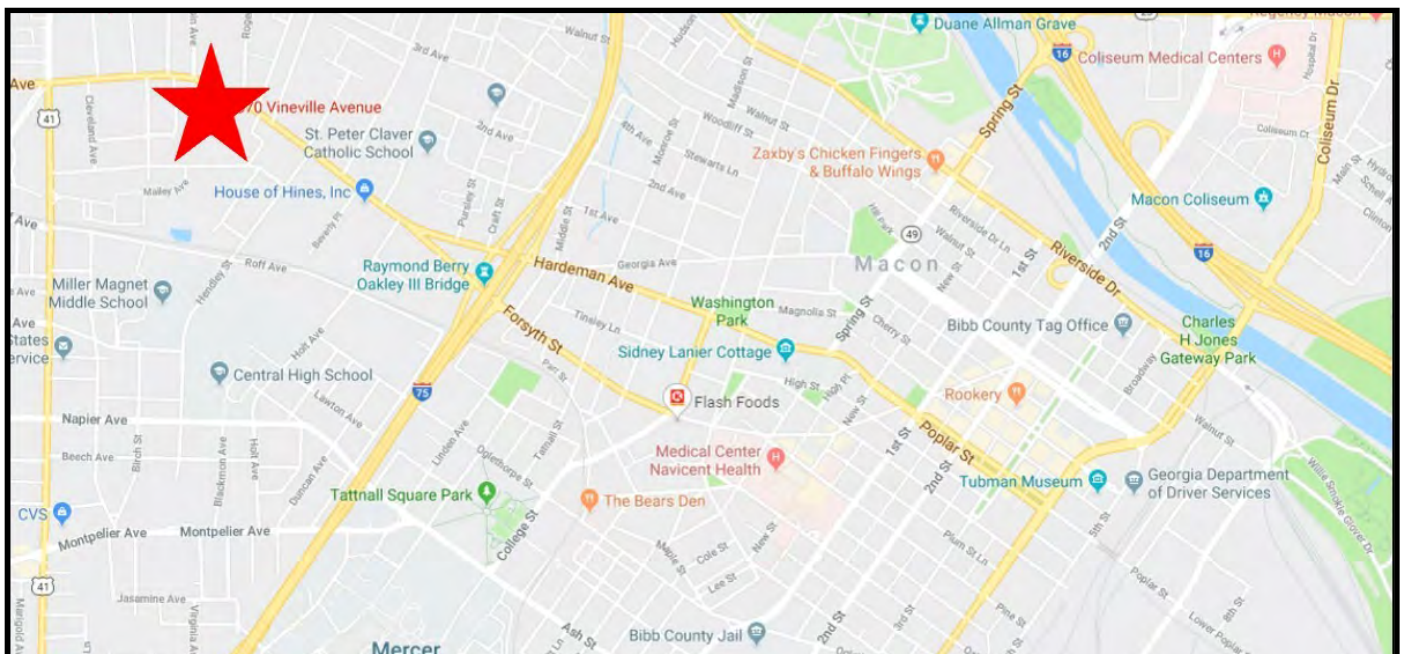
PHOTOS - LOWER LEVEL



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DEMOGRAPHICS - BIBB COUNTY, GA

