

# LEASE

# PROFESSIONAL OFFICE

2370 VINEVILLE AVENUE  
MACON, BIBB COUNTY, GEORGIA 31204

## RATE REDUCED



**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

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Revised 6/4/25



FRONT



SIDE



REAR

## BUILDING INFORMATION

BUILDING SIZE **4,300± SF Two-Story Professional Office Building**  
~~\$6,300.00~~ \$5,500.00/Month, NNN plus all Utilities

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~~ \$3,500.00/Month, NNN  
plus \$850.00/Month for all Utilities

**Lower Level: 2,067± SF (Available Immediately)**

~~\$2,300.00~~ \$2,000.00/Month, NNN  
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 1962

BUILT  
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

ARTHUR P BARRY III, SIOR  
ASSOCIATE BROKER/PARTNER

478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM

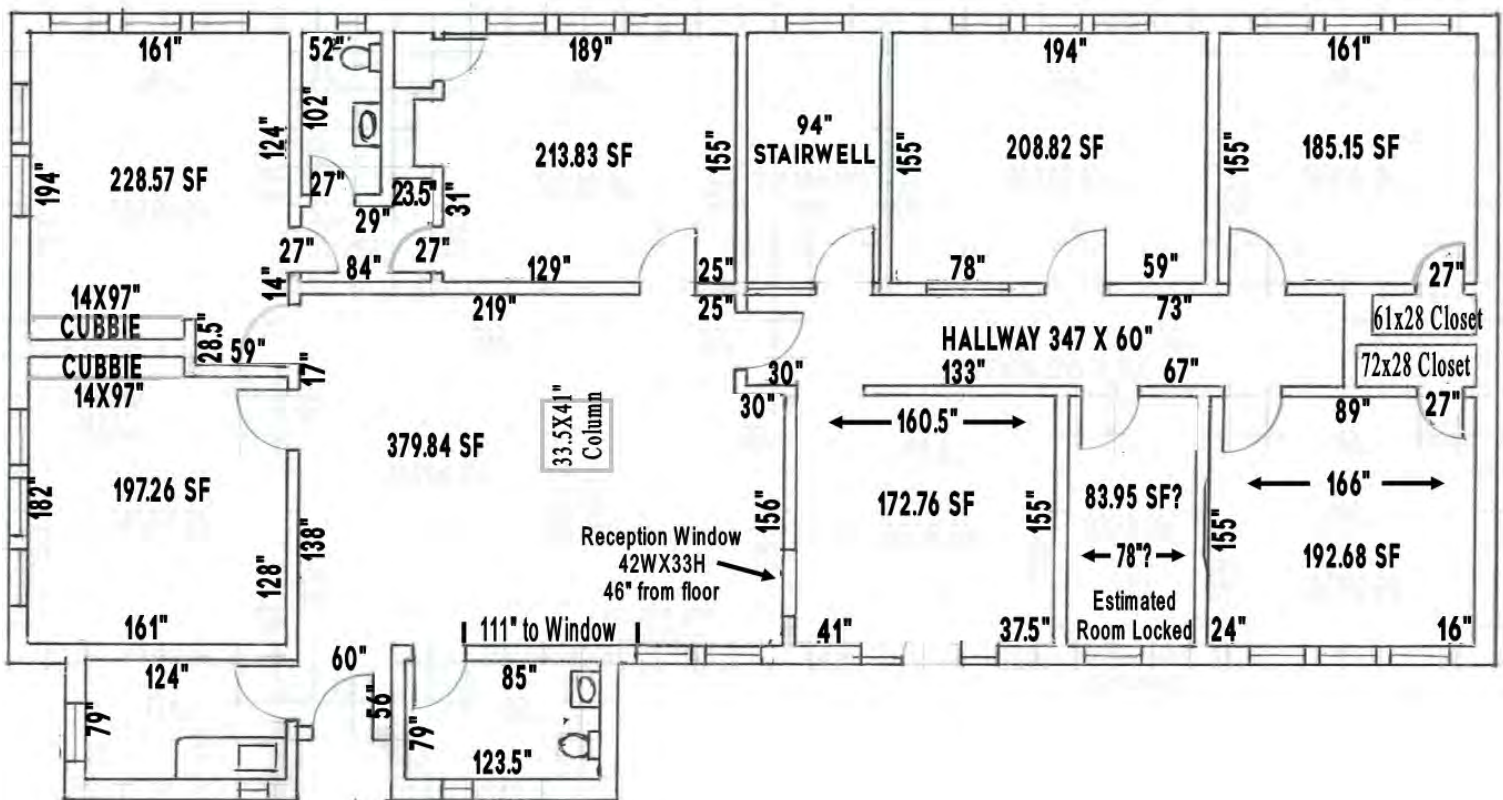


COLDWELL BANKER  
COMMERCIAL  
EBERHARDT & BARRY



## FLOOR PLAN - MAIN LEVEL (2,240± SF)

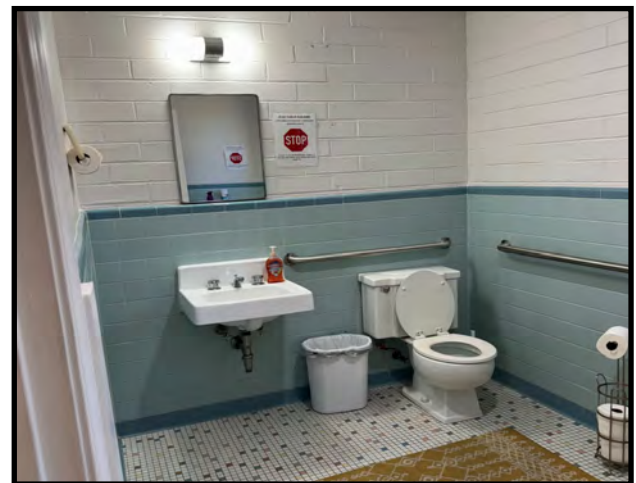
~~\$3,950.00~~ \$3,500.00/MONTH, NNN  
PLUS \$850.00/MONTH FOR ALL UTILITIES



# LEASE

PROFESSIONAL OFFICE  
2370 VINEVILLE AVENUE  
MACON, BIBB COUNTY, GEORGIA 31204

## PHOTOS - MAIN LEVEL



**ARTHUR P BARRY III, SIOR**  
ASSOCIATE BROKER/PARTNER  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM

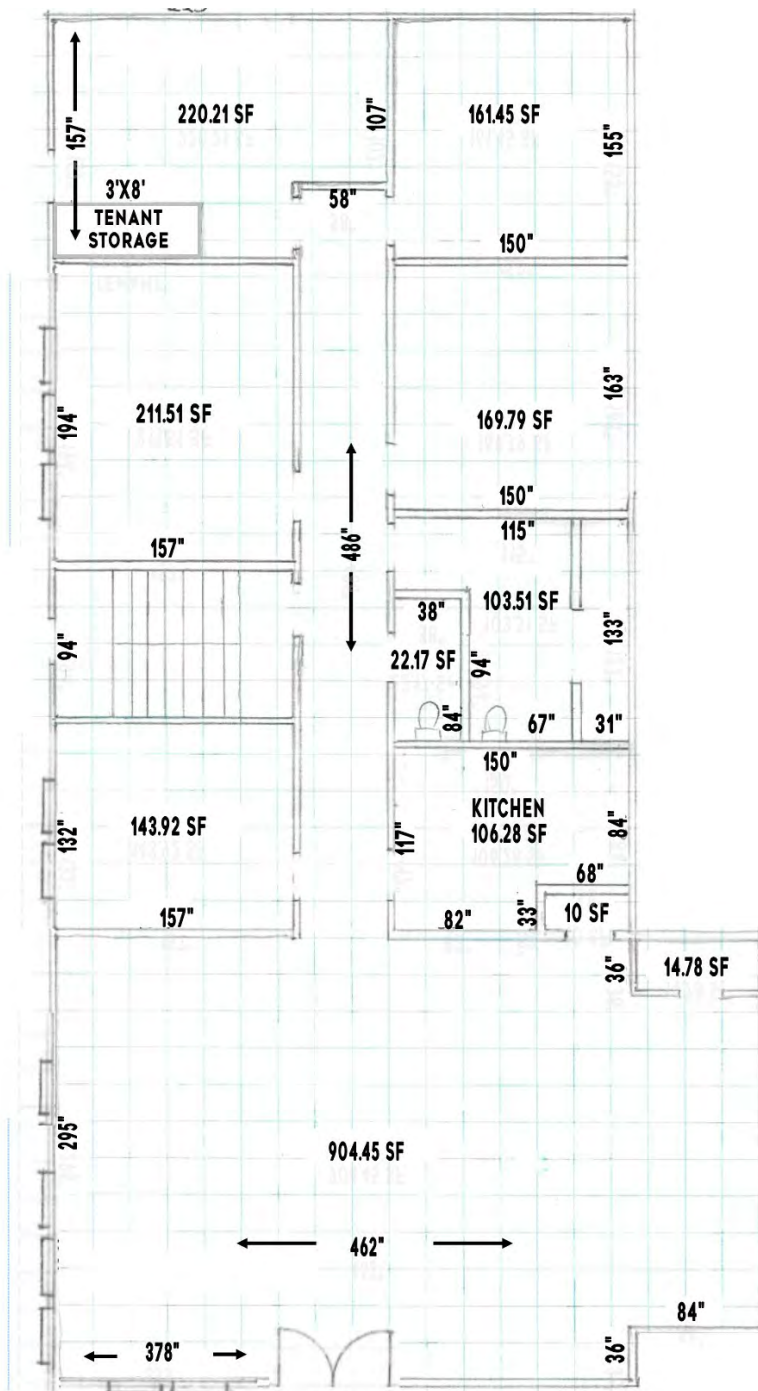


**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



## FLOOR PLAN - LOWER LEVEL (2,067± SF)

~~\$2,300.00~~ \$2,000.00/MONTH, NNN  
PLUS \$550.00/MONTH FOR ALL UTILITIES

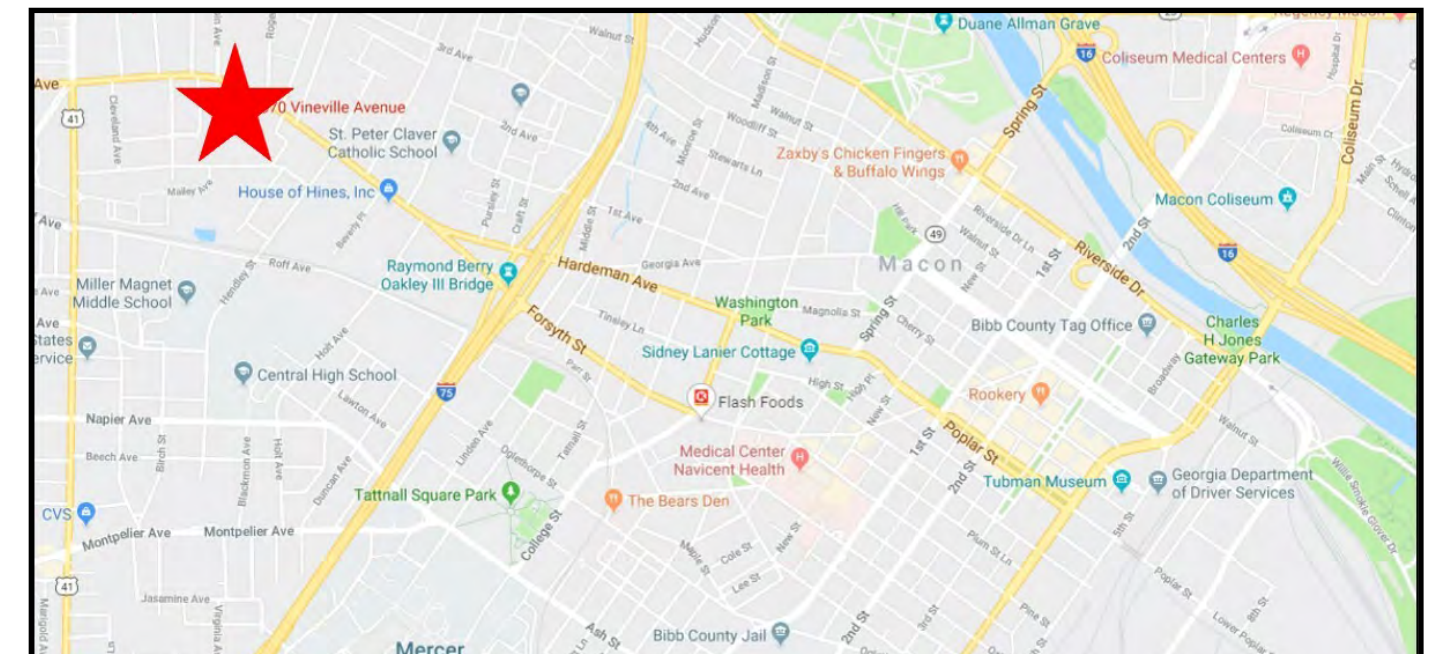


## PHOTOS - LOWER LEVEL





**MACON, BIBB COUNTY, GEORGIA 31204**



7



## DEMOGRAPHICS - BIBB COUNTY, GA

