

# LEASE

## MEDICAL OFFICE BUILDING

1625 HARDEMAN AVENUE  
MACON, BIBB COUNTY, GEORGIA 31201



**MONTHLY LEASE RATE**  
**\$8,000.00/NNN**

### PROPERTY OVERVIEW

- 5,600± SF Medical Office Building with Porte-Cochere
- Previously occupied by Barnes Orthopedic Center
- Built in 2016
- 0.68 Acre site
- Large electric pylon sign
- 28 Parking spaces
- Property Tax Bill: \$11,057 (2024)

### LOCATION OVERVIEW

- Located Downtown Macon at the signalized intersection of the Northbound entrance ramp of Interstate 75
- Atrium Health Medical Center blocks away with 4,600± employees
- Piedmont Hospital less than one mile with 1,430± employees
- Mercer University less than one mile with 9,000± students enrolled
- Convenient to restaurants, shopping and financial institutions
- Served by Public Transportation
- Zoned C2

**DEIDRA STEWART**  
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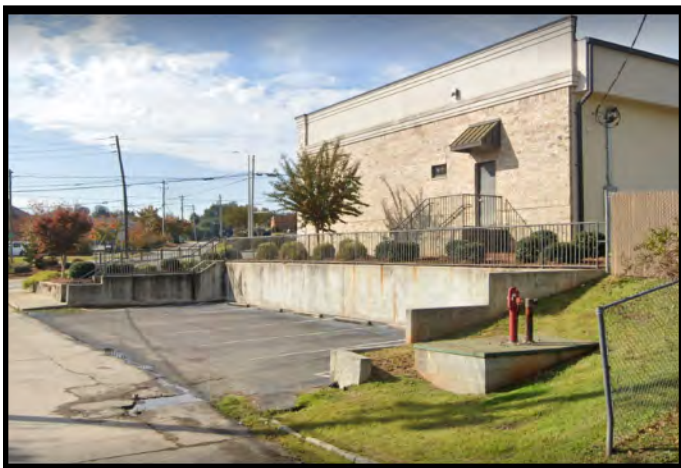
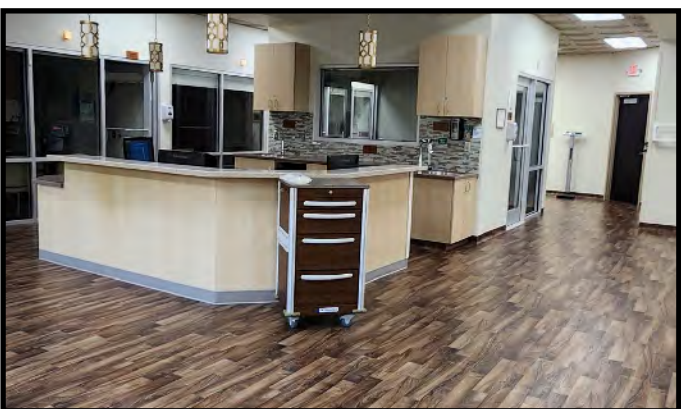
**COLDWELL BANKER  
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Created 4/4/25

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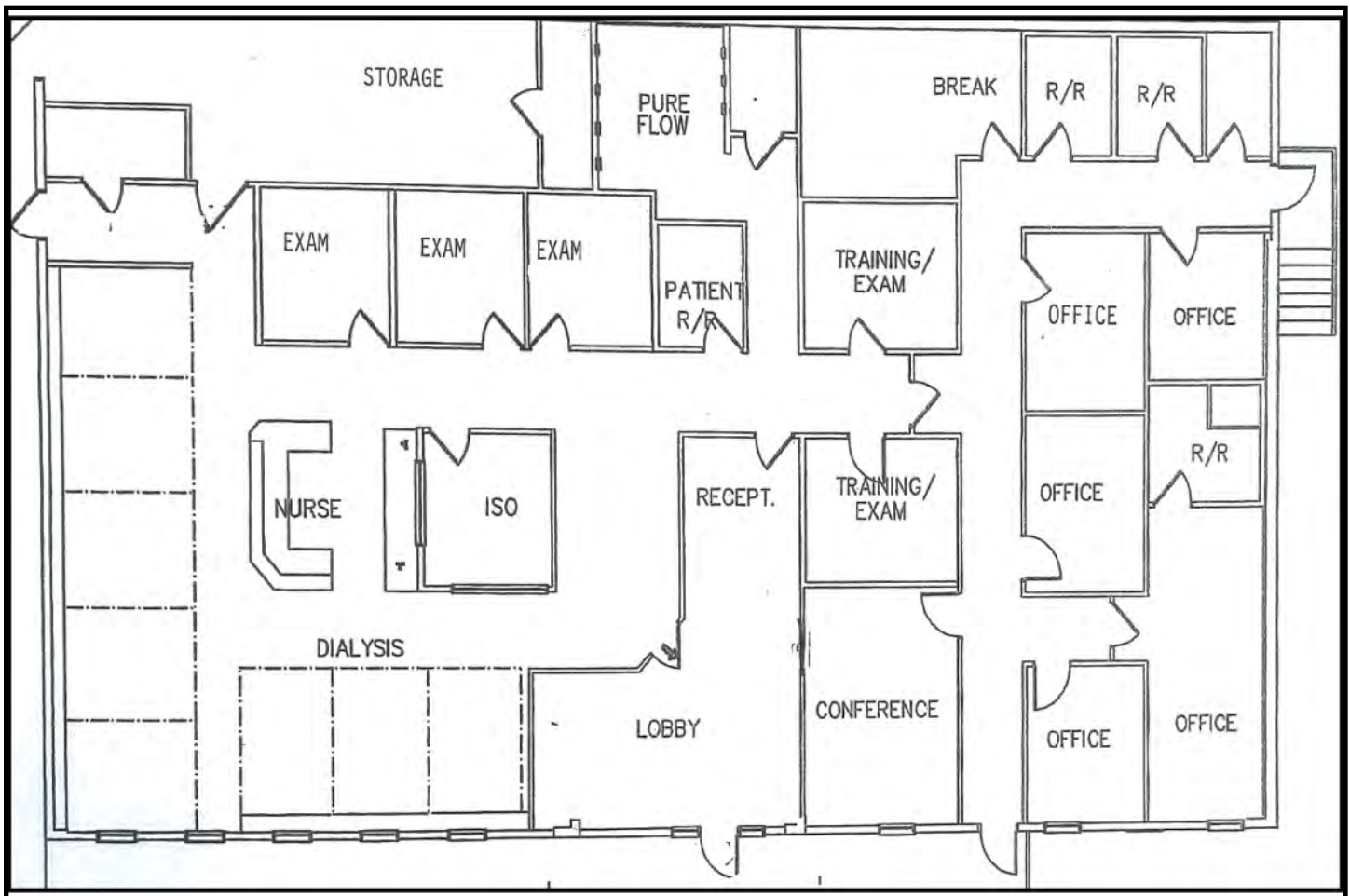


### PROPERTY INFORMATION

BUILDING INFORMATION	5,600± SF Medical Office Building with Porte-Cochere <ul style="list-style-type: none"><li>• Lobby/waiting room</li><li>• Four private offices</li><li>• Conference room</li><li>• One executive office with private restroom &amp; shower</li><li>• Six exam rooms</li><li>• Nurse's station</li><li>• Break room</li><li>• Three restrooms</li><li>• Storage room</li></ul>
YEAR BUILT	2016
SITE INFORMATION	<ul style="list-style-type: none"><li>• 0.68 Acres</li><li>• 60' Frontage; 85' depth</li><li>• Professional landscaping</li></ul>
CONSTRUCTION	Masonry
FLOORING	Tile, laminate and carpet
CEILING/LIGHTING	Acoustical tile ceilings / fluorescent fixtures
HVAC	Central heat and air conditioning
PARKING	28 Asphalt paved parking spaces
UTILITIES	All public utilities serve the site
ZONING	C2
TAX BILL	\$11,057 (2024)

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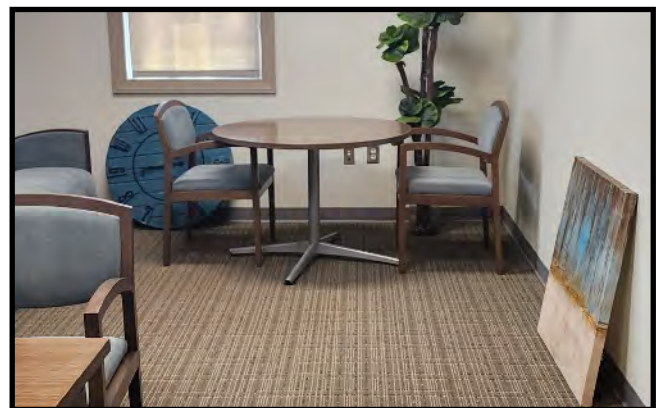
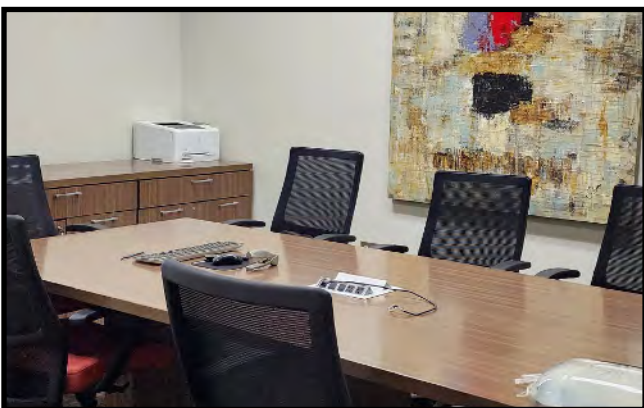
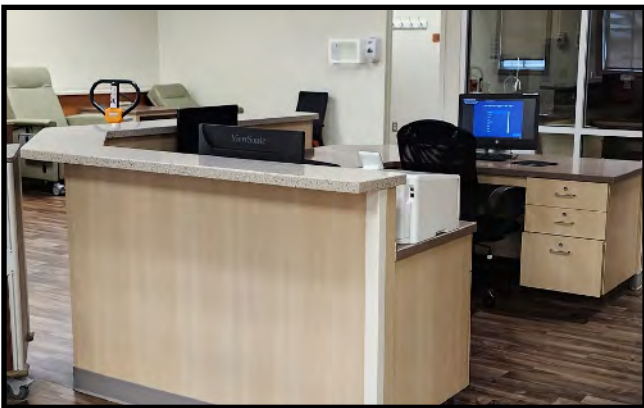
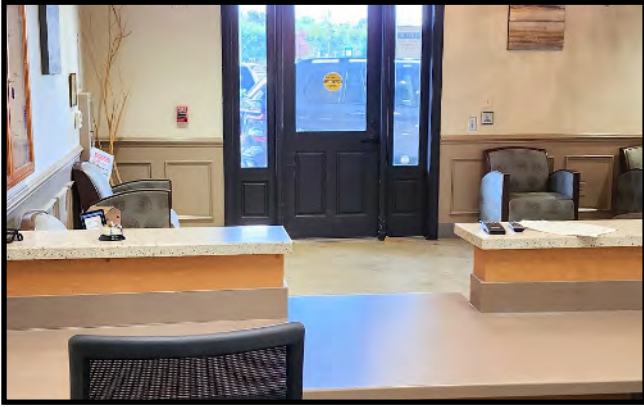
### FLOOR PLAN





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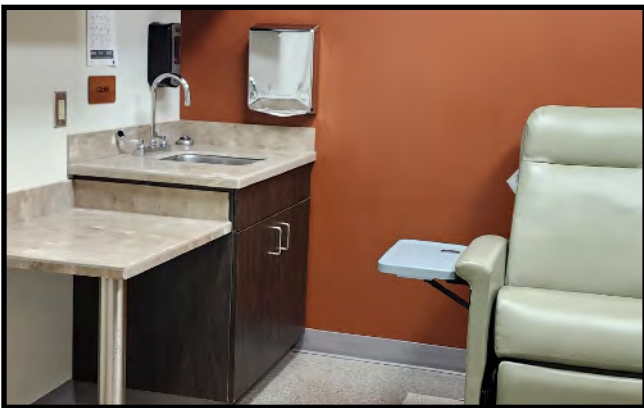
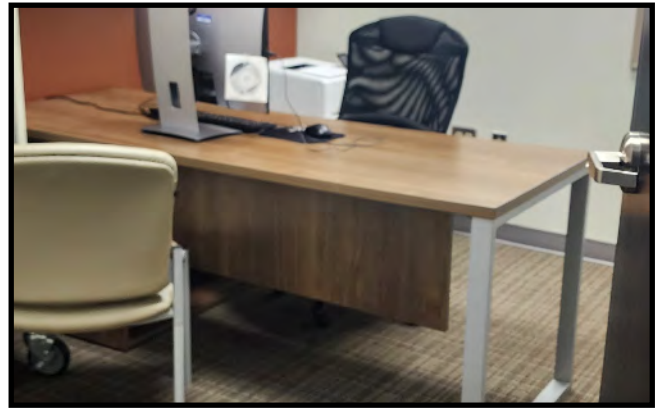
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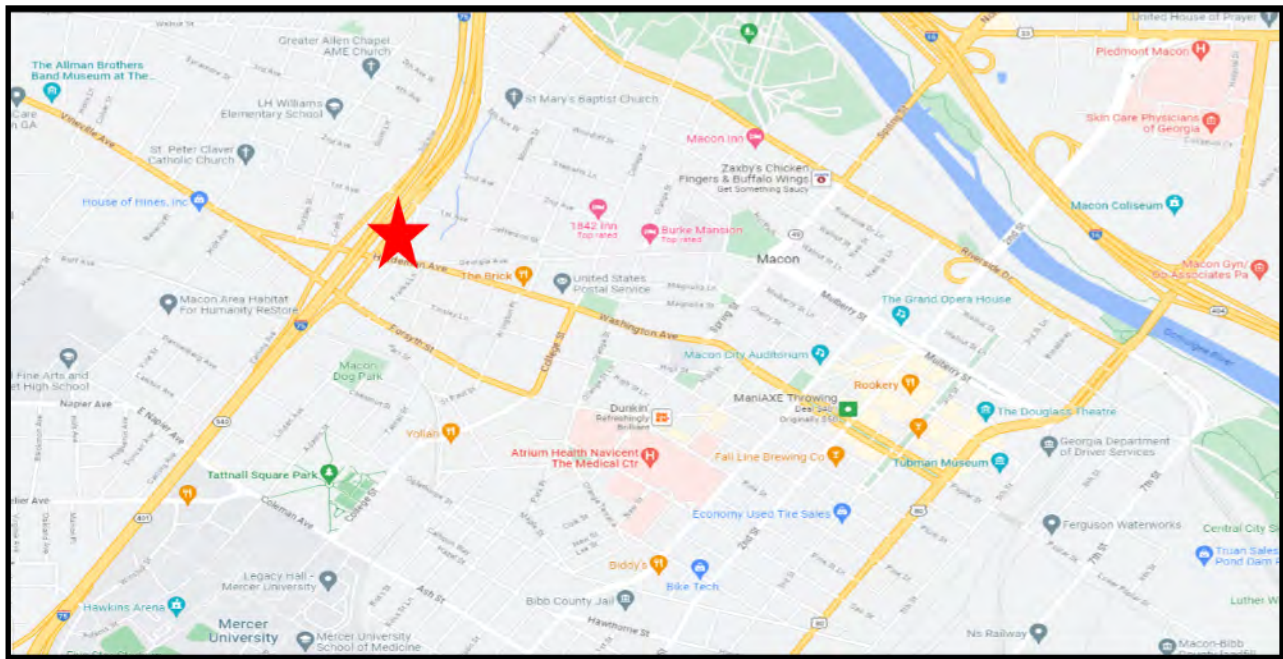


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### DEMOGRAPHICS - BIBB COUNTY

