

LEASE

**75 NORTH OFFICE PARK
3220 RIVERSIDE DRIVE
MACON, BIBB COUNTY, GEORGIA 31210**



PROPERTY OVERVIEW

- Three (3) Office Buildings - Each with own entrance from parking lot
- Building "B"
 - Suite 265 - 3,862± SF Office
 - Lease Rate: \$3,540.16 / Month, Gross (See Pages 2-4)
 - Suite 275 - 660± SF Office
 - Lease Rate: \$800.00 / Month, Gross (See Pages 5-6)
 - Suite 310 - 1,844± SF Office
 - Lease Rate: \$1,690.33 / Month, Gross (See Pages 7-8)
- Parking available in front of building
- Signage available
- Landlord pays CAM, taxes and insurance

LOCATION OVERVIEW

- Located in North Macon on Riverside Drive between Northside Drive and Tom Hill Senior Boulevard; visible to Interstate 75
- Convenient to shopping, eateries and banks
- Traffic Count: 24,600± AVG VPD (2023 GDOT)
- 5 miles to Downtown Macon
- Zoned C3

TENANT LIST

- CWC Furniture
- Dr. Robert C. Jones
- McIntosh Trail Healthcare
- NECCO
- Northside Insurance
- Primerica
- Qualified Staffing
- Slender Swiftly

DEIDRA STEWART
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deidra@cbcgeorgiacom

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Revised 4/2/25

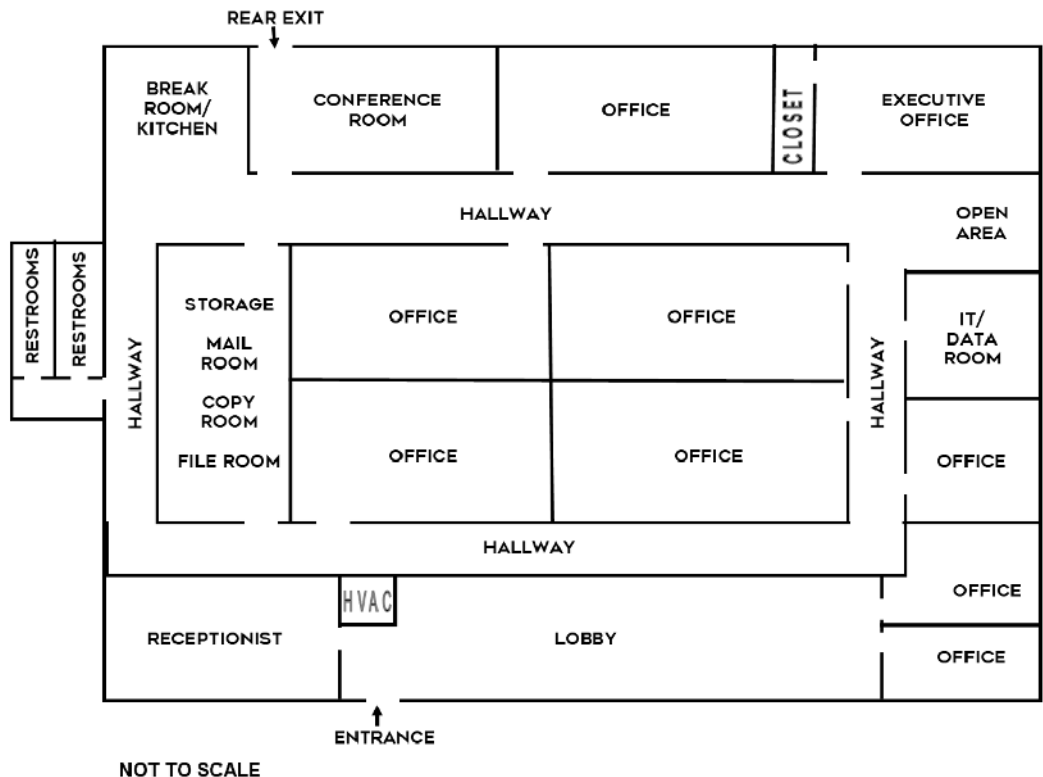
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BUILDING "B" - SUITE 265 3,862± SF

Lobby
Receptionist Office
Eight (8) Private Offices
Executive Office
Conference Room
Large Storage Room
Break Room
IT/Data Room
SHARED RESTROOM

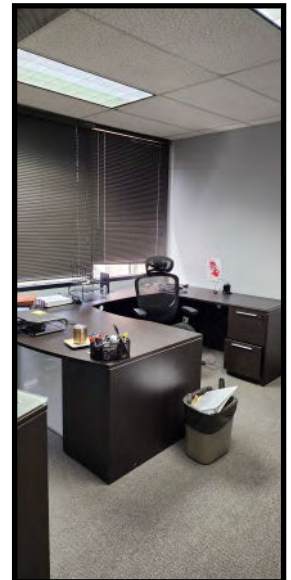
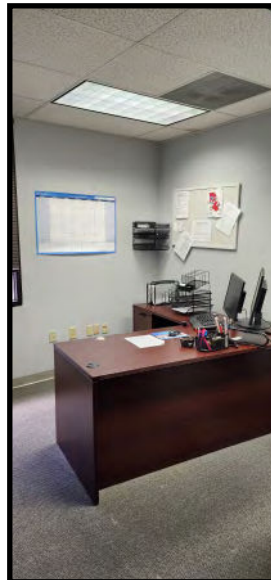
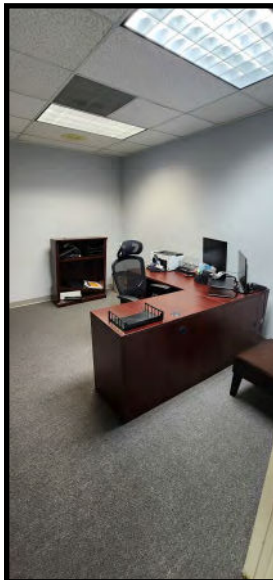
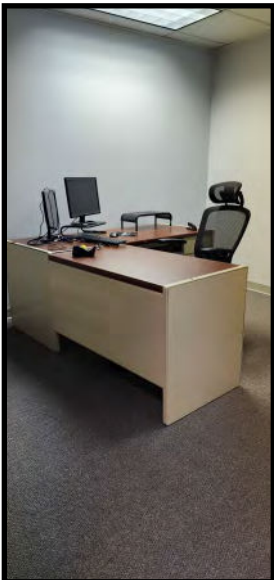
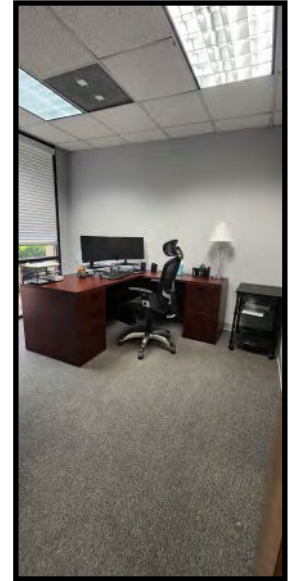
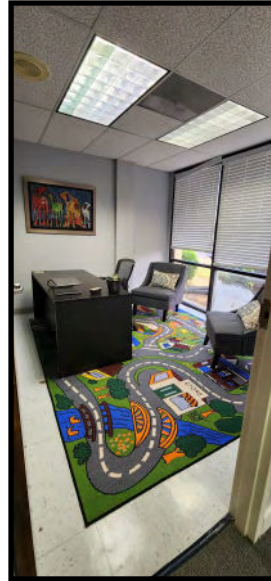
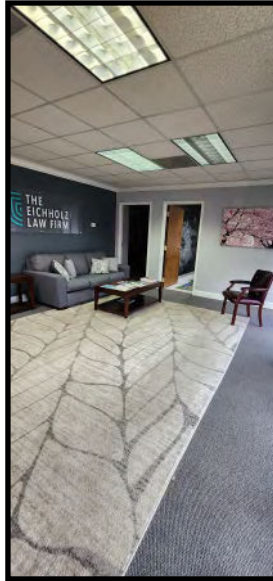
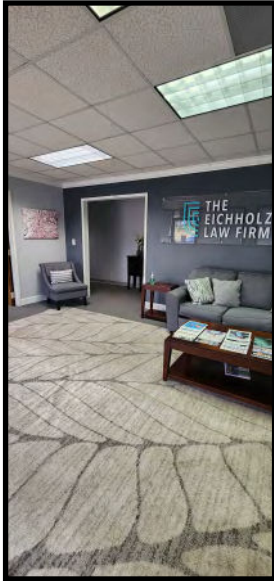
MONTHLY LEASE RATE:
\$3,540.16 / GROSS
INCLUDES WATER



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PHOTOS – SUITE B265



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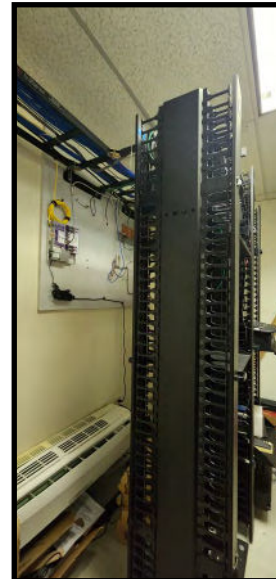
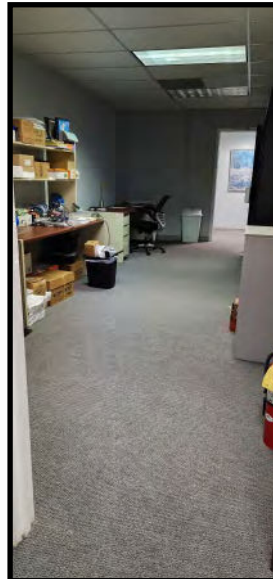
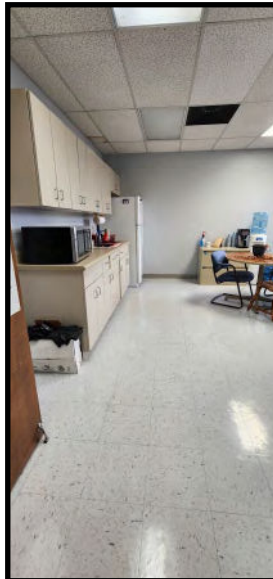
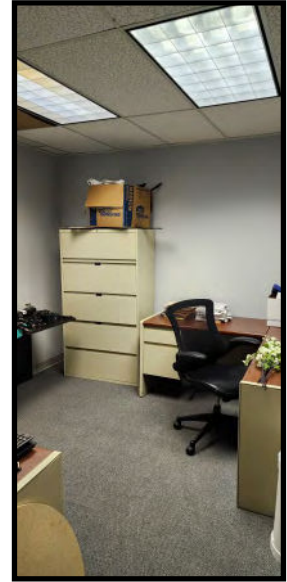
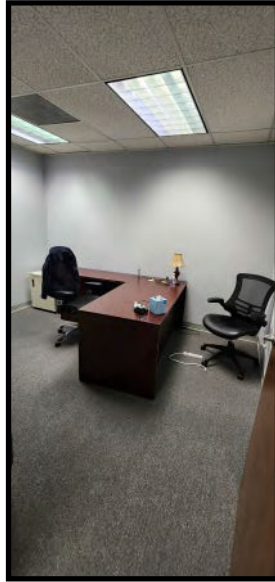
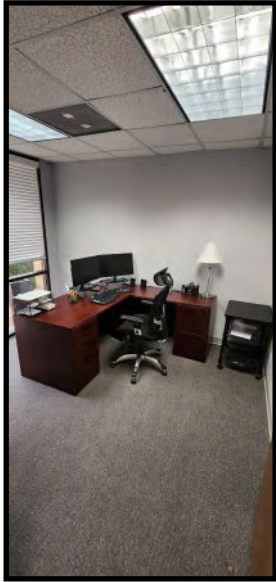
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PHOTOS – SUITE B265



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BUILDING "B" - SUITE 275
660± SF

Reception

Private Office

Conference Room

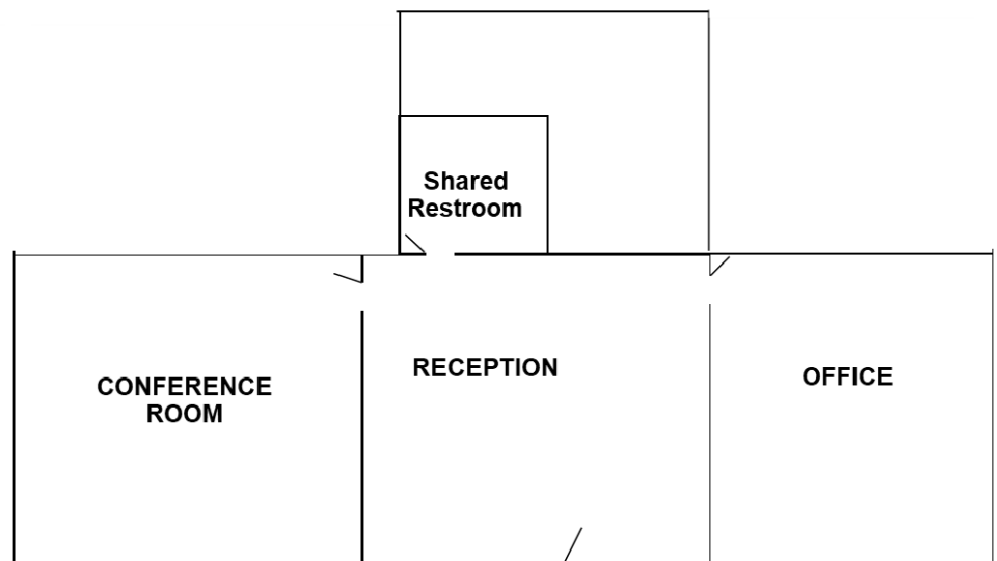
*Restroom

*Shared with neighboring Tenant

MONTHLY LEASE RATE:

\$800.00 / GROSS

INCLUDES WATER



FRONT

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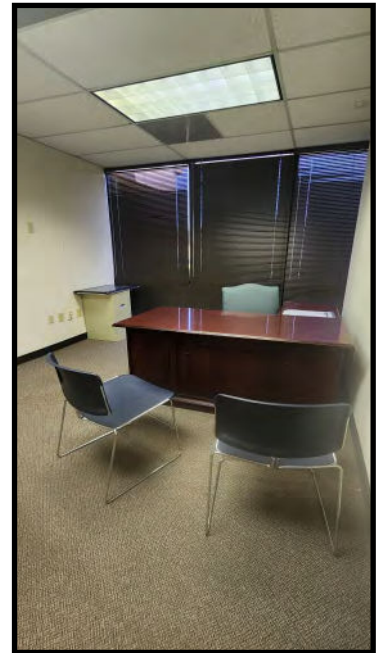
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PHOTOS—SUITE B275



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BUILDING "B" - SUITE 310

1,844± SF

Reception Area

Four (4) Private Offices

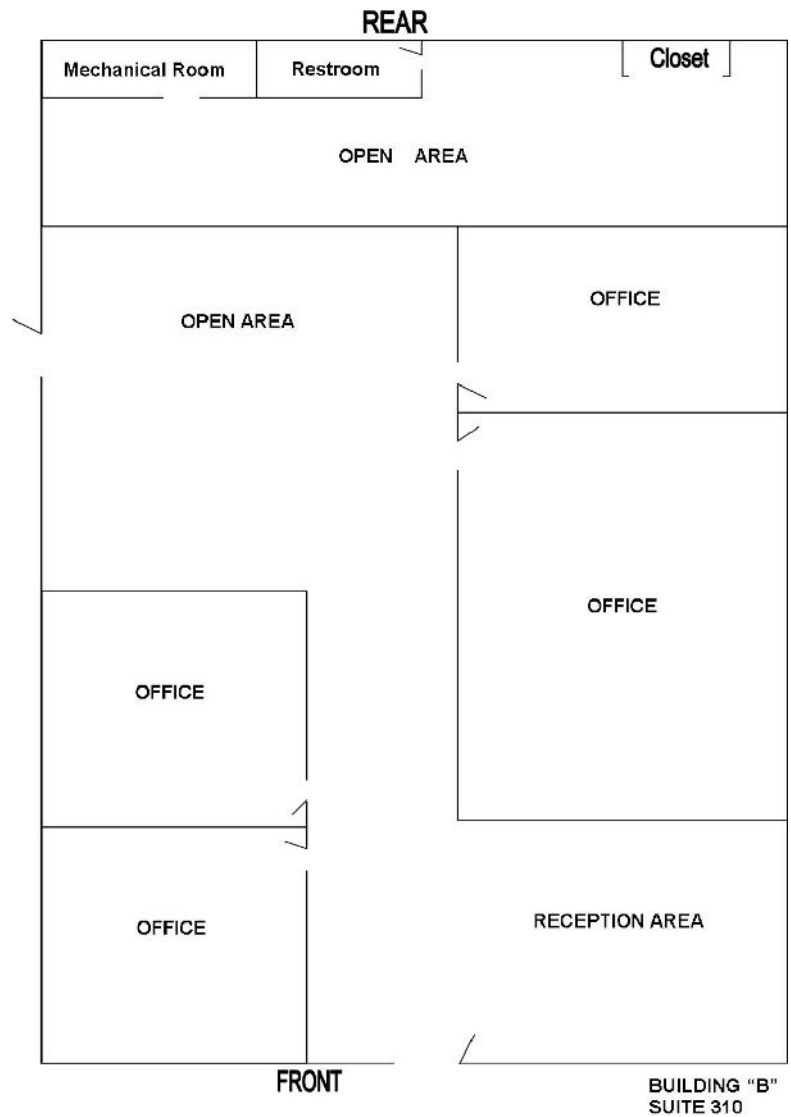
Two (2) Open Areas

Mechanical Room

Storage Closet

Restroom

**MONTHLY LEASE RATE:
\$1,690.33 / GROSS**



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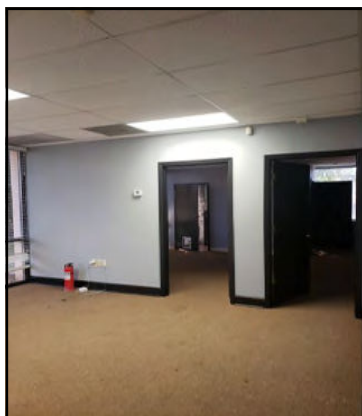
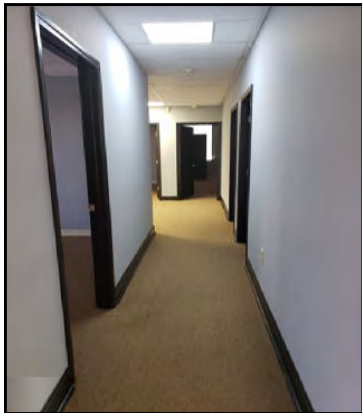
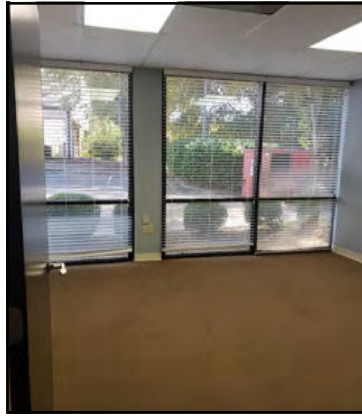
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PHOTOS – SUITE B310



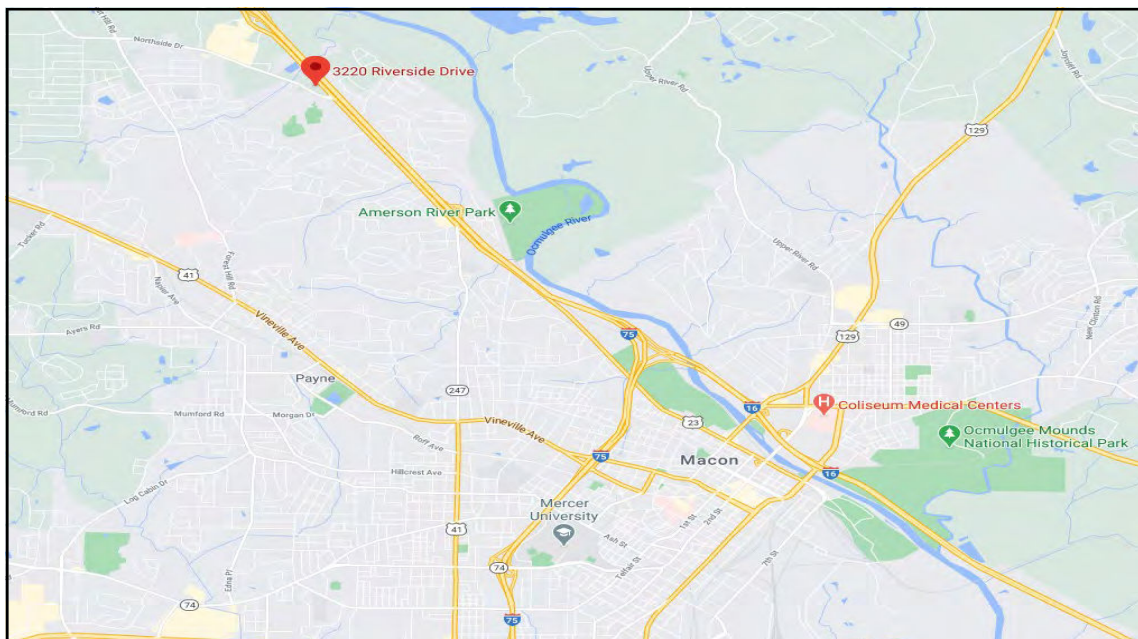
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DEMOGRAPHICS - BIBB COUNTY

