

LEASE

MEDICAL OFFICE BUILDING
2525 SECOND STREET
MACON, BIBB COUNTY, GEORGIA 31206



BASE LEASE RATE:
\$14.00/PSF, NNN
(CAM, T & I: \$2.35/PSF)

LOCATION OVERVIEW

- Located at the signalized intersection of Second Street and Eisenhower Parkway/US 80
- 1½± miles from Atrium Health Navicent Hospital
- 3± miles from Piedmont Macon Hospital
- 1/2± mile from Interstate 75
- Served by Macon Transit Authority
- Convenient to shopping and eateries
- Zoned C2, General Commercial District

PROPERTY OVERVIEW

15,760± SF Medical Office Building

Available Suite:

- Suite 3: 1,163± SF Office (Unfinished Space)
\$14.00/PSF, NNN (\$1,585.00 Total Monthly)
- 1.27± Acre corner site
- 210'± Frontage on Second Street and 337'± on Eisenhower Parkway (US 80)
- Built in 2003
- 55± Paved parking spaces; expandable
- Fire protection system
- 3 Phase/4 Wire with multiple meters

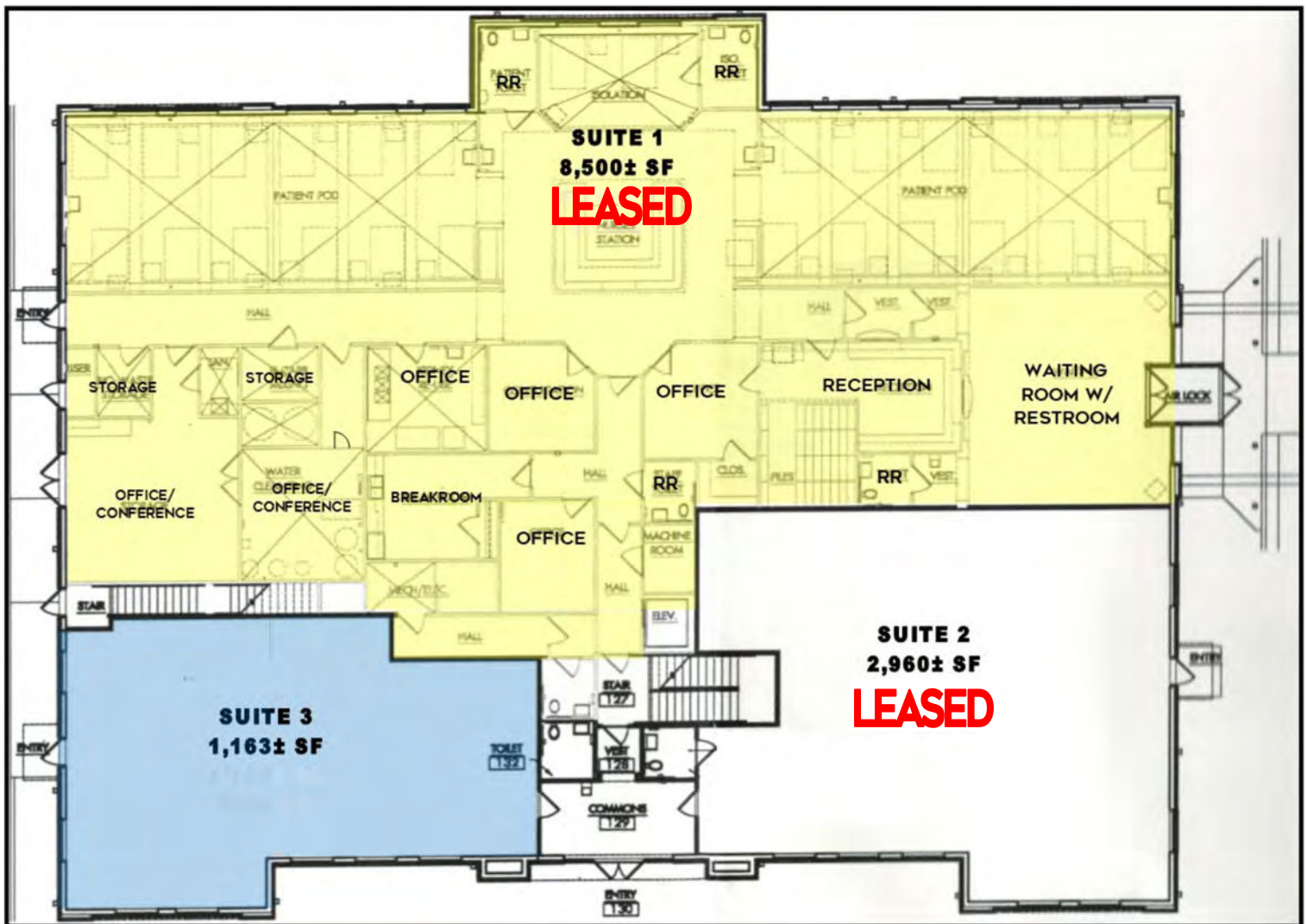
MIKI FOLSOM, CCIM
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Revised 11/25/25

FLOOR PLAN - SUITE 3



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3

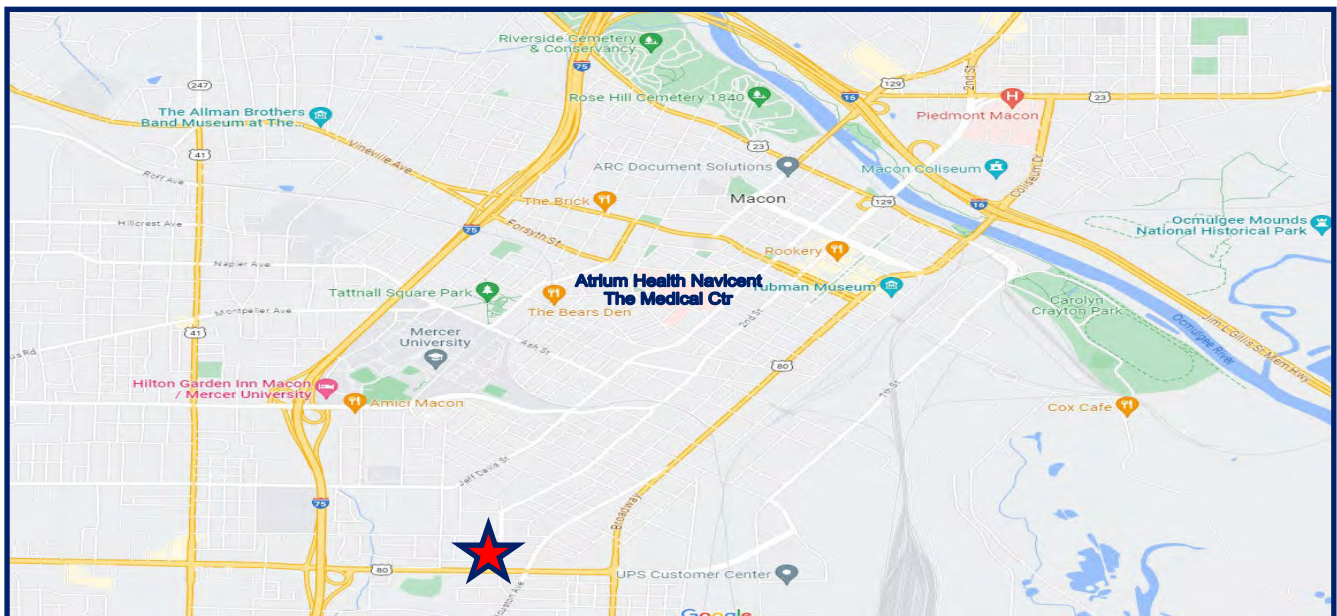
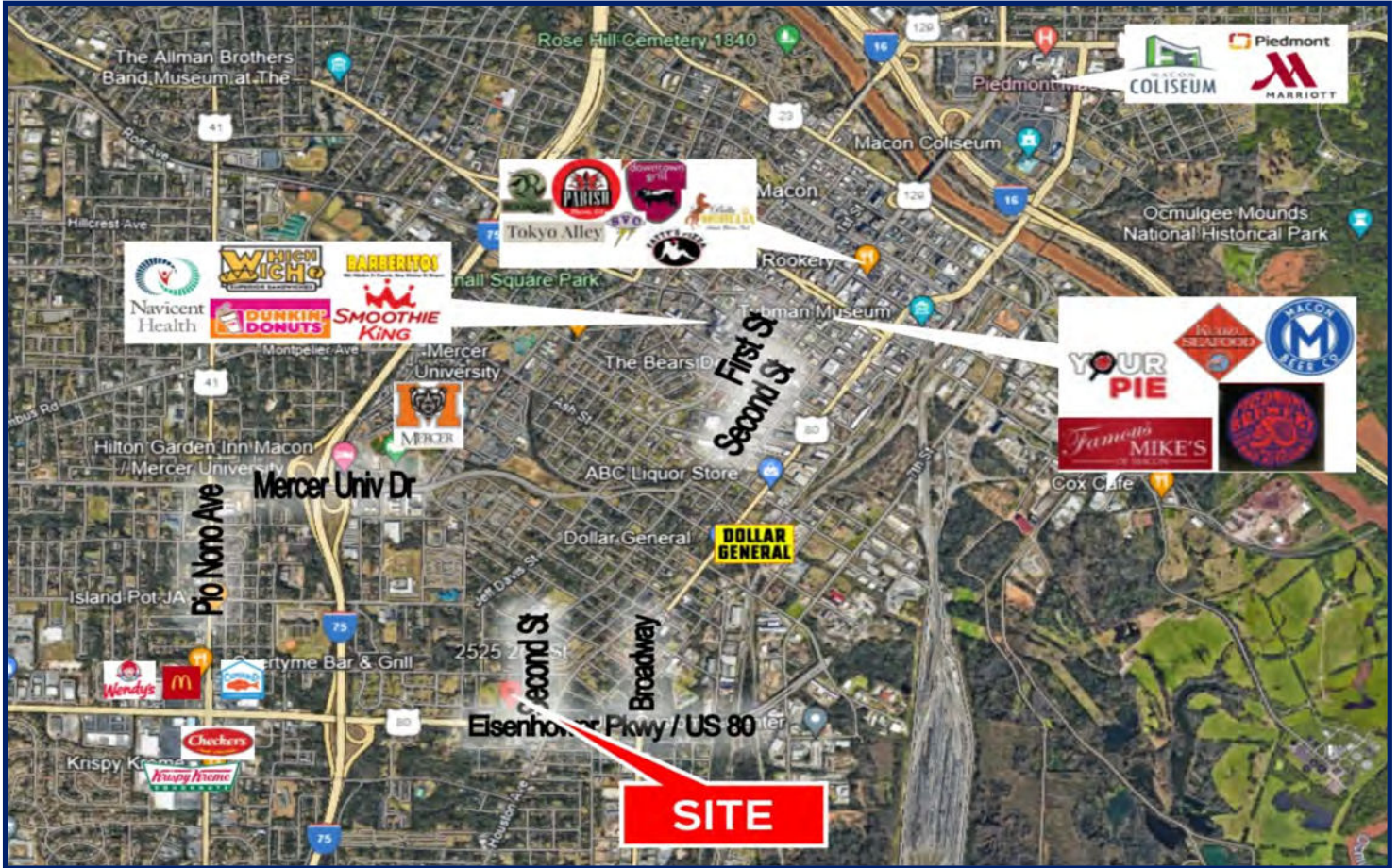


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4



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