



**MONTHLY LEASE RATE:  
\$1,305.00, GROSS**

### LOCATION OVERVIEW

- Located in **North Macon** near the intersection of **Northside Drive & Riverside Drive**
- **High visibility** with approximately **23,000 VPD** @ the intersection (2024 GDOT)
- **1 mile from Interstate 75** providing convenient regional access
- **4 miles from Downtown Macon**
- Surrounded by restaurants, banks, retail, and other commercial amenities

### PROPERTY HIGHLIGHTS

Suite G | ±870 SF Office Suite Available

- **Functional, move-in ready layout** ideal for professional or service businesses
- **Welcoming reception area and lobby** to greet clients
- **Four private offices** offering flexibility for team members or meeting space; **one office with sink**—perfect for specialty uses
- **Convenient Breakroom and private restroom**
- **Shared on-site parking** for staff and clients
- **Zoned C2** - supports a wide range of business uses

#### Lease Highlights:

- Landlord covers property taxes, building insurance, water, trash and landscaping
- Tenant responsible for utilities and liability insurance

**STEPHANIE FOLSOM, CCIM**  
478.361.8259 Cell  
stephanie@cbcgeorgia.com



**COLDWELL BANKER  
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EBERHARDT & BARRY

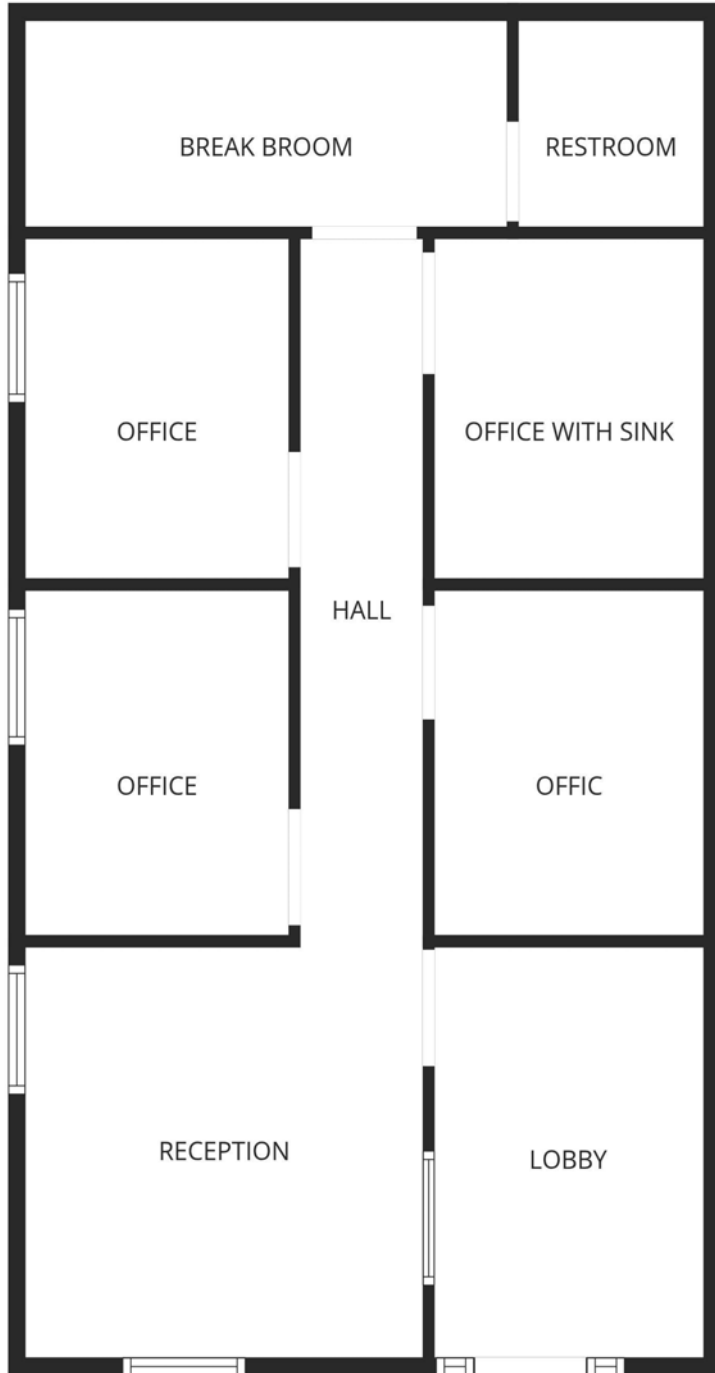
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Created 3/9/26

# FLOOR PLAN

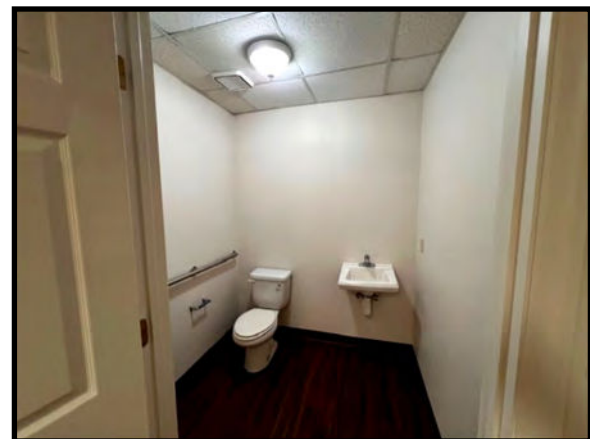
FLEXIBLE PROFESSIONAL OFFICE SPACE – MOVE-IN READY

3333 NORTHSIDE DRIVE - SUITE G  
MACON, BIBB COUNTY, GEORGIA 31210



Approximate Measurements







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