



**MONTHLY LEASE RATE:
\$900.00, 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 C | ±624 SF Office Suite Available

- Spacious open area ideal for **reception, collaborative workspace, or flexible office layout**
- **Dedicated storage room and private breakroom** for added convenience and functionality
- **Private restroom** located within the suite
- **Shared on-site parking** for staff and clients
- **Zoned C2** - supports a wide range of business uses
- **Ideal for professional services, boutique firms, or small teams** seeking a well-located, adaptable office environment

Lease Highlights:

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

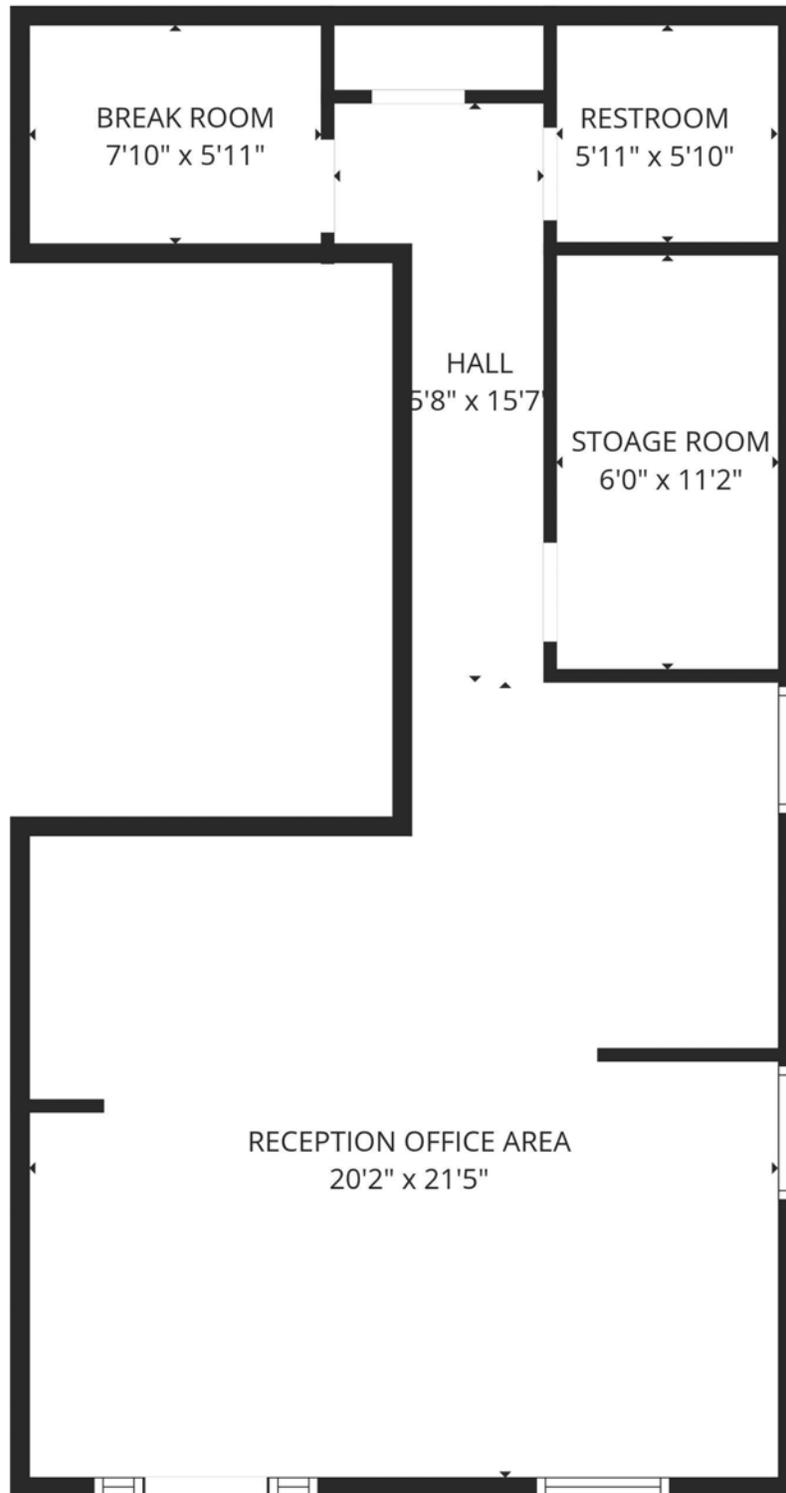
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**COLDWELL BANKER
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EBERHARDT & BARRY

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Approximate Measurements



FLEXIBLE PROFESSIONAL OFFICE SPACE – MOVE-IN READY

AERIAL

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



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