

# LEASE

PROFESSIONAL OFFICE SUITE - 75 NORTH OFFICE PARK  
3220 RIVERSIDE DRIVE  
MACON, BIBB COUNTY, GEORGIA 31210



## PROPERTY OVERVIEW

75 North Office Park

Building "B" | Suite 200 | 1,577± SF | \$13/PSF Gross

Suite 200 ideal for professional services, medical users, or administrative offices.

### Suite Highlights:

- Welcoming Lobby and Waiting Area
- Receptionist Office with cased service window
- Four (4) Private Offices
- Conference Room
- Breakroom
- Storage / File Room
- ADA Restroom
- IT-Data Room / Mechanical Room
- Numerous windows providing excellent natural light

### Property Features:

- Three (3) office buildings - Each with its own entrance from the parking lot
- Convenient parking directly in front of the building
- Building signage available

### Lease Highlights:

- Landlord pays water, trash, CAM, taxes and insurance

## LOCATION OVERVIEW

- Positioned on Riverside Drive between Northside Drive and Tom Hill Sr. Boulevard
- Excellent North Macon location with Interstate 75 visibility
- Traffic Count: 23,000 Average VPD (2024 GDOT)
- Approximately 5 miles to Downtown Macon
- Convenient to shopping, eateries, and banks
- Zoned C-3 (Highway Commercial)

## CURRENT TENANTS

### Building "A"

- NECCO Foster Care
- McIntosh Trail Management Services
- Primerica Financial Services
- CWC Office Furniture & Interior Design

### Building "B"

- Dr. Robert C. Jones - Family Medicine
- Slender Swiftly
- Interim Healthcare of Central Georgia
- Southern Hospitality At Home Healthcare

### Building "C"

- Lease Pending

DEIDRA STEWART  
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COLDWELL BANKER  
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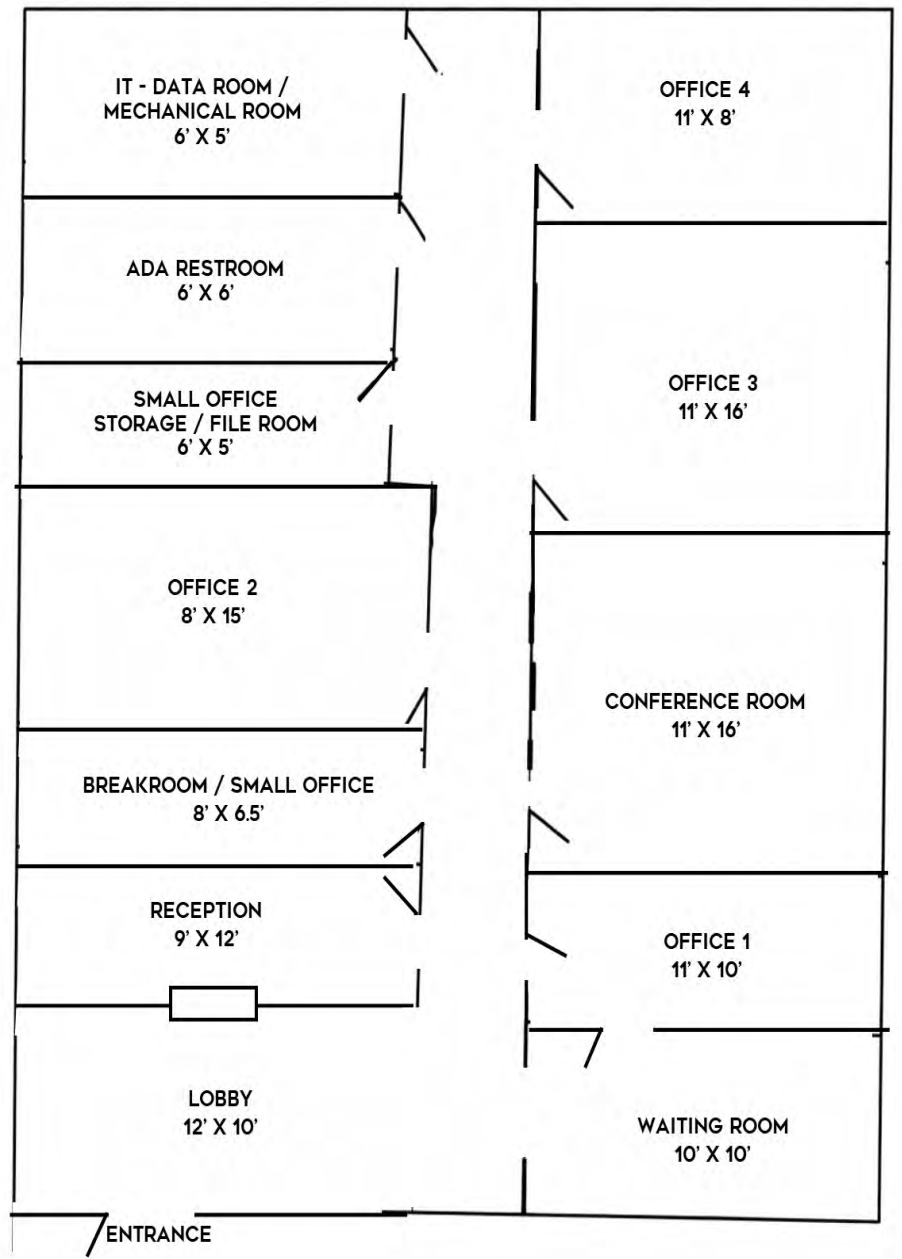
BUILDING "B" | SUITE 200 | 1,577± SF

\$1,708.41 PER MONTH, GROSS

**1,577± SF OFFICE SUITE**

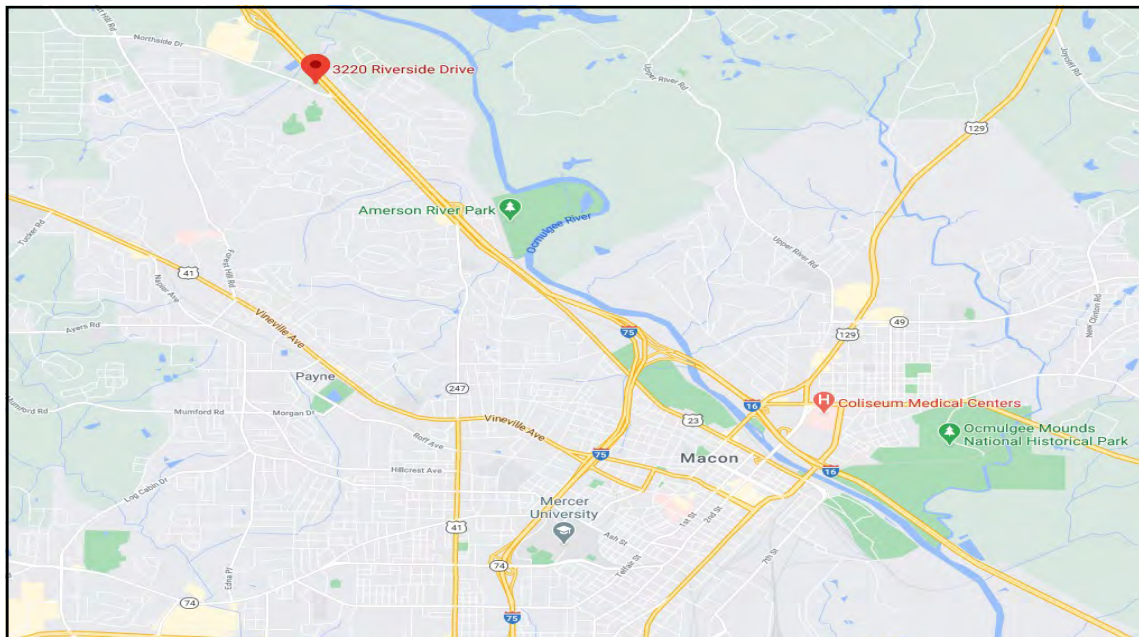
- Lobby
- Waiting Room
- Receptionist Office with Cased Window
- Four (4) Private Offices
- Conference Room
- Breakroom
- Storage /File Room
- ADA Restroom
- IT - Data Room / Mechanical Room

**LEASE RATE:  
\$13/PSF, GROSS  
(\$1,708.41/MONTHLY)**



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## DEMOGRAPHICS - BIBB COUNTY

