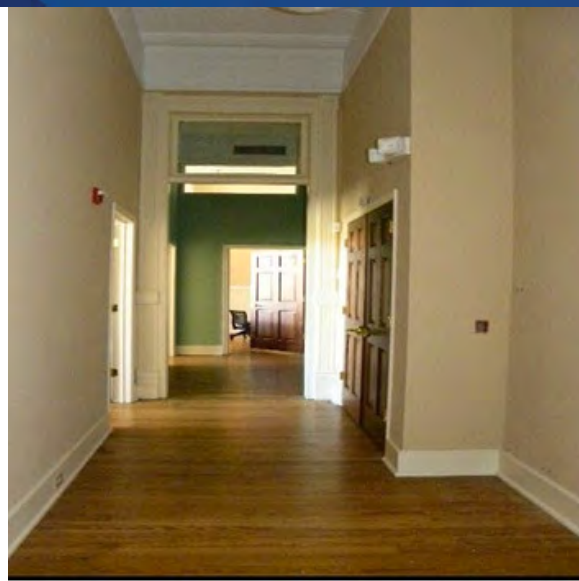


LEASE

DOWNTOWN MACON'S PREMIER MIXED-USE PROPERTY

484 FIRST STREET - SUITE 1

MACON-BIBB COUNTY, GEORGIA 31201



PROPERTY OVERVIEW

Downtown Office Suite | 1,300± SF | 2nd Floor

- Welcoming reception area
- Three (3) private offices
- Conference room
- Break area
- Shared restrooms

Versatile Spaces within the Mixed-Use Property:

- Street-level retail
- Second-floor offices
- Second-floor event venue - Overlook on First
- Third-floor lofts

Convenience & Accessibility:

- ADA-compliant elevator
- On-street parking
- Owner pays property taxes, insurance & water

**LEASE RATE: \$15.50/PSF, GROSS
(\$1,679.17/MONTH)**

LOCATION OVERVIEW

- Prime downtown Macon location
- Situated in the heart of downtown Macon, offering exceptional visibility and accessibility
- Directly across from the City Auditorium, a hub for events, performances and community gatherings
- Steps away from Hotel Forty-45, a 94-room boutique hotel, roof-top bar and restaurant, providing convenience for clients and visitors
- Surrounded by retail shops, banks, dining and cultural destinations, creating a dynamic and professional environment
- Easy access to main roads and on-street parking, enhancing convenience for employees and guests



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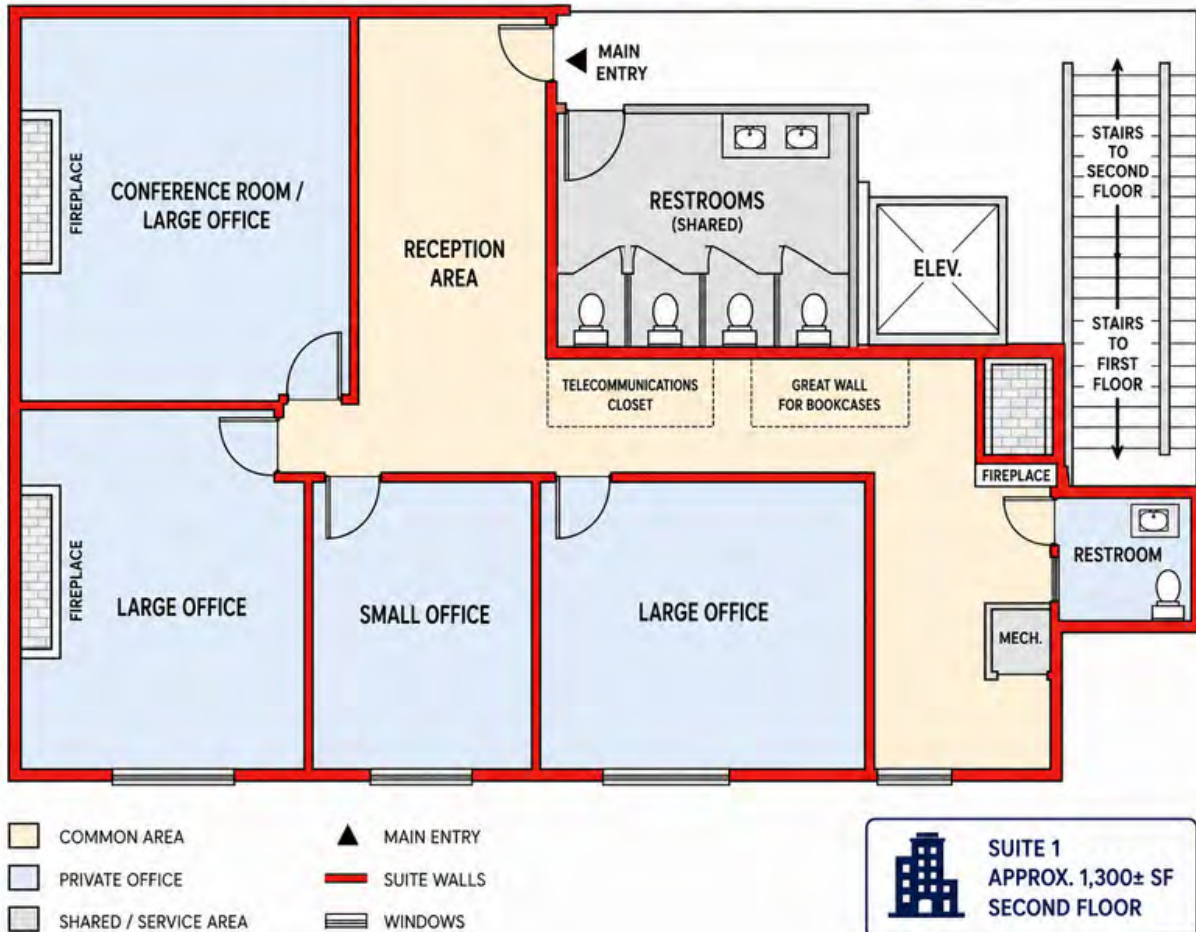
**COLDWELL BANKER
COMMERCIAL**

EBERHARDT &
BARRY

Revised 8/25/26

DOWNTOWN MACON'S PREMIER MIXED-USE PROPERTY
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MACON-BIBB COUNTY, GEORGIA 31201

ARMORY OFFICE SPACE



LEASE RATE: \$15.50/PSF, GROSS
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Here's why we ♥ Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.

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