



PROPERTY OVERVIEW

Riverside North Office Park

Home to a diverse mix of professional, medical, and service providers, Riverside North Office Park delivers a proven office setting with strong traffic counts, private suite entrances, and convenient parking. Multiple suite sizes are available, including combination opportunities to accommodate growing users.

- Rent includes Common Area Maintenance (CAM) charges
- Four (4) individual buildings, each Suite with a private entrance from the parking lot
- Plentiful paved parking
- Attractive landscaping
- Pylon signage available for added visibility
- Excellent visibility and convenient access for walk-in customers, patients, and office clients

Available Suites:

- Suite A1: 1,515± SF (\$1,950.00/Month)
- Suite A2: 3,000± SF (\$3,000.00/Month)

LOCATION OVERVIEW

- Positioned along Riverside Drive, a major north Macon corridor with average daily traffic counts of 23,700 VPD
- Easy access to Interstate 75 via nearby Pierce Avenue and Arkwright Road interchanges
- Surrounded by complementary retail, service-oriented, medical and professional office users
- Close proximity to dense residential neighborhoods, supporting local-serving businesses
- Professional setting suitable for office, medical, boutique retail, service providers, and nonprofits
- Easily accessible from downtown Macon, West Macon, and surrounding Bibb County communities

TENANTS

- | | |
|------------------------|-------------------------|
| New Heights Karate | Alzheimer's Association |
| Key of Life Cares | Washburn & Associates |
| Clark & Associates | The Blankenship Center |
| Jill Thompson, PC | Cuts by Lisa Spivey |
| Peak Path Chiropractic | Browology Studio |

ARTHUR P BARRY III, SIOR
478.731.8000 Cell
abarry@cbcgeorgia.com

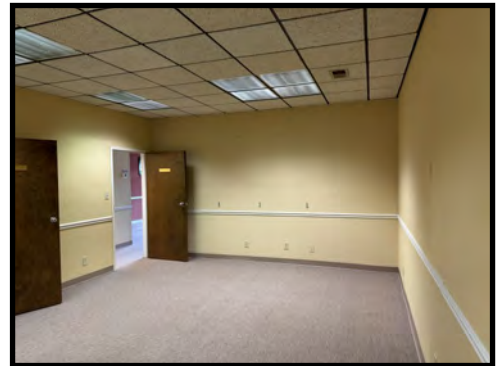
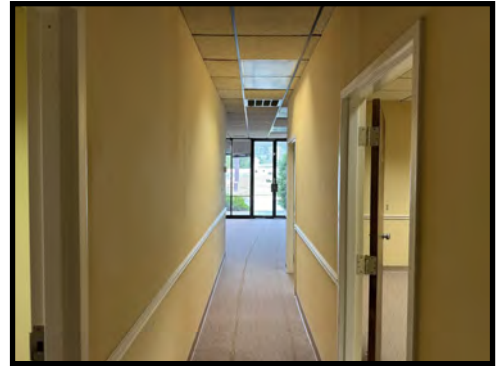
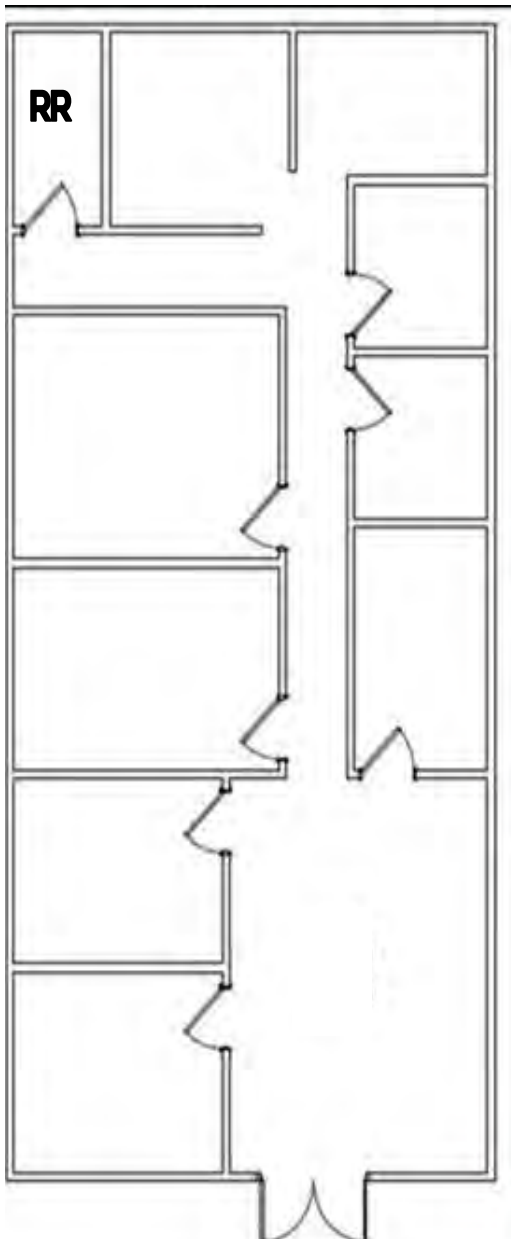
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Revised 05/13/26

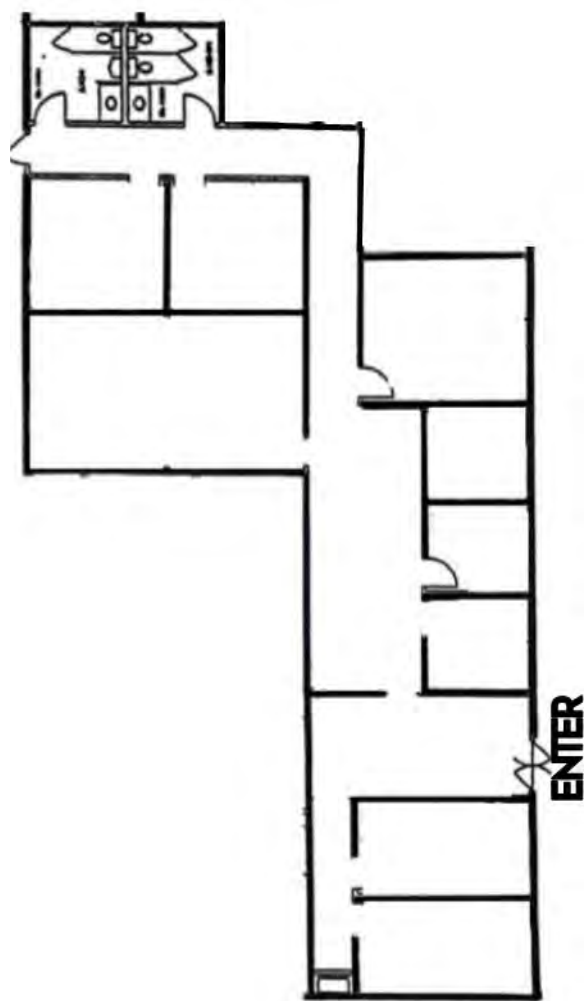
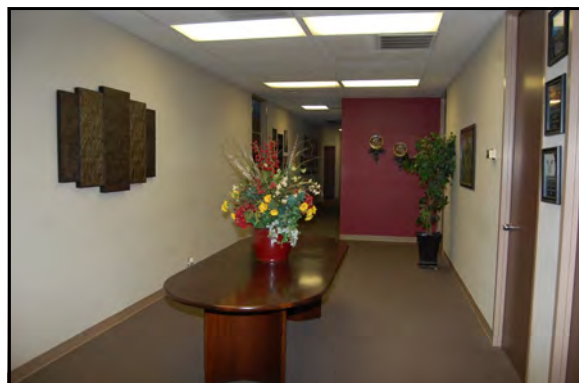
FLOOR PLAN / PHOTOS
SUITE "A1" - 1,515± SF
LEASE RATE: \$1,950.00/MONTH



LEASE

RIVERSIDE NORTH OFFICE PARK
3040 RIVERSIDE DRIVE
MACON, BIBB COUNTY, GEORGIA 31210

FLOOR PLAN / PHOTOS
SUITE "A2" - 3,000± SF
LEASE RATE: \$3,000.00/MONTH



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Building A



Building B



Building C

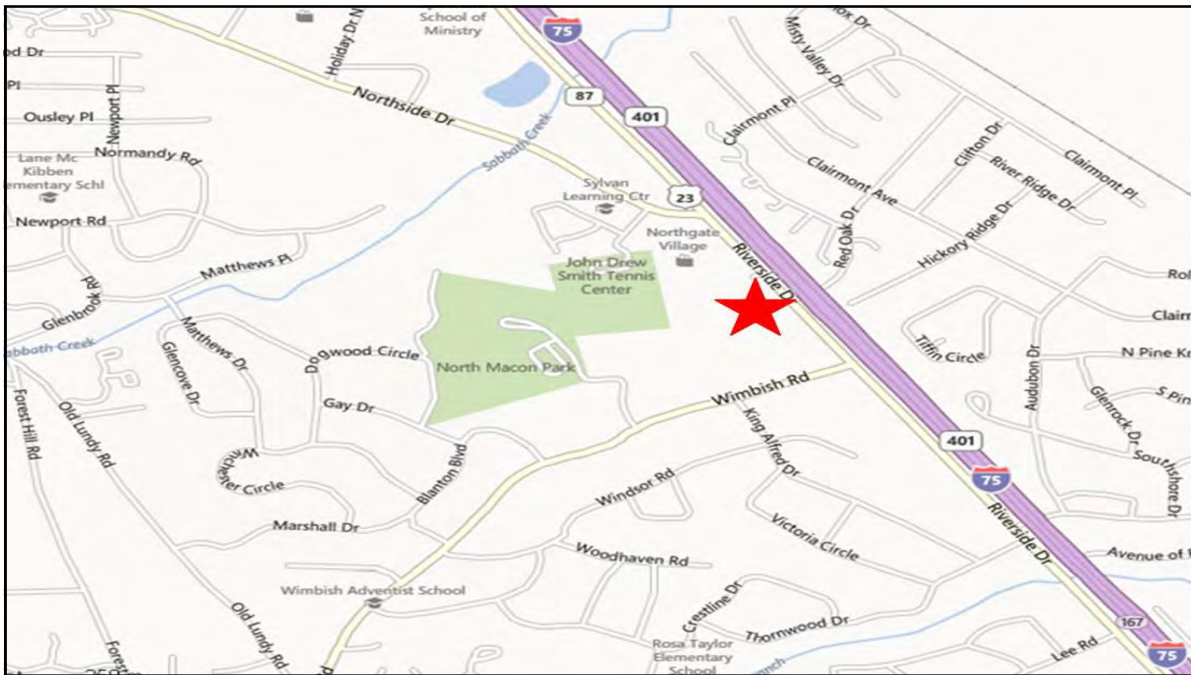


Building D



LEASE

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