

LEASE

PROFESSIONAL OFFICE SPACE
2912 VINEVILLE AVENUE
MACON, BIBB COUNTY, GEORGIA 31204



**MONTHLY LEASE RATE:
\$2,200.00, GROSS**

LOCATION OVERVIEW

- **High-Traffic Location** with approximately 13,900 vehicles per day (2024 GDOT)
- **Prime Central Location** providing convenient access to major business corridors and established residential neighborhoods
- **Minutes from Interstate 75** offering direct connectivity to Downtown Macon, Atlanta, and the greater Middle Georgia Region
- Located directly across from Georgia Academy for the Blind within a well-established professional corridor
- Wide variety of restaurants, retail, banks, and daily business services nearby
- Excellent combination of **accessibility, visibility, and convenience** for professional office users and service-oriented businesses

PROPERTY HIGHLIGHTS

Convenient, attractive office setting with excellent accessibility and on-site parking.

1,872± SF Professional Office Building

- Functional floor plan featuring:
 - Five (5) private offices
 - Conference room
 - Break room
 - File/Storage room
 - Two (2) restrooms
- **Central HVAC** providing efficient climate control
- **Front and rear entrances** for convenient access
- Situated on **0.35± acres**
- **20 Paved parking spaces** located at the rear of the property
- **Zoned HR-3 (Historical Residential)** allowing professional office use
- Lease rate includes property insurance, real estate taxes, and monthly landscape maintenance

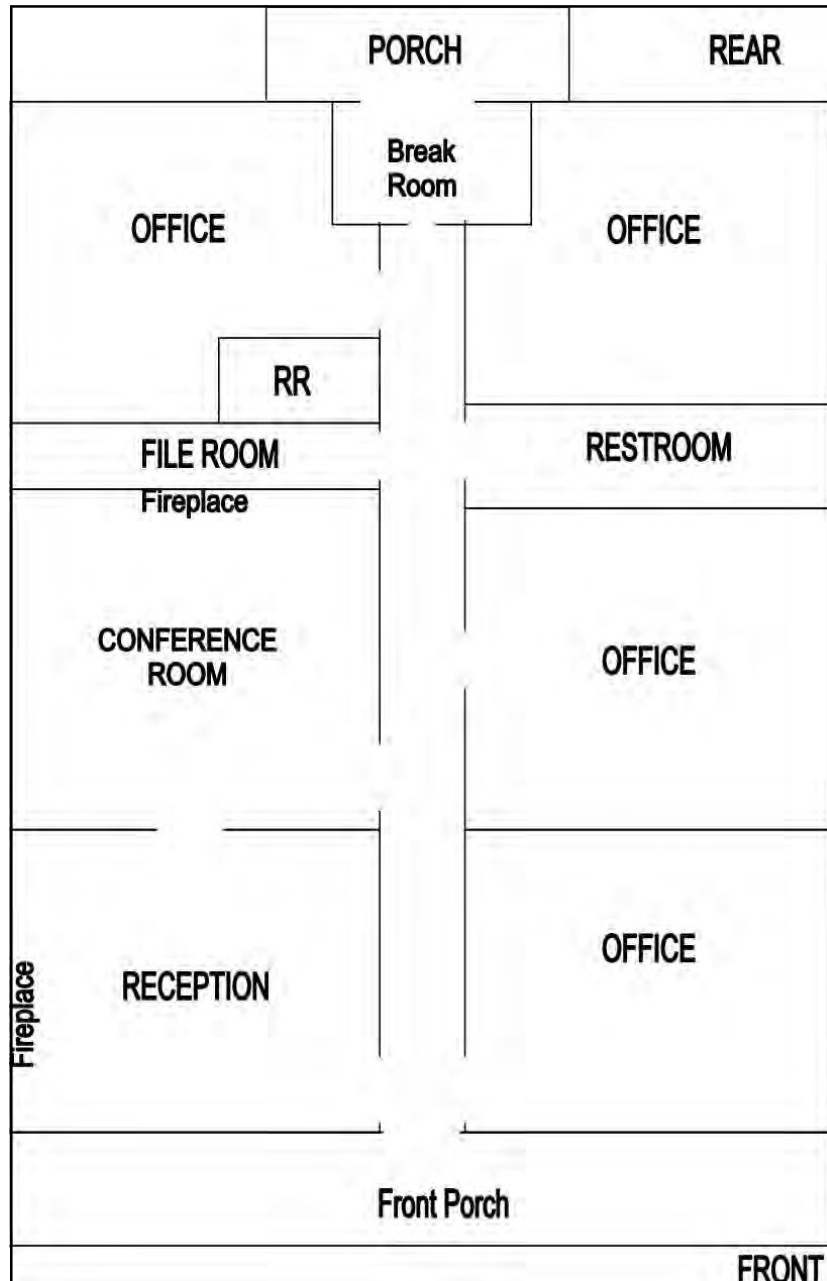
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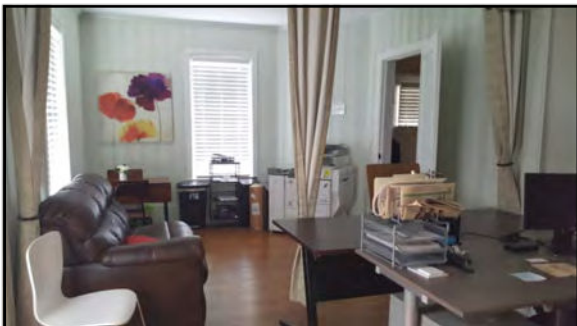
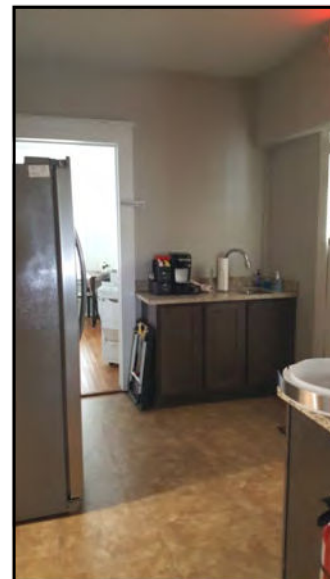
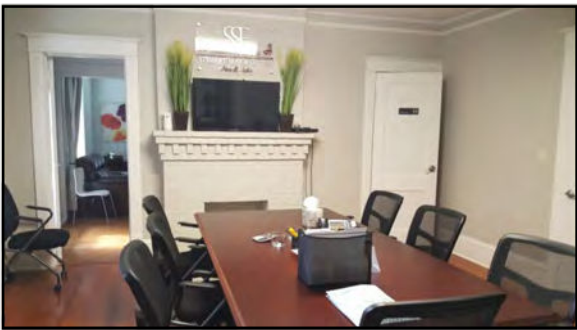
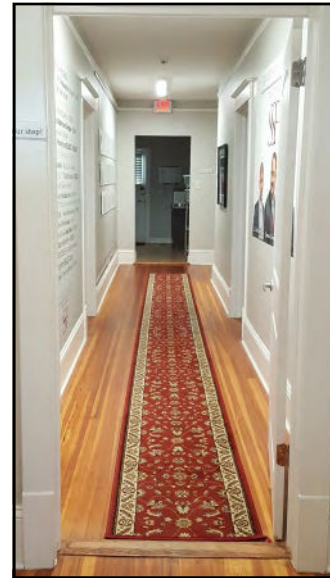
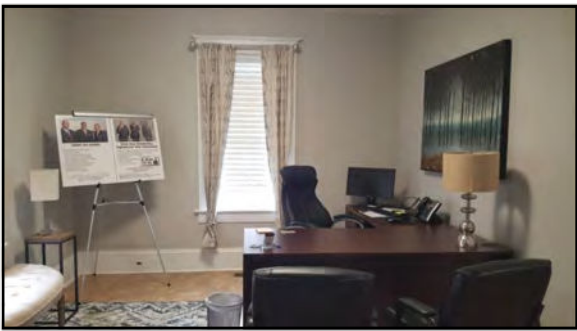
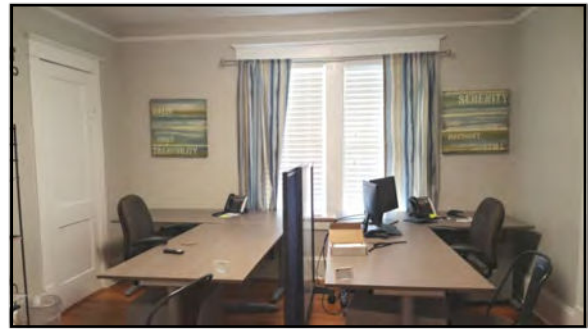
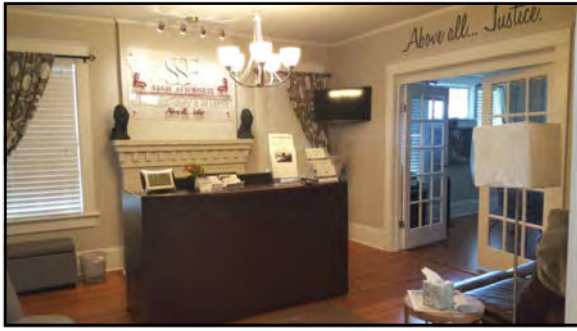
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