LEASE

PROFESSIONAL OFFICE SPACE
105 PRESTON COURT, SUITE "A"
MACON, BIBB COUNTY, GEORGIA 31210



BASE LEASE RATE:
$14.00/PSF, NNN
(CAM, T&I $3.47/PSF)
($5,747.63/TOTAL MONTHLY)

LOCATION OVERVIEW

- Located within a professional office park in Macon off New Forsyth Road / Bass Road
- Surrounded by medical and professional office users; adjacent to ACE Academy (Academy for Classical Education)
- Convenient access to restaurants, banking, and shopping
- Approximately 1 mile to Interstate 75
- Approximately 10 miles to Downtown Macon

PROPERTY OVERVIEW

Professional office building totaling 6,670± SF with Suite "A" (3,948± SF) available for lease. The property offers a well-maintained, modern office environment ideal for professional or medical office.

- **Available Space:** Suite "A" - 3,948± SF
- **Total Building Size:** 6,670± SF
- **Suite Improvements:** Freshly painted with new flooring
- **Lot Size:** 0.88± Acres
- **Parking:** 54 shared paved spaces
- **Zoning:** PDE (Planned Development)
- **Adjoining Tenant:** All Ways Caring Home Care
- Ideal for a variety of **professional, medical or healthcare uses**

STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcgeorgia.com

COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

Revised 9/15/26

MODERN PROFESSIONAL OFFICE | "SUITE A" | 3,948± SF | $5,747.63/MONTH

HIGHLY ADAPTABLE LAYOUT TO SUIT VARIETY OF USERS

SUITE "A"

RECEPTION

LOBBY

9 PRIVATE OFFICES

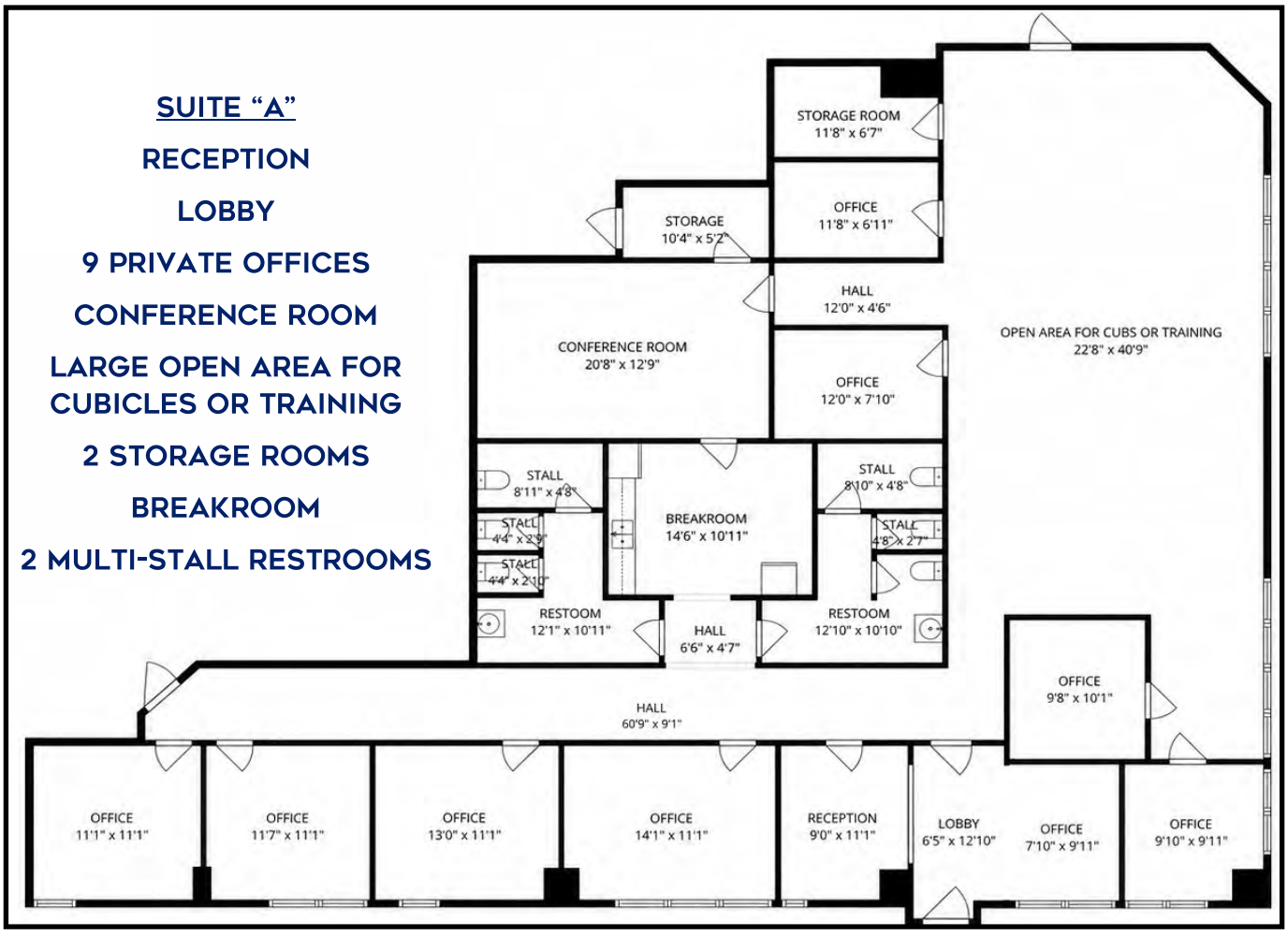
CONFERENCE ROOM

LARGE OPEN AREA FOR CUBICLES OR TRAINING

2 STORAGE ROOMS

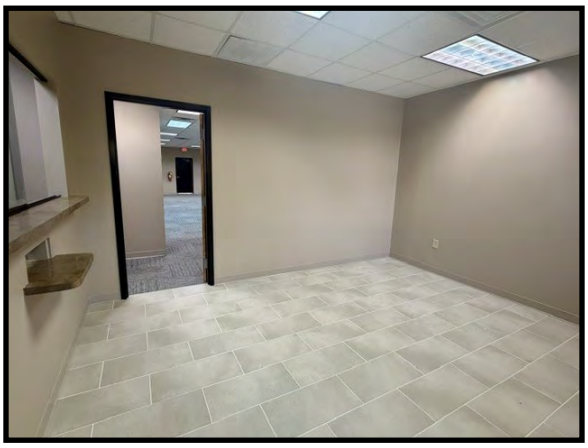
BREAKROOM

2 MULTI-STALL RESTROOMS



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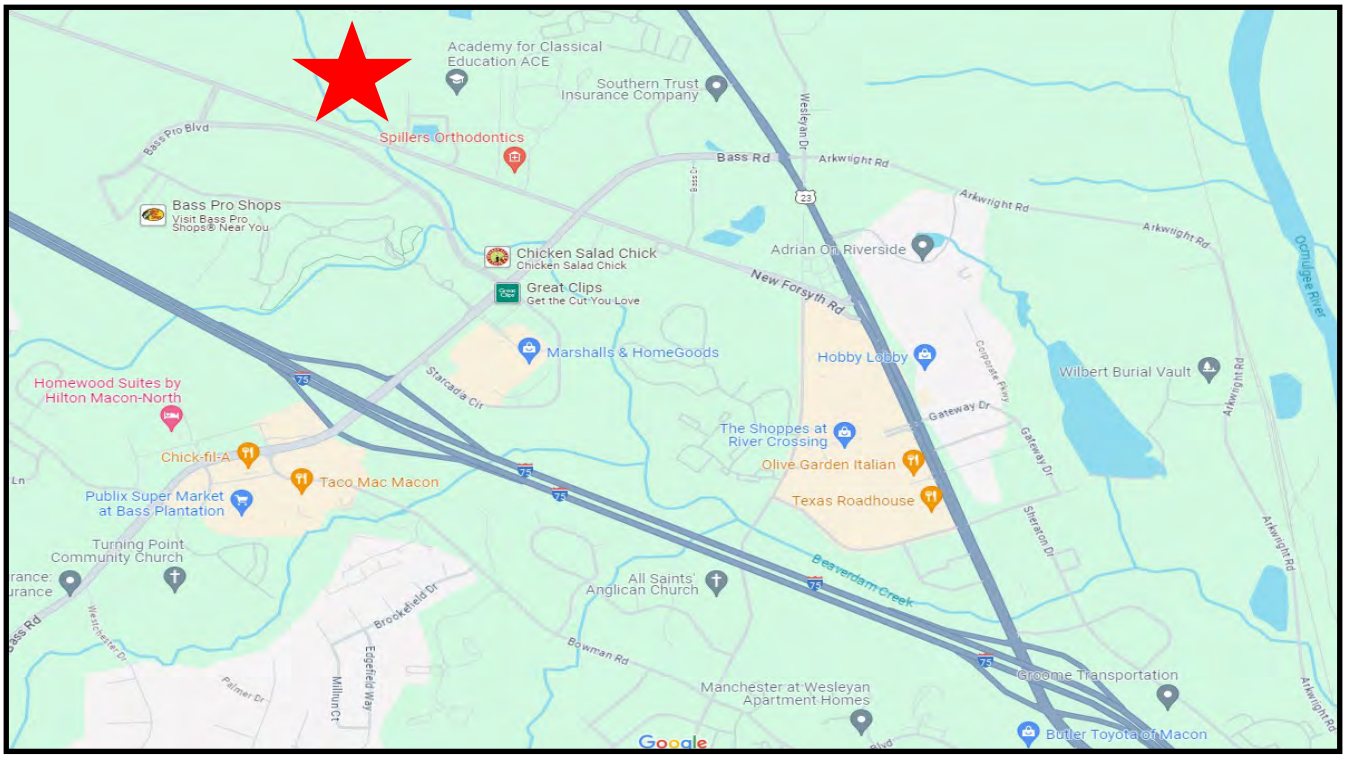


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Custom Template (Esri 2026)

Bibb County, GA 2
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,245
Population

38.8
Median Age

2.4
Average Household Size

$51,475
Median Household Income

EDUCATION

11%
No High School Diploma

32%
High School Graduate

29%
Some College

29%
Bachelor's/Grad/Prof Degree

BUSINESS

N/A
Total Businesses

N/A
Total Employees

EMPLOYMENT

64%
White Collar

22%
Blue Collar

14%
Services

5.2%
Unemployment Rate

INCOME

$51,475
Median Household Income

$35,833
Per Capita Income

$102,644
Median Net Worth

2026 Households By Income (Esri)

The largest group: $100,000 - $149,999 (17.6%)
The smallest group: $150,000 - $199,999 (4.5%)

Indicator	Value	Diff
<$15,000	14.9%	+6.6%
$15,000 - $24,999	9.5%	+3.9%
$25,000 - $34,999	10.8%	+4.9%
$35,000 - $49,999	13.8%	+4.0%
$50,000 - $74,999	12.5%	-2.8%
$75,000 - $99,999	7.4%	-5.6%
$100,000 - $149,999	17.6%	-0.5%
$150,000 - $199,999	4.5%	-5.9%
$200,000+	8.9%	-4.7%

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2026, 2031).

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