

FOR LEASE

**DOWNTOWN OFFICE BUILDING**

**440 Martin Luther King Jr. Blvd.  
Macon, Bibb County, Georgia 31201**



**EBERHARDT & BARRY**



- Located in Central Business District Downtown Macon
- Convenient to Interstate 16 & Interstate 75
- Space available on the 1st and 3rd Floor (1,733 USF & 5,864 USF)
- Building fully automated - HVAC controls, security camera, security alarm system, access control system
- Building completely ADA accessible
- Parking available on street, adjacent to rear of building, and monthly parking structure opposite front of building
- Rental rate includes utilities, taxes and insurance; excludes janitorial

**LEASE RATE: \$13/RSF / \$15.40/USF (FULL SERVICE)**

**FOR MORE DETAILS CONTACT:**

**MIKI FOLSOM, CCIM - EXCLUSIVE AGENT**  
**mfolsom@cbcworldwide.com**  
Coldwell Banker Commercial Eberhardt & Barry Inc.

**Main** 478-746-8171  
**Fax** 478-746-1362  
[www.cbcmakon.com](http://www.cbcmakon.com)

**Toll Free** 800-926-0990  
**Cell** 478-361-3036

Revised 9/14/18  
990 Riverside Drive  
Macon, GA 31201

**Coldwellbankercommercialeb.com**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated. The above information has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

The floor plan shows a long, narrow building with a complex internal layout. A large rectangular area on the left side is highlighted in yellow with a cross-hatch pattern. This area is labeled "Available Tenant Space 1,733 Square Feet". To the left of this area, a vertical arrow points upwards, labeled "Front Door". The building features multiple rooms, corridors, and a staircase. The overall layout is rectangular with a series of rooms and corridors running along the length of the building.

### 3rd Floor - 5,864 USF









EBERHARDT & BARRY

440 MLK Jr. Blvd - Macon, GA 31201

MAPS

