



**75 North Office Park
3220 Riverside Drive
Macon, Bibb County, Georgia 31210**

LEASE



BUILDING B - 2,544± SF OFFICE SUITE

**LEASE RATE: \$11/PSF
(Landlord pays Property Taxes & CAM)**

CBCMACON.COM

**DEIDRA STEWART
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**COLDWELL
BANKER
COMMERCIAL
EBERHARDT & BARRY**

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Revised 12/22/21



PROPERTY OVERVIEW / AVAILABLE SUITE

3220 Riverside Drive
Macon, Bibb County, Georgia 31210

Available Suites	Square Feet	Monthly Lease Rate
Building "B" B250	2,544±	\$2,332

TENANTS
<p>Invision Technologies Prime Point Mortgage Primerica Qualified Staffing Almand Law Firm Northside Insurance Eichholz Law Firm Exclusive Automotive Dr. Robert C. Jones, MD McIntosh Trail Healthcare Watkins Rejuvenation Center</p>

- **Located in North Macon off Interstate 75**
- **Three Buildings - Each with own entrance from parking lot**
- **Average Daily Traffic Count: 25,100 Vehicles Per Day**
- **Plentiful paved parking**
- **Signage available**
- **Zoned C3**
- **Rent includes common area maintenance charges**
- **Landlord pays property taxes, insurance and CAM.**



FLOOR PLAN - BUILDING "B" - SUITE 250

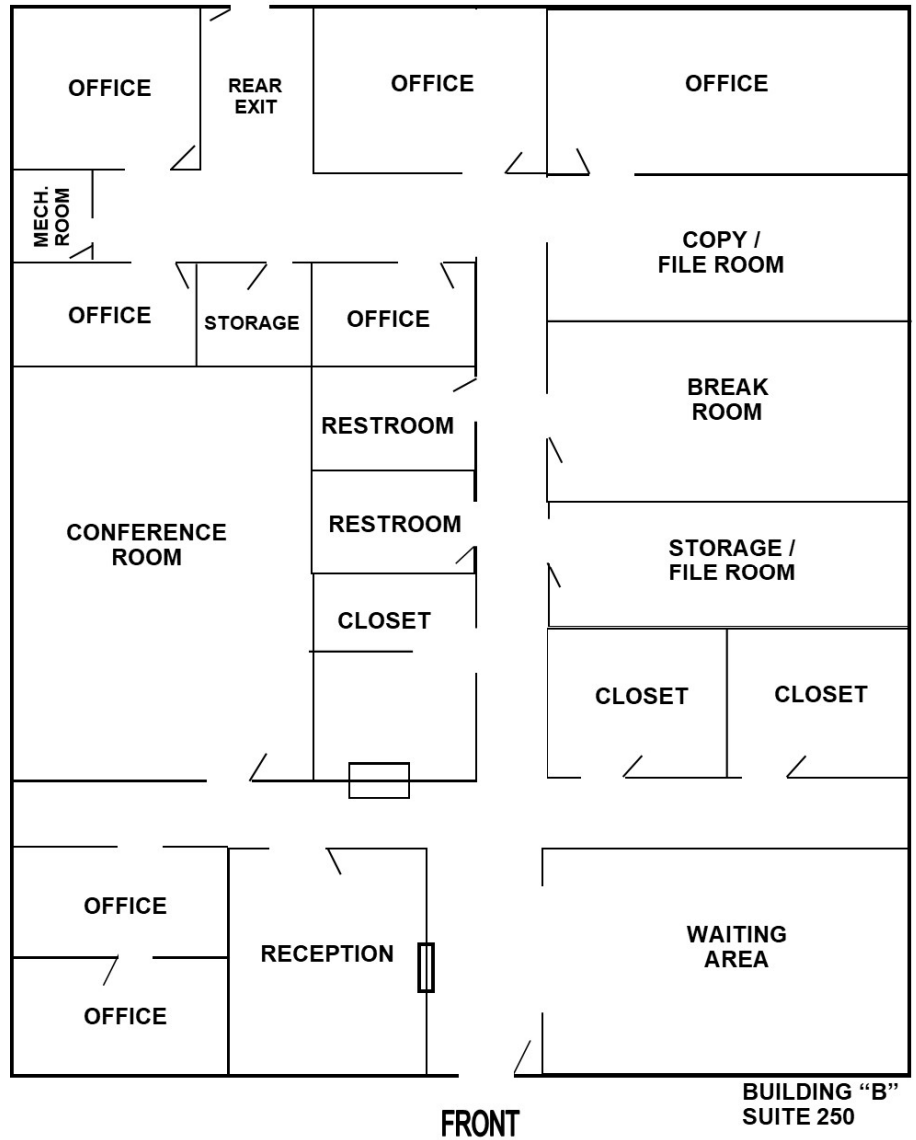
3220 Riverside Drive
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BUILDING "B"
SUITE 250

2,544± SF

Reception Area
Waiting Area
Seven (7) Private Offices
Conference Room
Copy/File Room
Storage/File Room
Break Room
Mechanical Room
Three (3) Storage Closets
Two (2) Restrooms

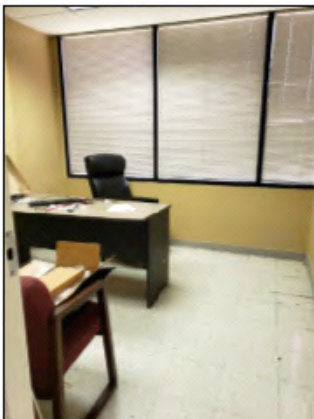
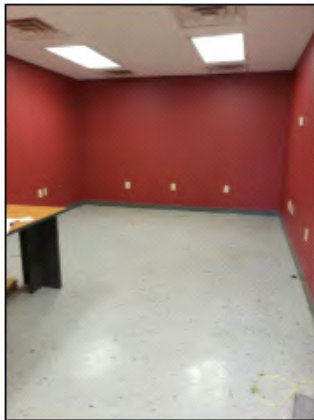
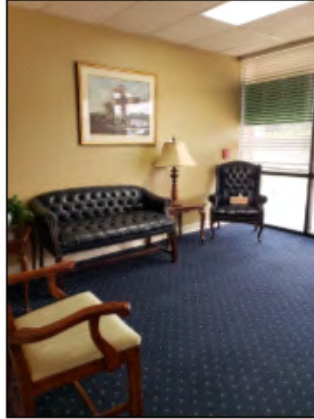
MONTHLY LEASE RATE:
\$2,332





PHOTOS - BUILDING "B" - SUITE 250

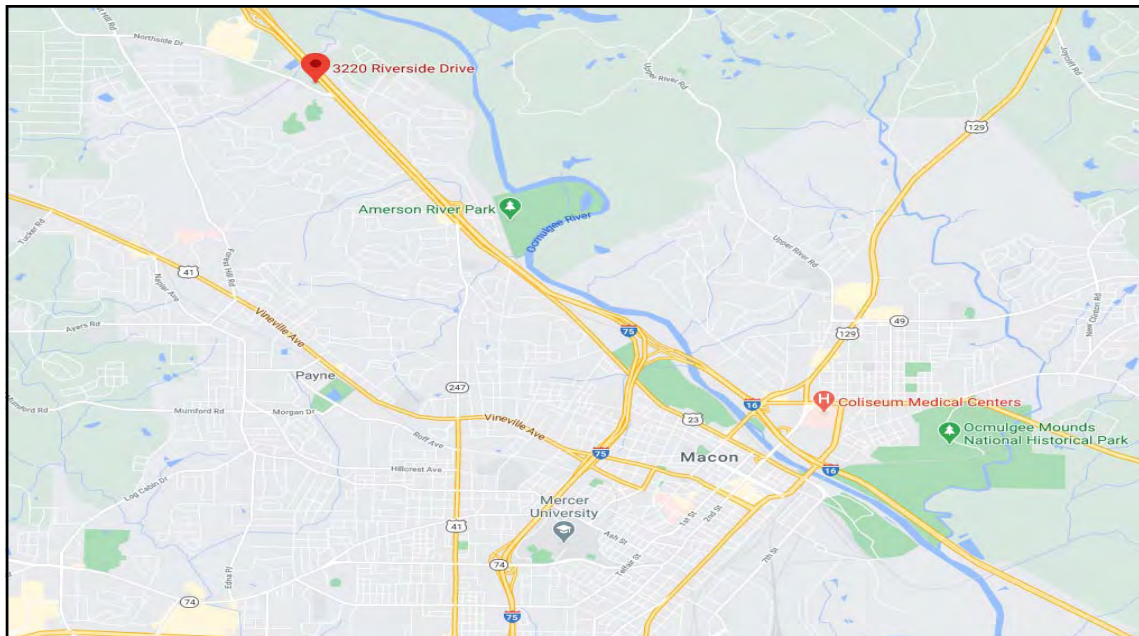
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

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