

FOR SALE OR LEASE

15,340± SF Available (31,744± SF Total)

Multi-Tenant Professional Office Building



**5444 Riverside Drive
Macon, Bibb County, GA 31210**

CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 718-1806

SALES PRICE: \$2,500,000

LEASE RATE: \$12 PSF

Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171



PROPERTY OVERVIEW

5444 Riverside Drive
Macon GA 31021

LOCATION:	<ul style="list-style-type: none">• Subject property is located in Perimeter Crossing Professional Park.• Positioned to the side of roundabout intersecting Riverside Drive, Bass Road, and Arkwright Road; corner of Riverside Dr / Perimeter Crossing.• 27 miles from Warner Robins / Air Force Base• 75 miles from Atlanta
BUILDING INFORMATION:	<ul style="list-style-type: none">• 31,744± SF total building size, 15,340± SF Office Building remaining for lease• 34+ Offices (in available lease space)• 1 Large Conference Area (in available lease space)• Centralized Reception Area (in available lease space)• Filing cabinets / areas (in available lease space)• Break Room• Restrooms• Outdoor (staircase) and Indoor (elevator) access available• Desks, chairs, and other office equipment included• Balcony access located in Lobby
LAND:	5.35± Acres
YEAR BUILT:	1998
DOORS:	Glass storefront entrance doors
FLOORING:	Carpet, vinyl tile
CEILING/LIGHTING:	Acoustical tile ceilings with fluorescent
HVAC:	Central heat and air conditioning
PARKING:	84± Striped, Paved spaces
SIGNAGE:	Monument sign along Riverside Drive
UTILITIES:	All utilities serve the site.
ZONING:	C4
SALES PRICE / LEASE RATE:	\$2,500,000 / \$12 PSF– Seller would like to do a Sale Leaseback at \$12 PSF NNN





PHOTOS

5444 Riverside Drive
Macon GA 31021



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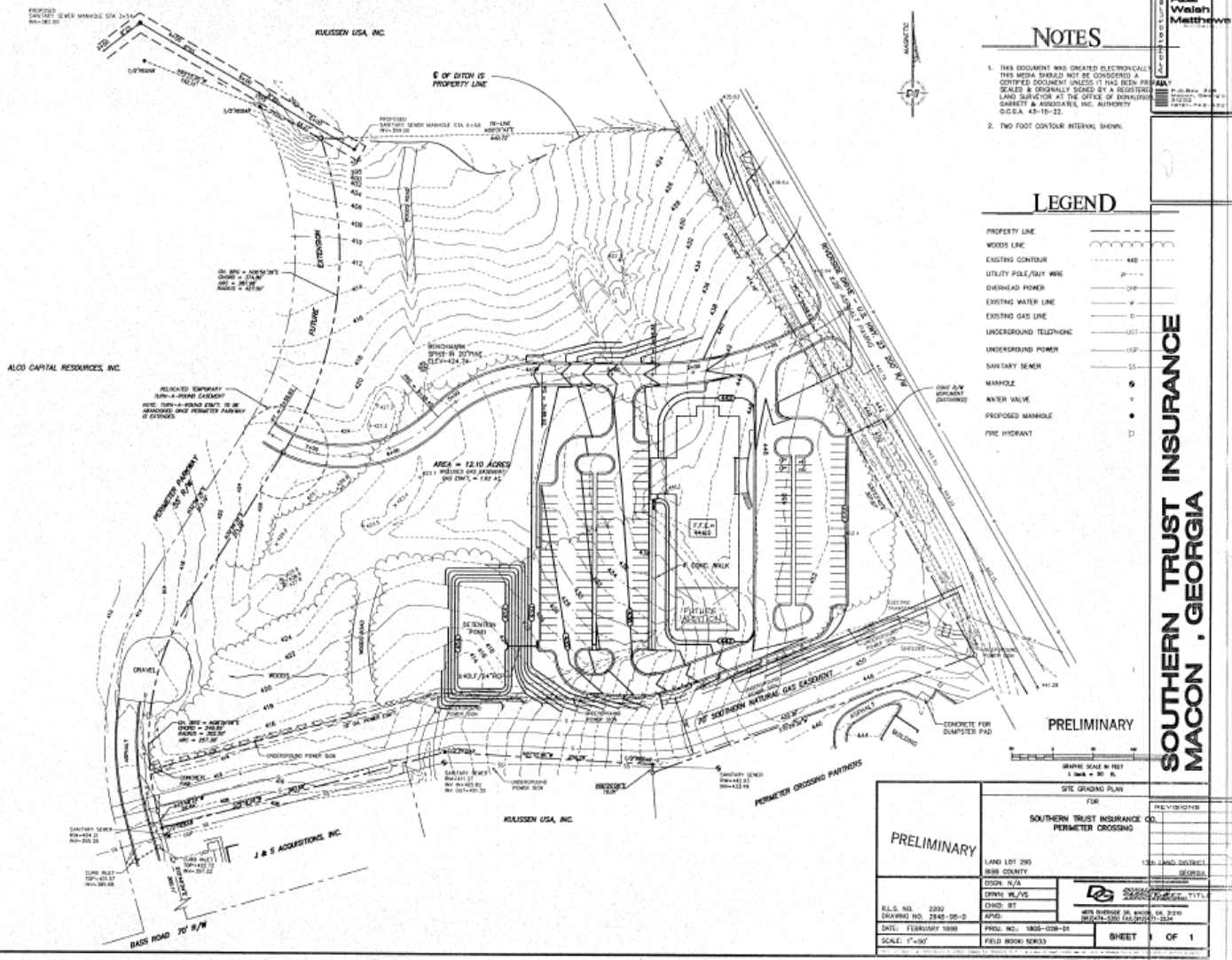
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SITE PLAN

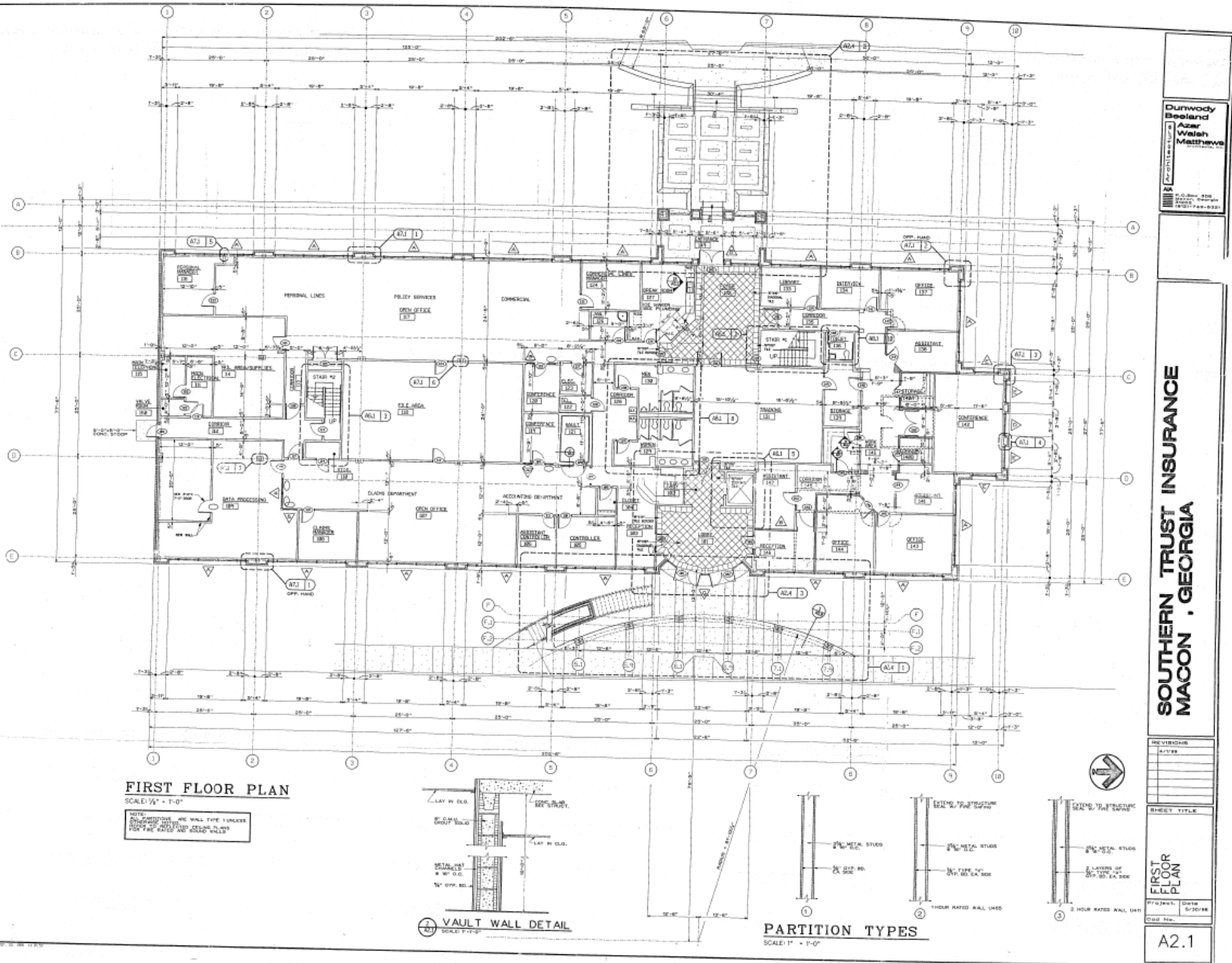
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FLOOR PLANS—1st Floor

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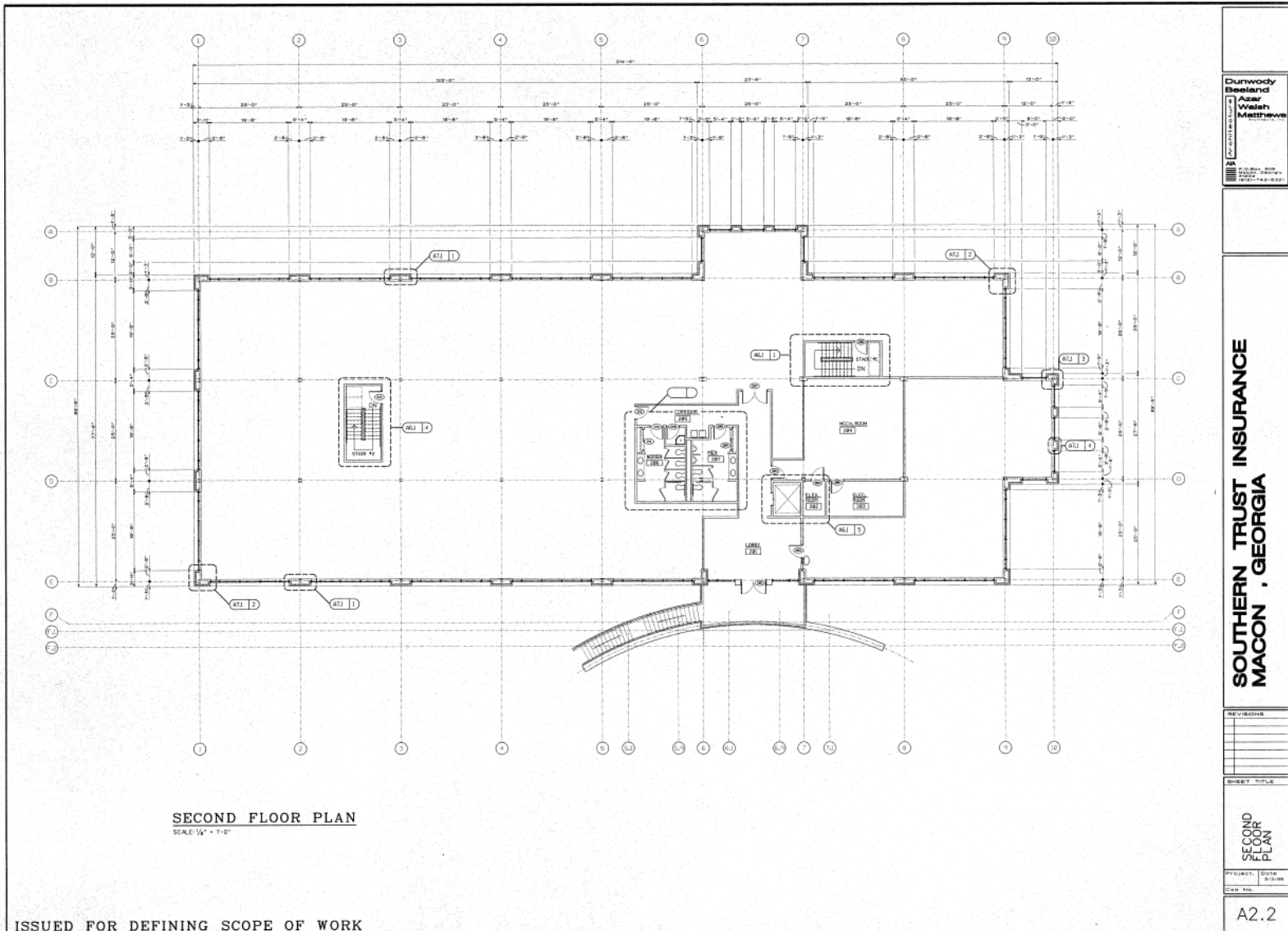
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FLOOR PLANS—2nd Floor

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ISSUED FOR DEFINING SCOPE OF WORK

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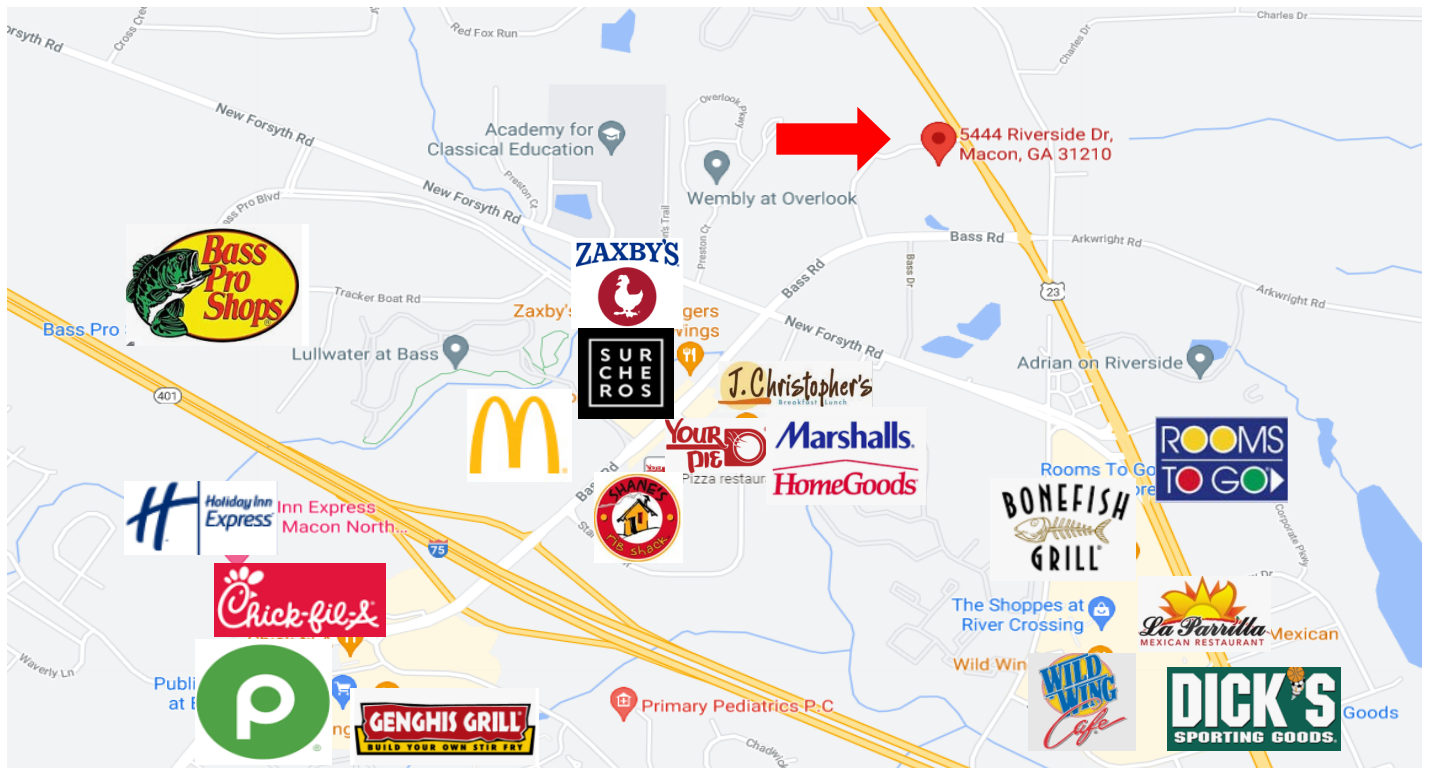
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MAP / AERIAL

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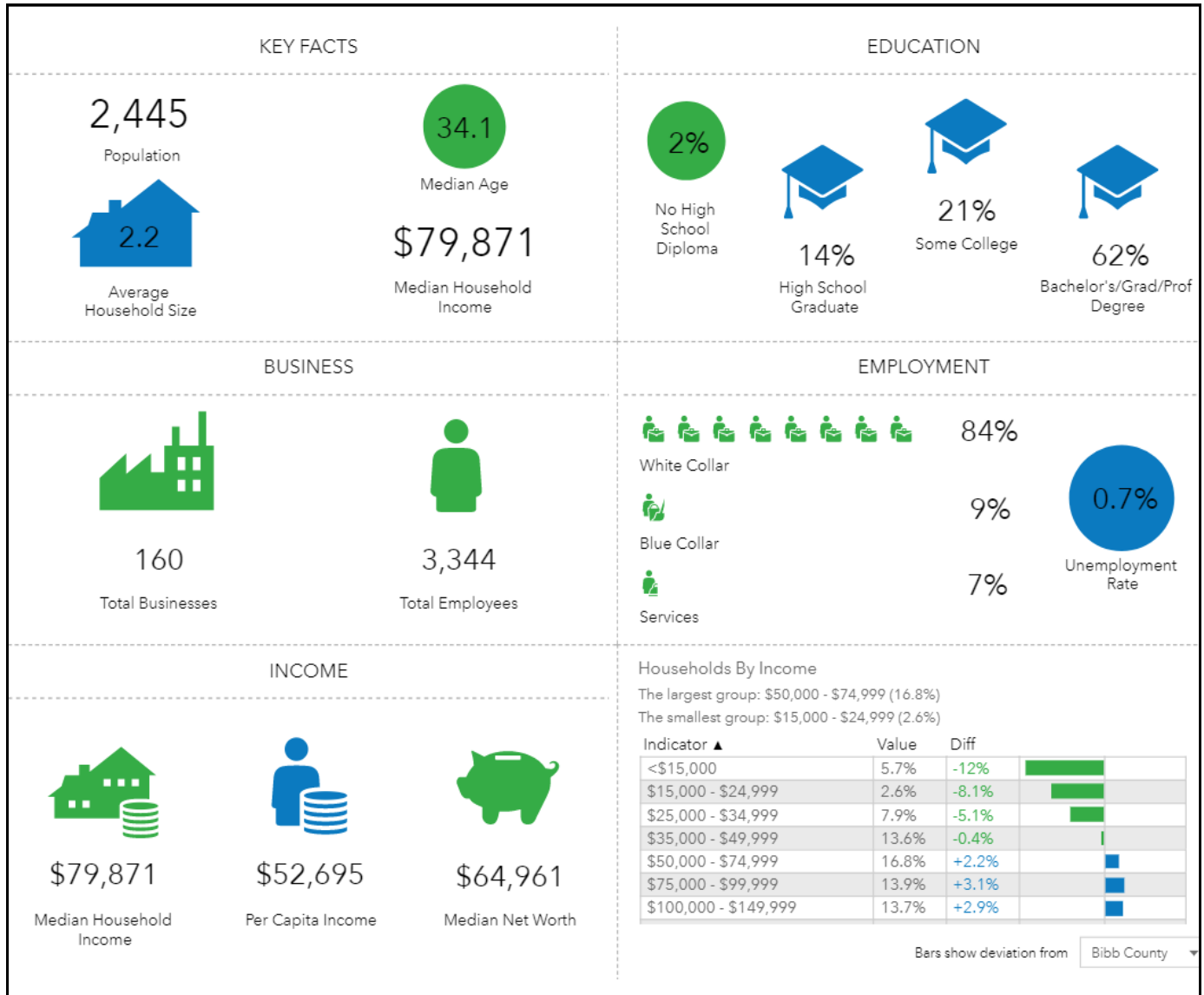


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INFOGRAPHICS - 1 MILE

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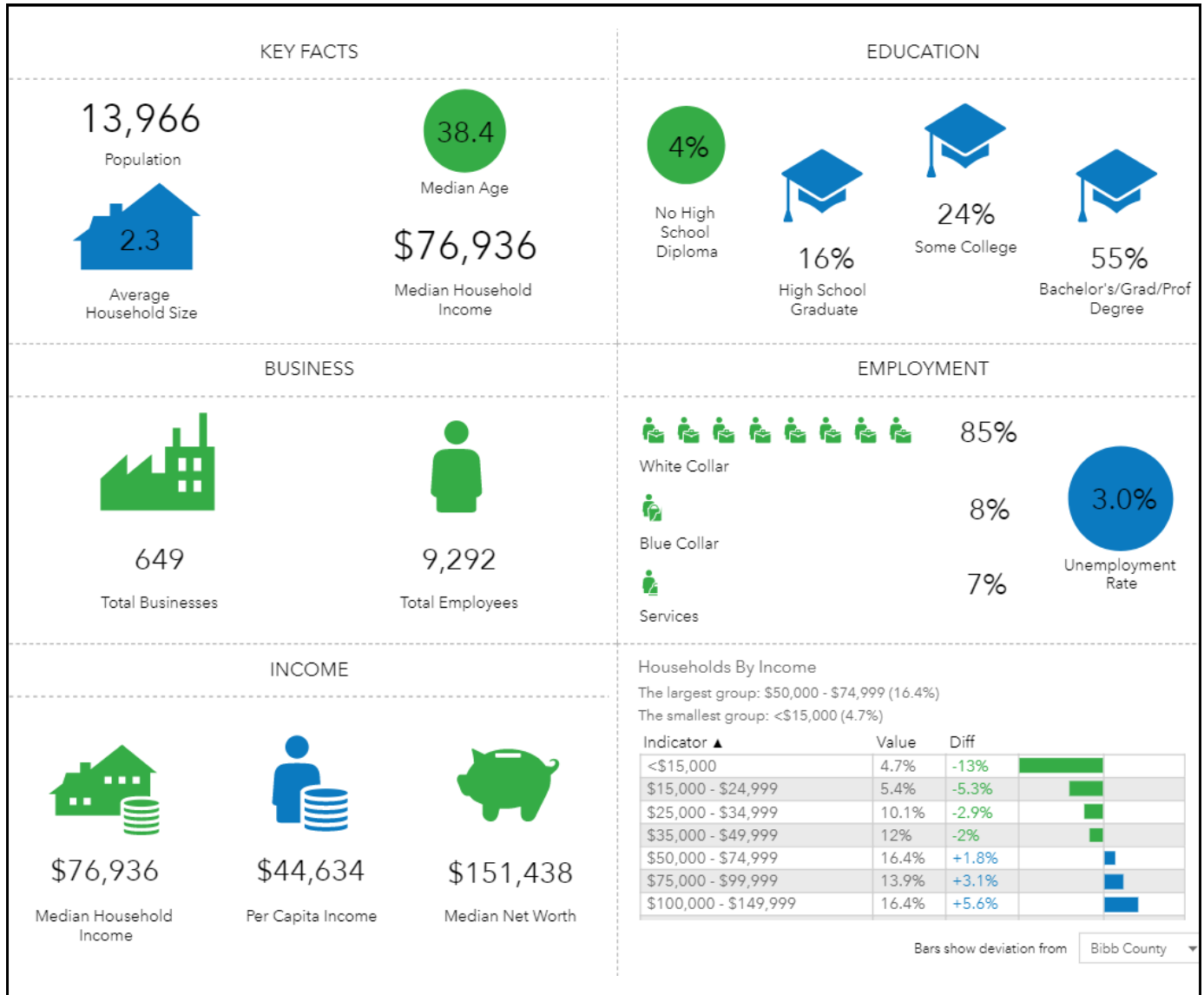


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INFOGRAPHICS - 5 MILE

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