



Northside Square **FOR LEASE**

3312 Northside Drive
Macon, GA 31210

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Property Overview

3312 Northside Drive, Macon, GA 31210

Northside Square is a versatile, multi-tenant office park that stands as a beacon of business excellence. Located in North Macon, the park offers a diverse range of leasing opportunities with suites of varying sizes that cater to the unique needs of businesses large and small.

±47,492 SF

Total Building Size

±3.13 Acres

Site Size

**±90 SF -
±1,194 SF**

Availability

\$600/month

Starting Rental Rates

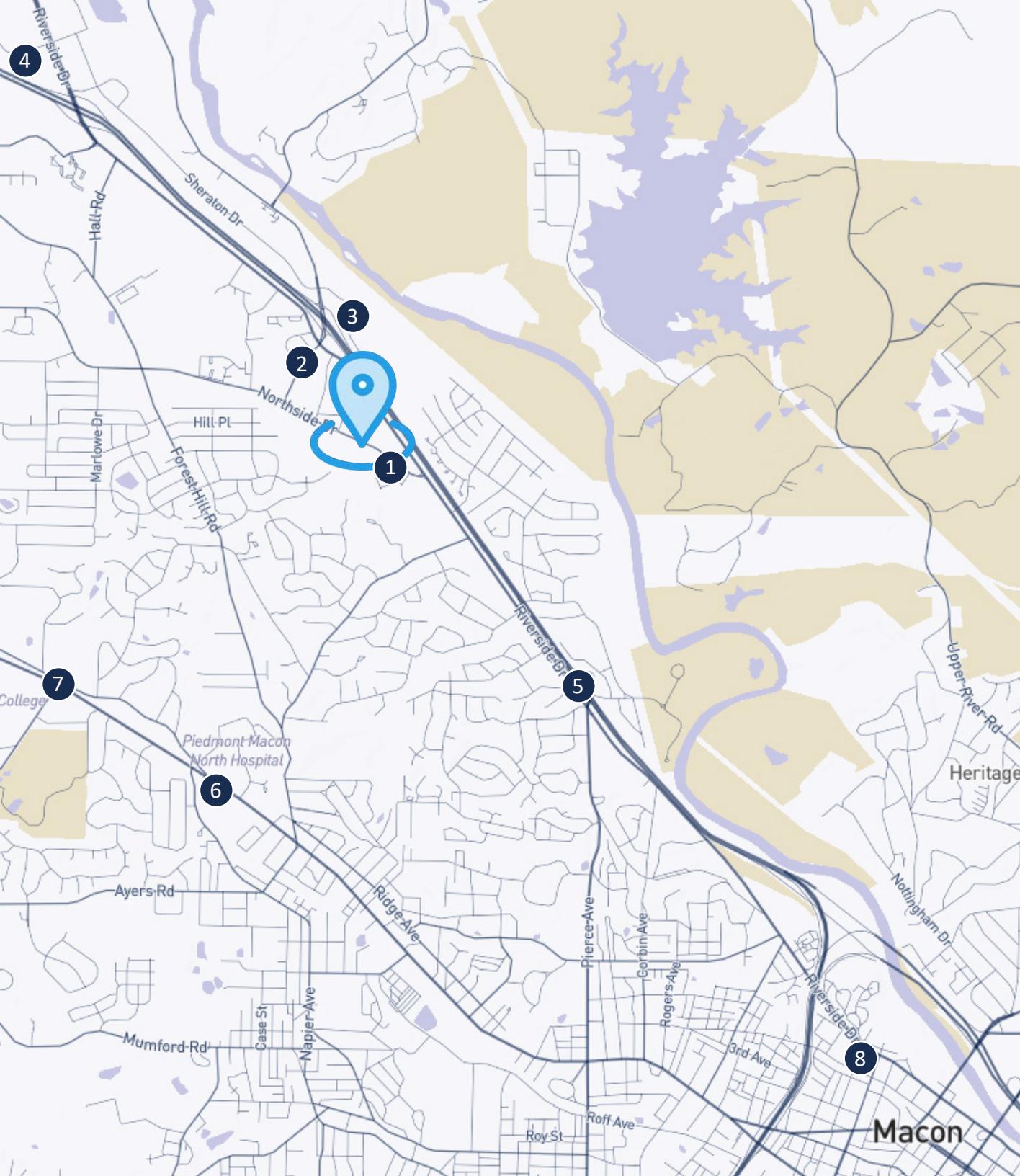
In The Area



Subject Property

3312 Northside Drive

- 1 Arby's, 20's Pub, Dollar General, Fresh Air Bar-B-Que, LongHorn Steakhouse
- 2 Kroger, Big Lots, Chick-Fil-A, Starbucks, Buffalo Wild Wings, Dollar Tree, Panera Bread, O'Reilly Auto Parts, Culver's, IHOP, Guitarras Mexican Grill, Five Guys
- 3 Carraba's Italian Grill, Outback Steakhouse, Steve's Steak & Seafood
- 4 Publix, Chick-Fil-A, Mellow Mushroom, Waffle House, Taco Bell, Burger King, J. Christopher's, Medi's Mediterranean Fusion, McDonald's, Chicken Salad Chick, Marshalls, Homegoods, Hobby Lobby, Barnes & Noble, Bonefish Grill, Olive Garden, La Parrilla, Texas Roadhouse, Wild WIng Cafe, & more
- 5 Amerson River Park, S&S Cafeterias, Shogun, Applebee's, Dollar General
- 6 Piedmont Macon North Hospital, The Fresh Market, Kroger, Museum of Arts & Sciences, Dunkin', Arby's
- 7 Wesleyan College
- 8 Piedmont Macon Hospital, Georgia State Fair, Atrium Health Hospital, The Brick, Rookery, Piedmont Brewery & Kitchen, Mercer University, Macon Coliseum



Macon

Founded in 1823, Macon is a city with a rich history and a diverse economy. Located 85 miles south of Atlanta, it offers affordability, historic charm, vibrant culture and ample educational opportunities for those who call it home. Some other benefits of living or working in Macon include-

Economic Overview:

Macon has a diverse economy with sectors such as healthcare, education, manufacturing, and logistics playing significant roles. The city has a growing healthcare sector with several hospitals and medical facilities.

Business Climate:

Macon is known for its supportive business environment, and the city actively encourages economic development. The cost of living in Macon is generally lower than the national average, which can be advantageous for both businesses and employees.

Infrastructure:

The city's strategic location makes it a transportation hub, with major highways converging in the area. Macon has a regional airport, Middle Georgia Regional Airport, facilitating air travel for businesses.

Workforce:

The city has a diverse and skilled workforce, particularly in sectors like healthcare, education, and manufacturing. There are several educational institutions in Macon, including Wesleyan College and Mercer University, providing a talent pool for businesses.

Business Support Services:

Macon offers various business support services, including the Greater Macon Chamber of Commerce, which provides resources, networking opportunities, and support for businesses. The Macon-Bibb County Industrial Authority works to attract and retain businesses in the area.



Demographic Profile 10 Miles from Northside Square

*2023 Esri

161,761

Population

64,714

Households

\$79,237

Average Household Income

95%

Employment Rate
(16 years old +)



AVAILABILITY

Current Availability

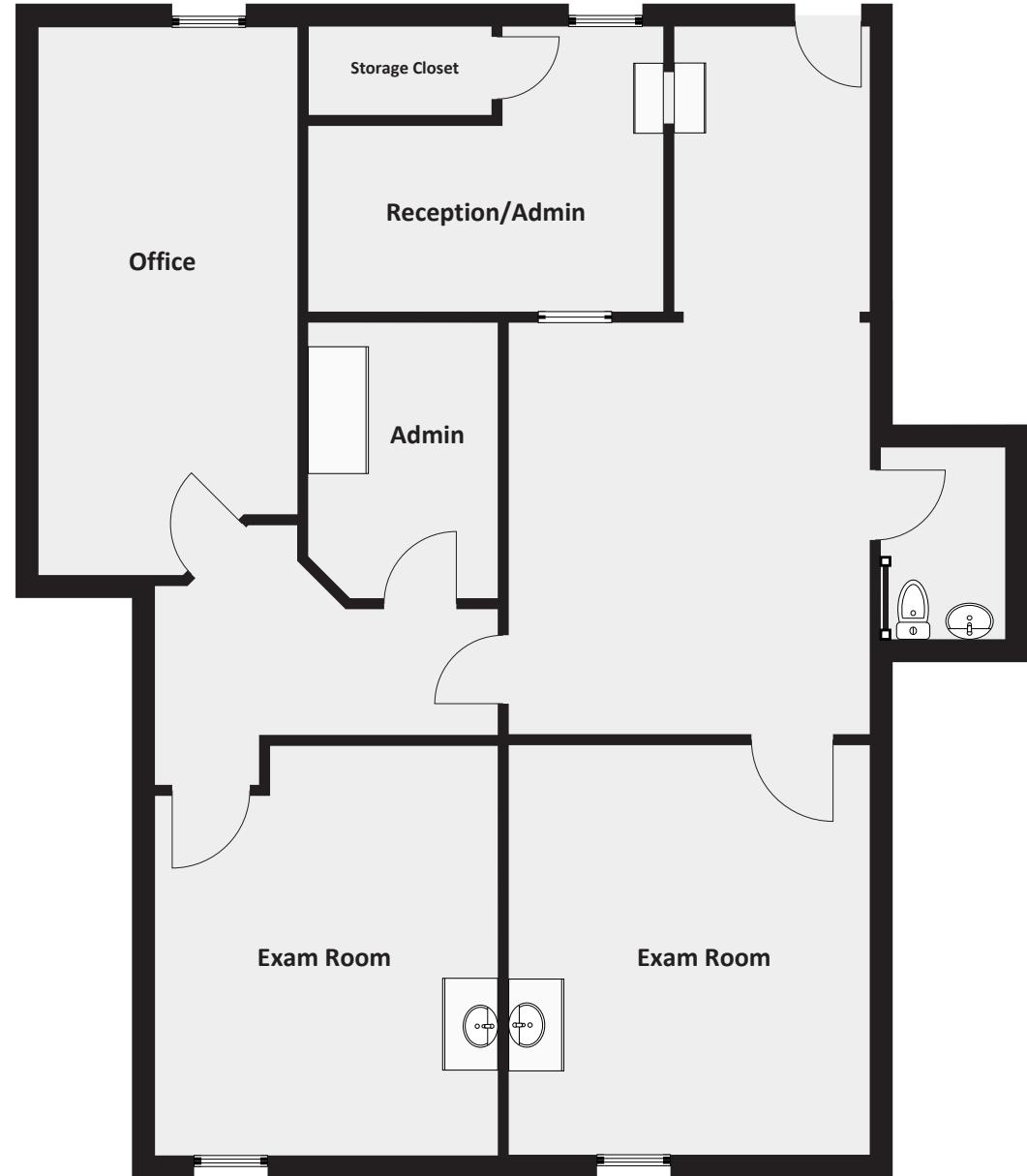
Suite	Available SF	Space Type	Lease Rate	Availability
A-110	±1,070 SF	Executive Suite	\$1,650/Month	Immediate
A-115 #1	±150 SF	Executive Suite	\$600/Month	Immediate
A-115 #3	±160 SF	Executive Suite	\$600/Month	Immediate
A-115 #4	±155 SF	Executive Suite	\$600/Month	Immediate
A-115 #10	±110 SF	Executive Suite	\$600/Month	Immediate
A-155	±987 SF	Executive Suite	\$1,750/Month	Immediate
C-100	±1,194 SF	Office	\$17/SF/Yr	Immediate
D-227	±950 SF	Office	\$1,650/Month	Immediate
D-250 #5	±125 SF	Capital Suite	\$600/Month	Immediate
D-250 #7	±90 SF	Capital Suite	\$600/Month	Immediate



Suite A-110

±1,070 SF | \$1,650/Month

- Previously occupied by medical doctor for several prosperous years
- Floorplan features reception/admin with reception window, 2 exam rooms, admin room, and 1 restroom
- Suite has potential for outside tenant signage
- Abundance of on-site parking
- All utilities included (excluding janitorial)



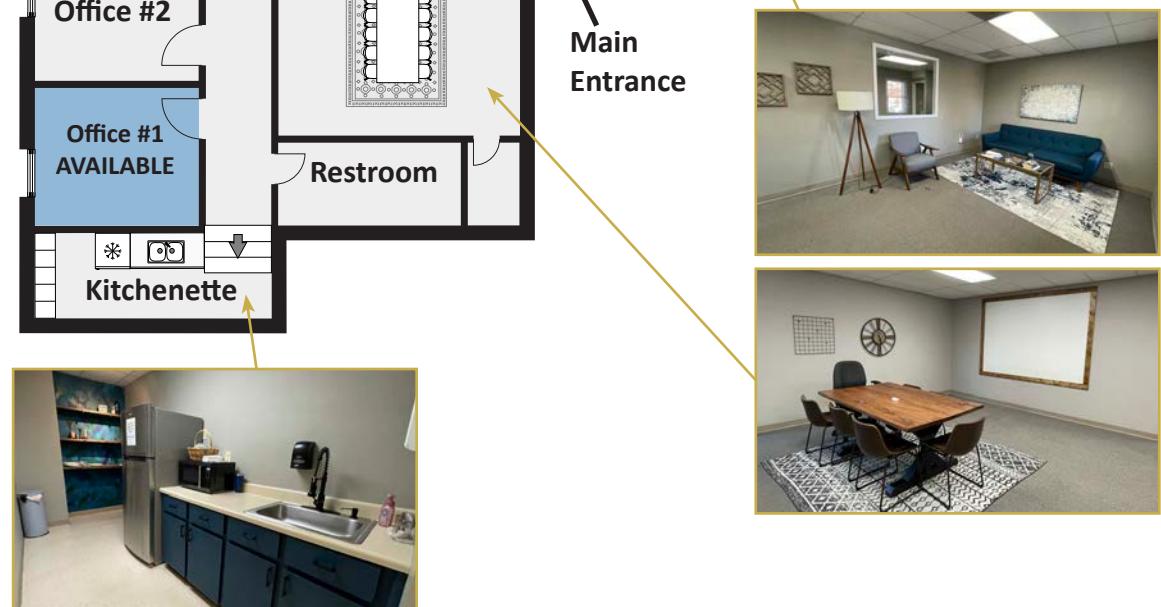
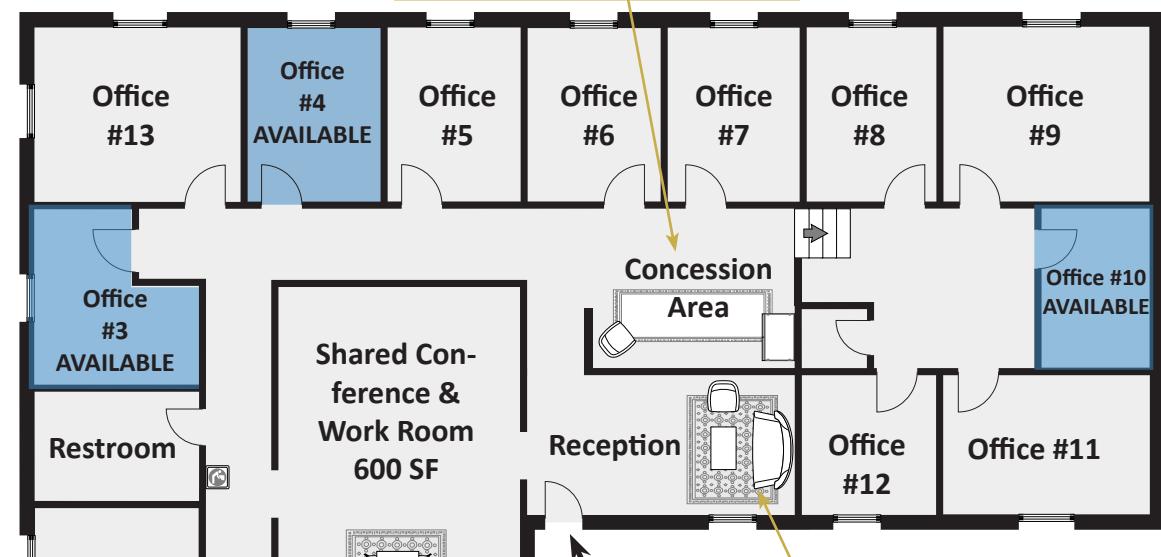
Suite A-115

\$600/Month

- Four private executive suites for lease, located in Northside Square office park
- Recently renovated suites with access to waiting area, shared conference room, and kitchenette
- Full-Service lease includes all utilities (minus in-suite janitorial), as well as strong Wi-Fi
- Ideal for startups, satellite offices, those looking to downsize, and out-of-state business owners in need of a physical address in Macon, GA
- The main entrance to the suites are outfitted with a digital lock, while each individual suite is furnished with a lockable doorknob, ensuring convenient access providing you with peace of mind security

Suite	Available SF	Lease Rate
A-115 #1	±150 SF	\$600/Month
A-115 #3	±160 SF	\$600/Month
A-115 #4	±155 SF	\$600/Month
A-115 #10	±110 SF	\$600/Month

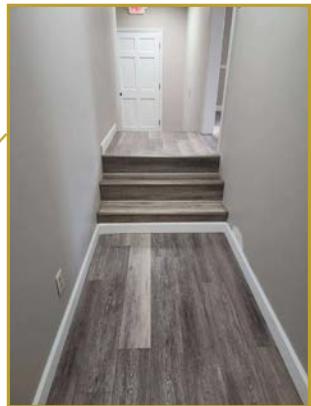
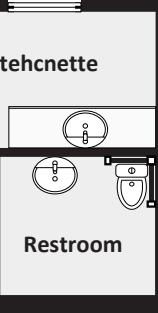
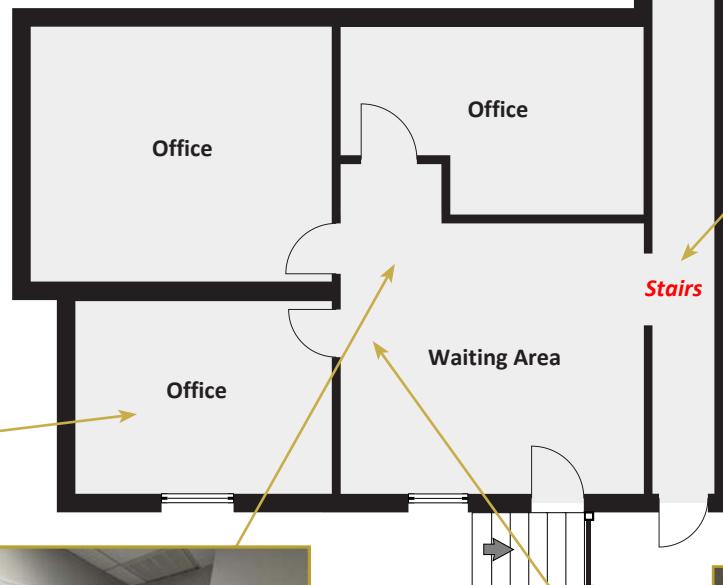
▼ Ground Floor



Suite A-155

±987 SF | \$1,750/Month

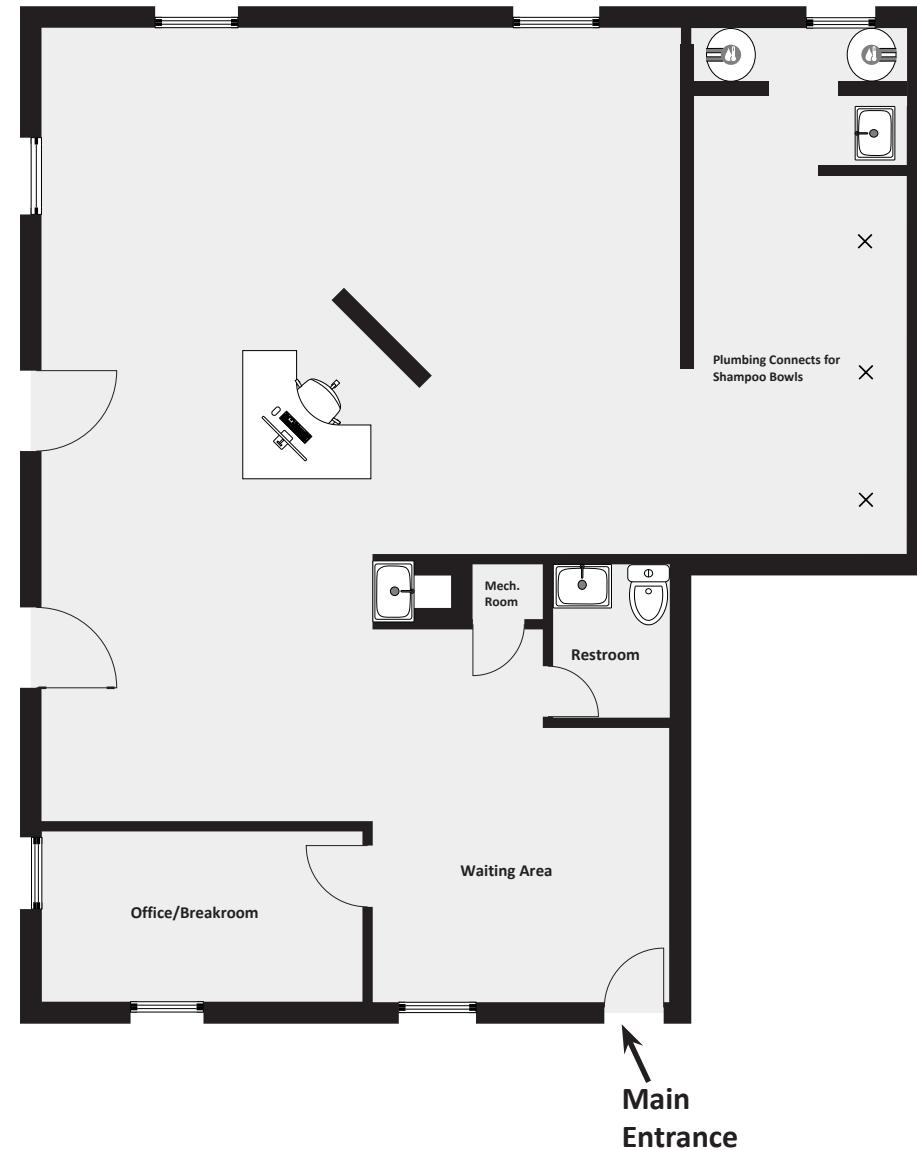
- Entire suite recently underwent full renovations with new floors and paint
- The floorplan features a waiting area, 3 private offices, private entrance, kitchenette, and 1 restroom
- Suite has potential for outside tenant signage
- Abundance of on-site parking
- All utilities included (excluding janitorial)



Suite C-100

±1,194 SF | \$17/SF/Yr

- Open floor plan including front desk, private office/breakroom, and 1 restroom
- Previously occupied by a salon and hair stylist
- Plumbing hookups available for shampoo bowls. Two sinks already in-place and working
- Several windows offering natural light into the suite
- Three main entrances to the suite
- Suite has access to potential roadside signage on Northside Dr

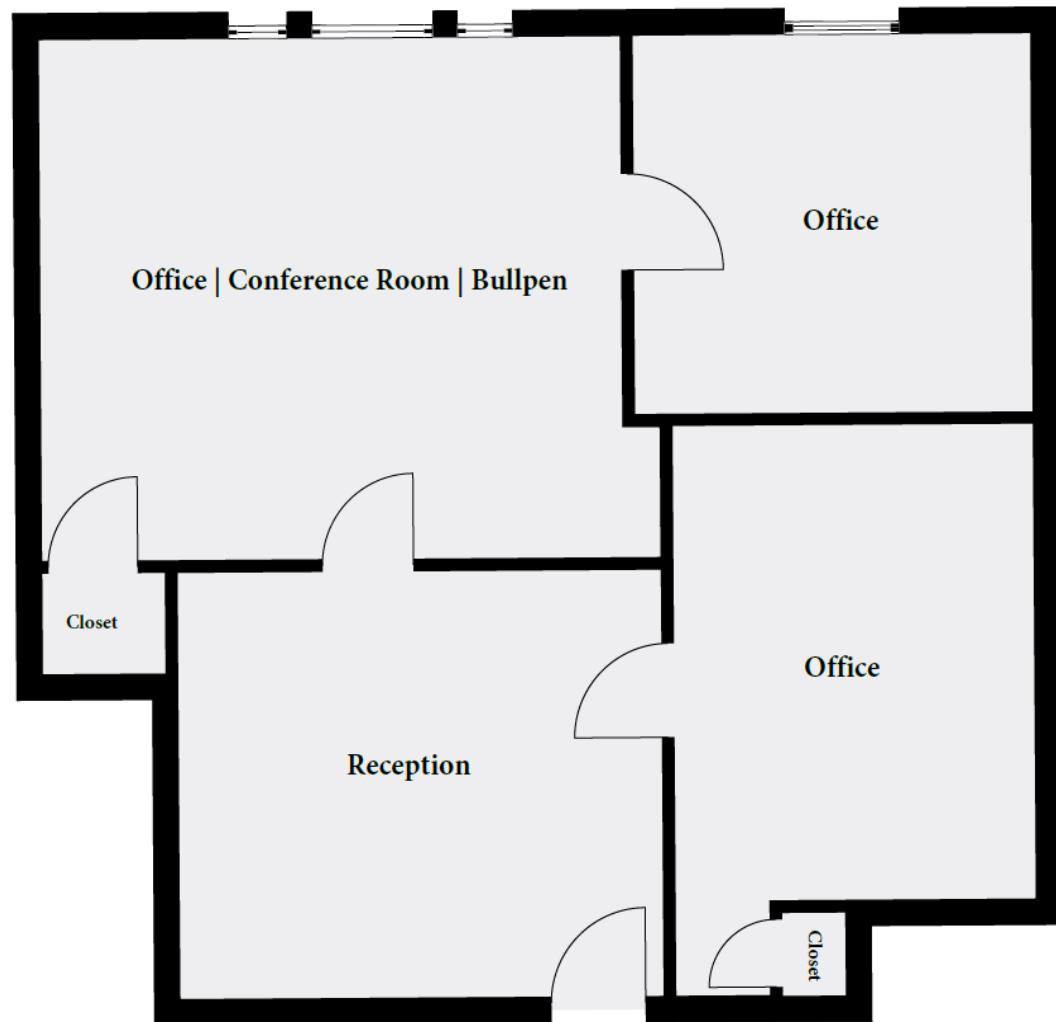


Suite D-227

±950 SF | \$1,650/Month

- Floorplan includes reception, two (2) private offices, conference room/bullpen, windows for natural lighting, and storage/IT closets
- Suite D-227 features new LVP flooring and paint throughout. The suite is located in the D-building which includes access to the shared kitchenette and men's and women's restrooms.
- Full-Service Lease includes all utilities, property taxes, and building insurance. Lease does not include janitorial services
- *Desks are not included in the lease of this suite

[CLICK HERE FOR SUITE D-227 VIRTUAL TOUR](#)

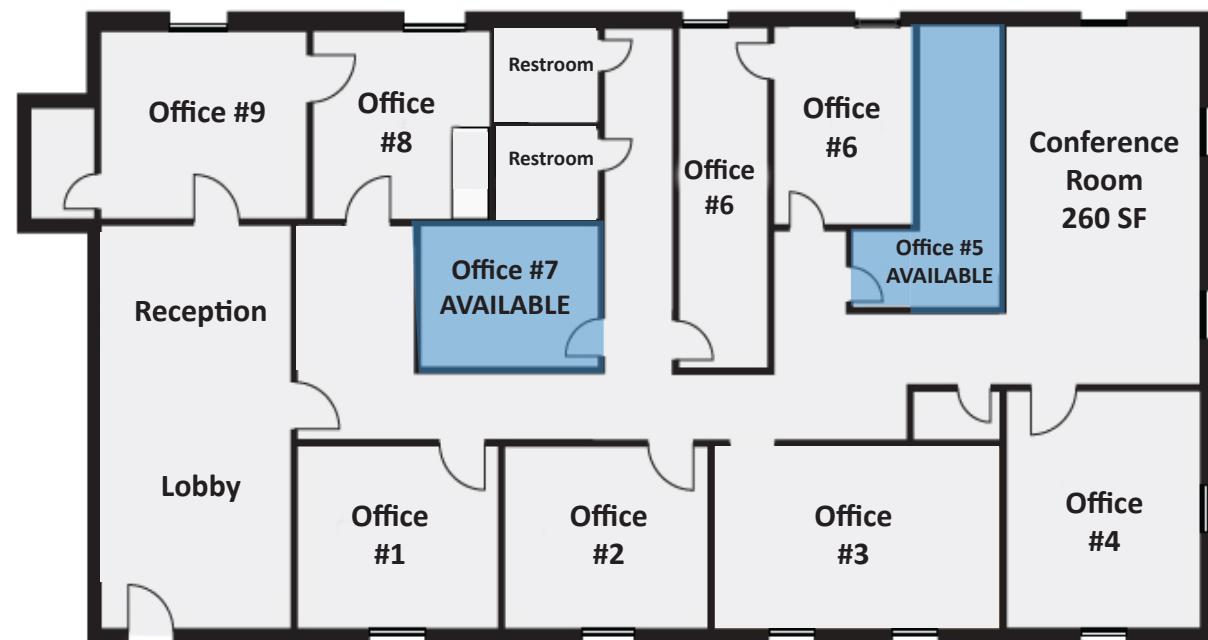


Suite D-250

\$600/Month

- Private capital suites for lease, located in Northside Square office park
- Recently renovated suites with access to shared conference room
- Full-Service lease includes all utilities (minus in-suite janitorial), as well as strong Wi-Fi Ideal for startups, satellite offices, those looking to downsize, and out-of-state business owners in need of a physical address in Macon, GA
- The main entrance to the suites are outfitted with a digital lock, while furnished with a lockable doorknob, ensuring convenient access providing you with peace of mind security

Suite	Available SF	Lease Rate
D-250 #5	±125 SF	\$600/Month
D-250 #7	±90 SF	\$600/Month



Broker Profile



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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region. Brice specializes in tenant and landlord representation for office, retail, and industrial clients, as well as the disposition of investment properties and raw land sales.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27

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