

LEASE

PROFESSIONAL OFFICE SUITES - 75 NORTH OFFICE PARK

3220 RIVERSIDE DRIVE

MACON, BIBB COUNTY, GEORGIA 31210



PROPERTY OVERVIEW

75 North Office Park

Available Suites:

Building "A" | Suite 200 | 1,199± SF | \$13/PSF, Gross
(\$1,298.92 Per Month) See Pages 2-3

Building "B" | Suite 250 | 1,577± SF | \$13/PSF, Gross
(\$1,708.41 Per Month) See Pages 4-5

Property Features:

- Three (3) office buildings - Each with its own entrance from the parking lot
- Convenient parking directly in front of the building
- Building signage available
- Zoned C-3 (Highway Commercial)

Ideal Uses:

- Ideal for professional services, medical users, or administrative offices

Lease Highlights:

- Landlord pays water, trash, CAM, taxes and insurance

LOCATION OVERVIEW

- Positioned on **Riverside Drive** between **Northside Drive** and **Tom Hill Sr. Boulevard**
- Excellent North Macon location with **Interstate 75** visibility
- **Traffic Count:** 23,000 Average VPD (2024 GDOT)
- Approximately **5 miles to Downtown Macon**
- Convenient to shopping, eateries, and banks

CURRENT TENANTS

Building "A"

- NECCO Foster Care
- McIntosh Trail Management Services
- Primerica Financial Services
- CWC Office Furniture & Interior Design

Building "B"

- Dr. Robert C. Jones - Family Medicine
- Slender Swiftly
- Interim Healthcare of Central Georgia
- Southern Hospitality At Home Healthcare

Building "C"

- ResCare

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Revised 07/08/26

BUILDING "A" | SUITE 200 | 1,199± SF

LEASE RATE: \$13/PSF, GROSS (\$1,298.92 PER MONTH)

1,199± SF OFFICE SUITE

Receptionist Area

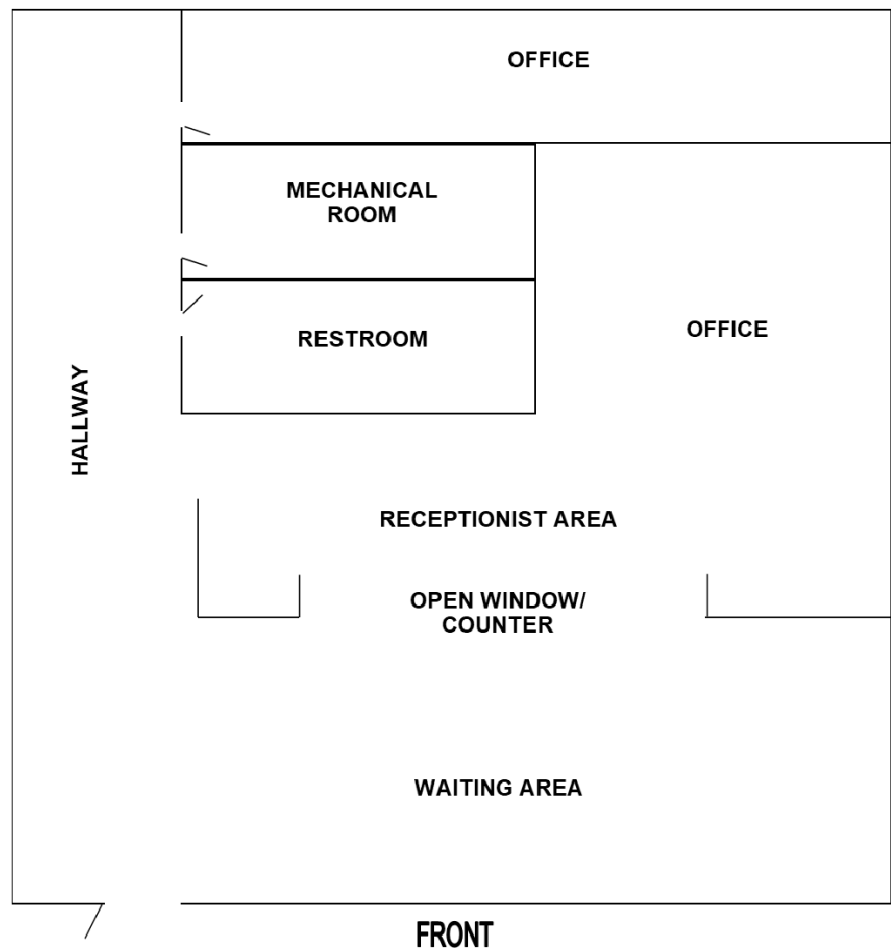
Waiting Area

Two (2) Private Offices

Mechanical Room

Restroom

**LEASE RATE:
\$13/PSF, GROSS
(\$1,298.92/MONTHLY)**



LEASE

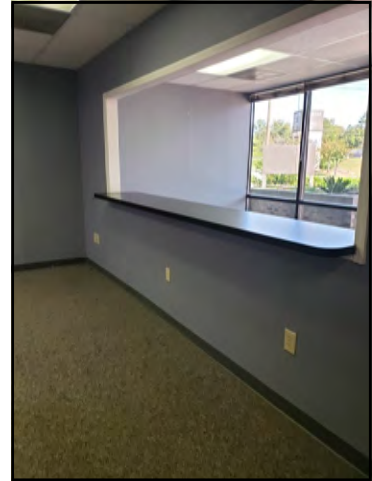
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BUILDING "A"

SUITE 200

PHOTOS



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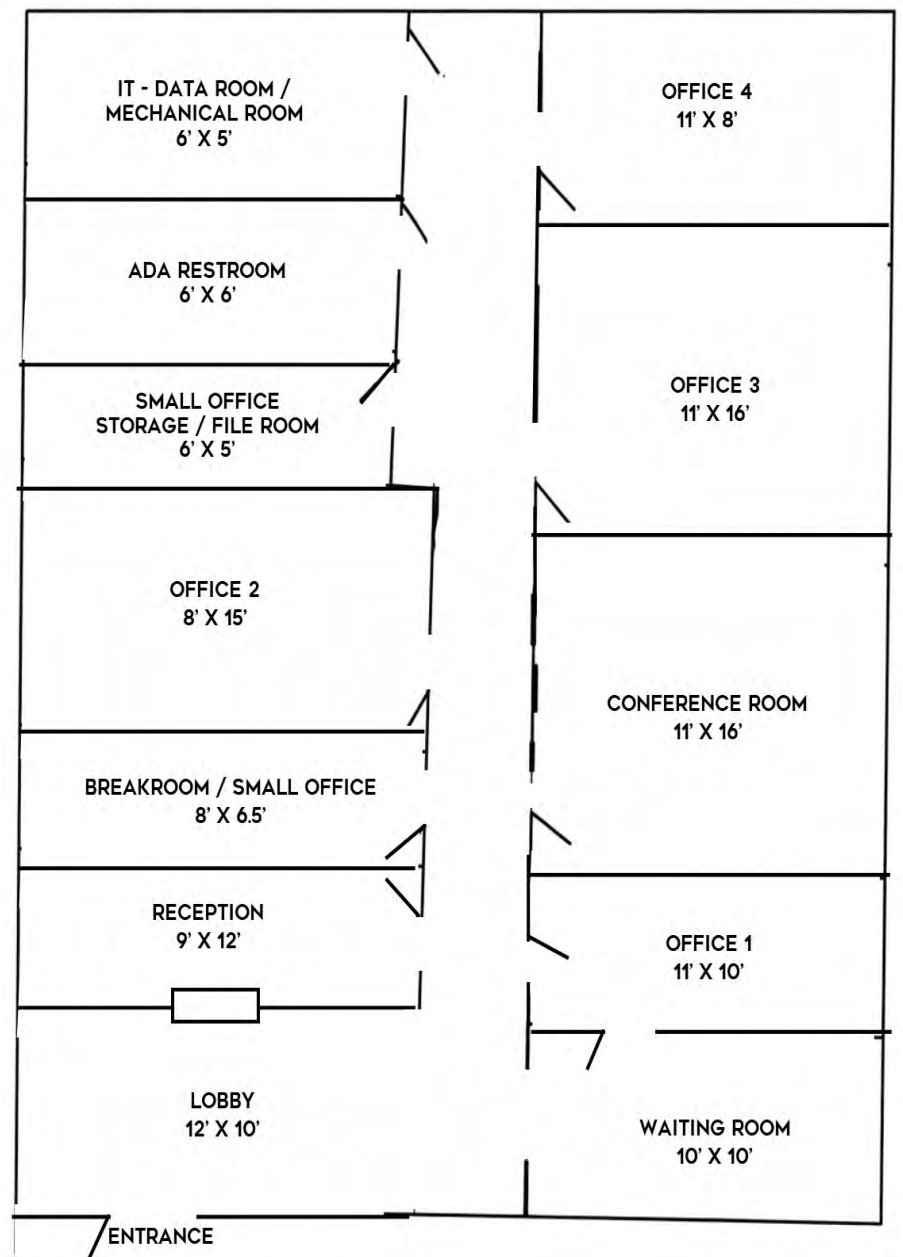
BUILDING "B" | SUITE 250 | 1,577± SF

LEASE RATE: \$13/PSF, GROSS (\$1,708.41 PER MONTH)

1,577± SF OFFICE SUITE

Lobby
Waiting Room
Receptionist Office with
Cased Window
Four (4) Private Offices
Conference Room
Breakroom
Storage /File Room
ADA Restroom
IT - Data Room /
Mechanical Room

**LEASE RATE:
\$13/PSF, GROSS
(\$1,708.41/MONTHLY)**



LEASE

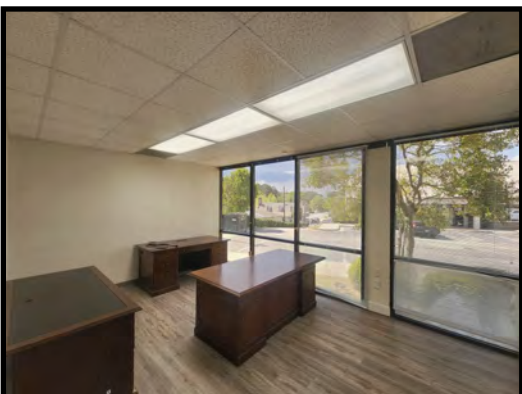
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BUILDING "B"

SUITE 250

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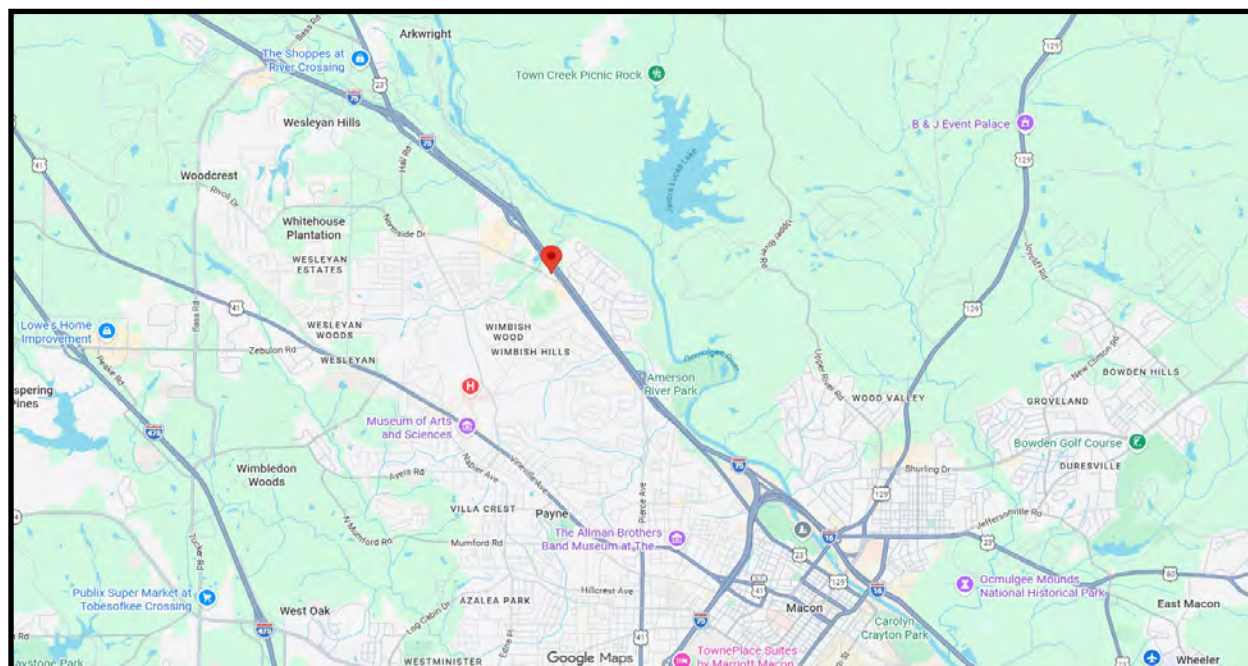


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DEMOGRAPHICS - BIBB COUNTY

