

LEASE

MEDICAL OFFICE BUILDING

376 ROGERS AVENUE
MACON, BIBB COUNTY, GEORGIA 31204



**LEASE RATE: \$12.00/PSF, GROSS
(\$4,500.00/MONTH)**

STEPHANIE FOLSOM, CCIM
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990 RIVERSIDE DRIVE
MACON, GA 31201



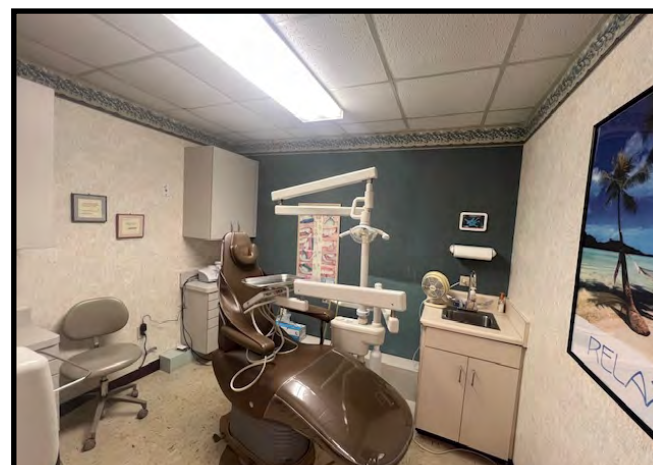
**COLDWELL BANKER
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EBERHARDT & BARRY

PROPERTY OVERVIEW

BUILDING INFORMATION	4,500± SF Medical Office Building (Floor Plan Page 3)
	Waiting Room
	Reception
	File room
	Nine (9) private offices
	Eight (8) exam rooms
	Dental Suite
	Breakroom
	X-ray room
	Pharmacy room
	Two (2) restrooms
	Six (6) storage rooms
YEAR BUILT	1960
SITE	0.16 Acres
HVAC	Four (4) HVAC units (2018)
ROOF	Original single ply elastomeric (Extensive repairs in 2021)
PARKING	Paved parking front and side of building
SIGNAGE	Monument sign
UTILITIES	All public utilities
ZONING	C1

LOCATION OVERVIEW

- Located in North Macon off Ingleside Avenue
- 2.5 Miles from Atrium Health Navicent Hospital
- 3 Miles from Piedmont Macon Hospital
- 1 Mile from Interstate 75 / Hardeman Avenue



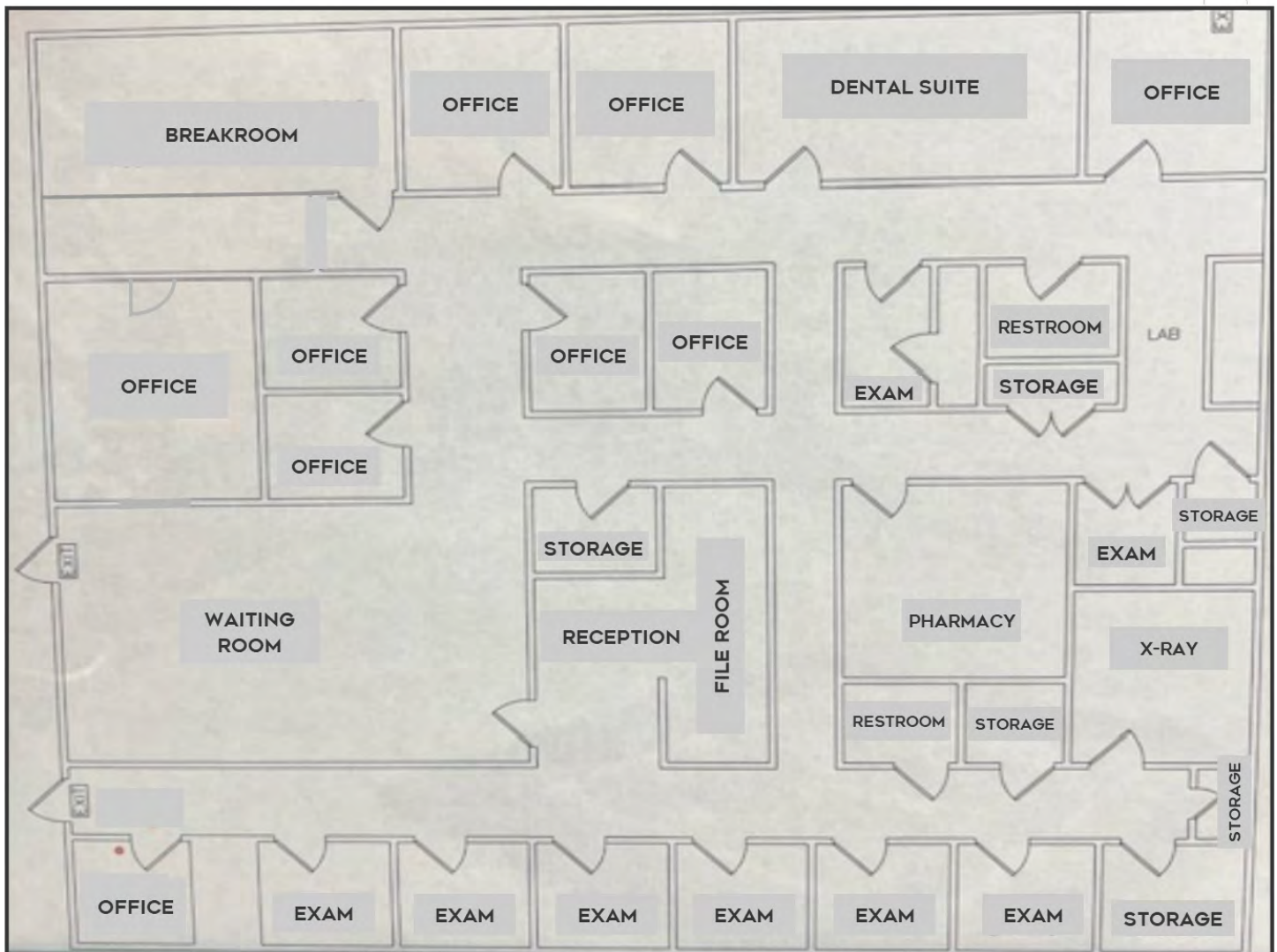
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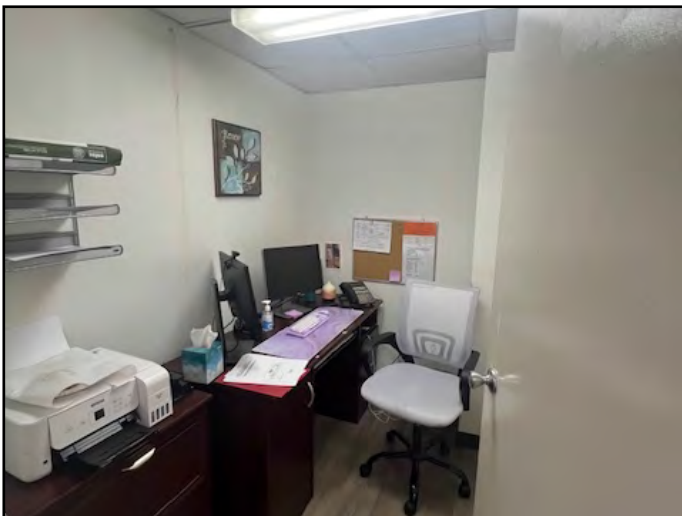
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FLOOR PLAN



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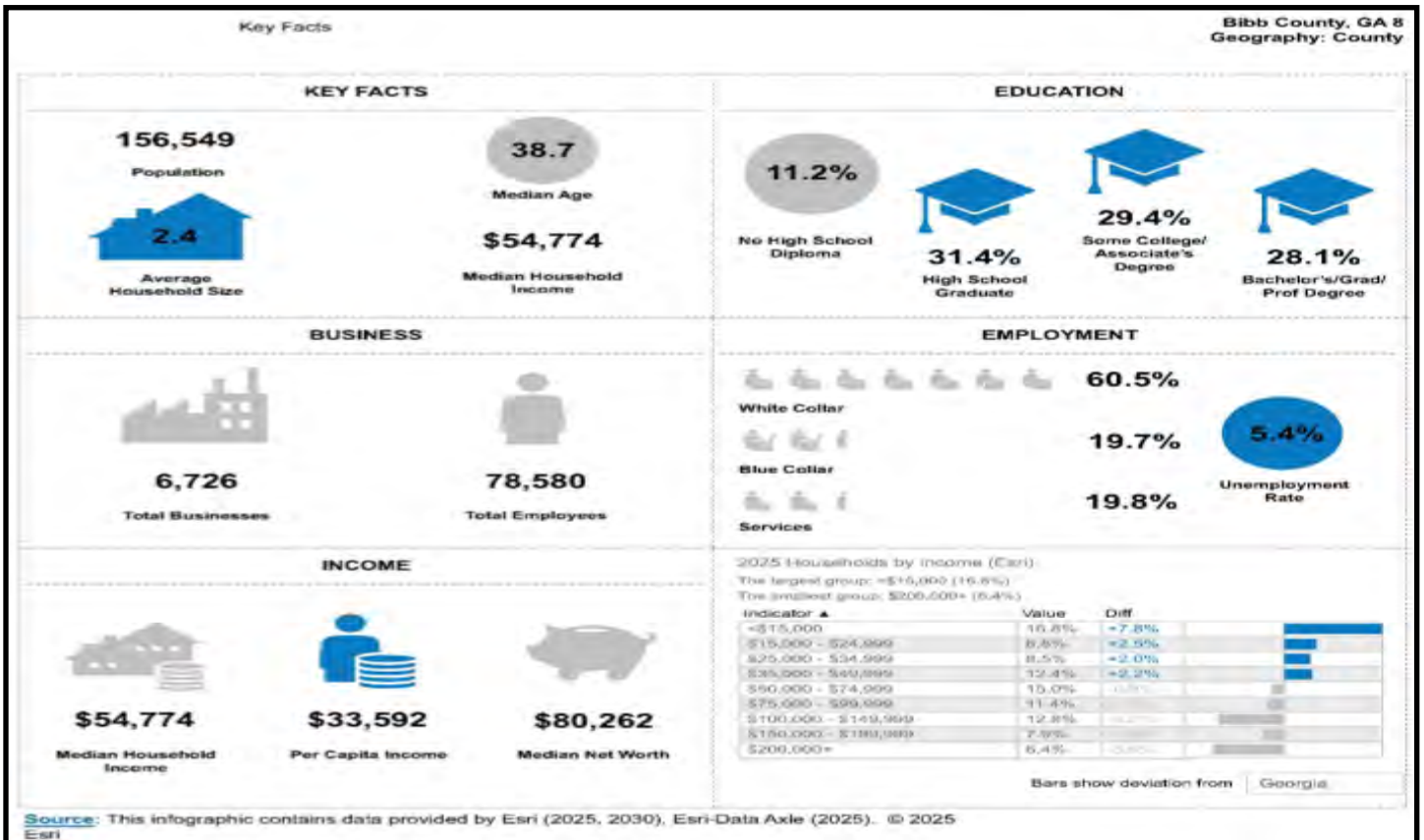
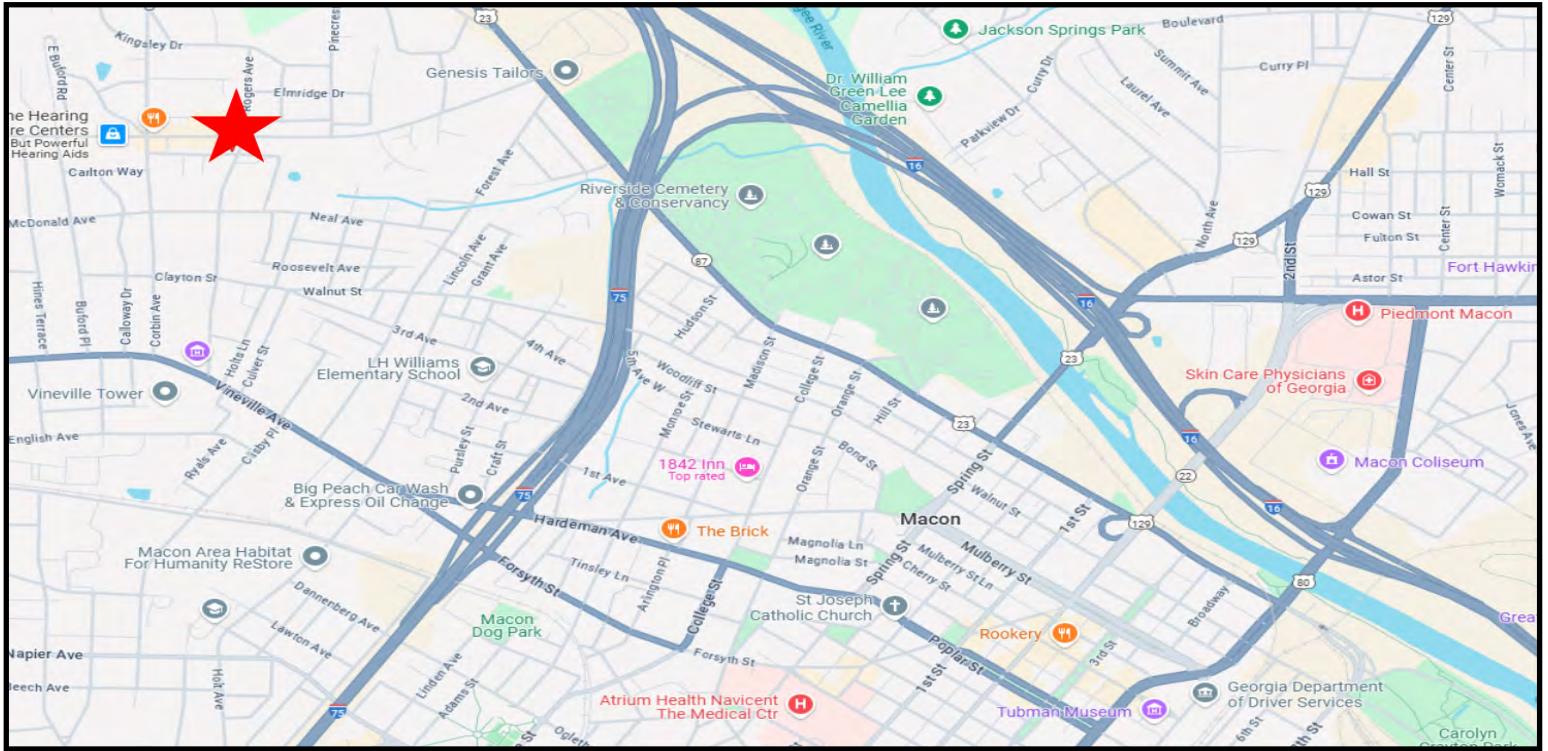
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