

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
478.361.8259
STEPHANIE@CBCGEORGIA.COM

990 RIVERSIDE DRIVE
MACON, GA 31201



**COLDWELL BANKER
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EBERHARDT & BARRY

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Revised 7/28/25

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)

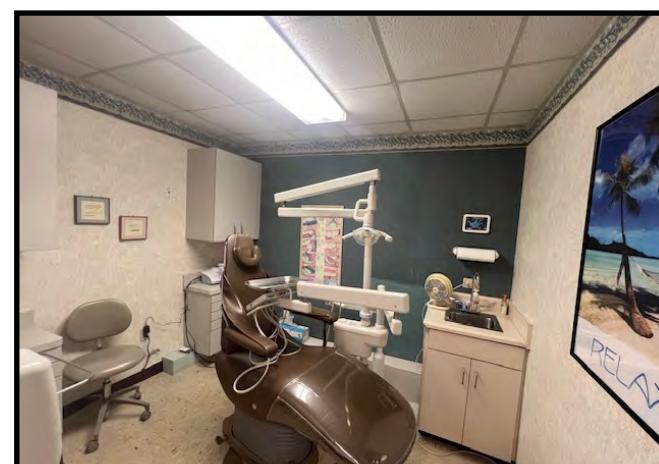
ROOF Original single ply elastomeric
(Extensive repairs in 2021)

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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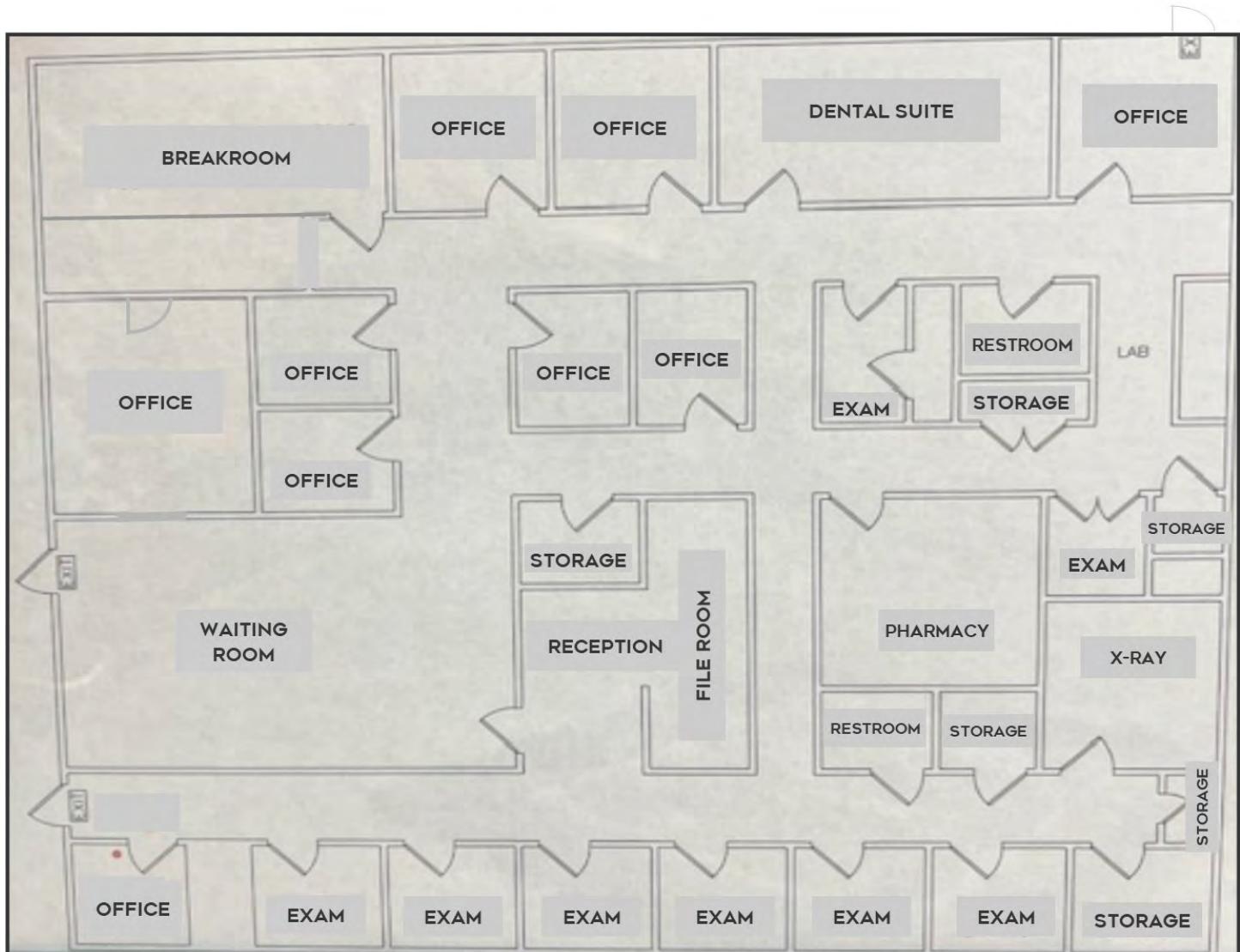
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FLOOR PLAN



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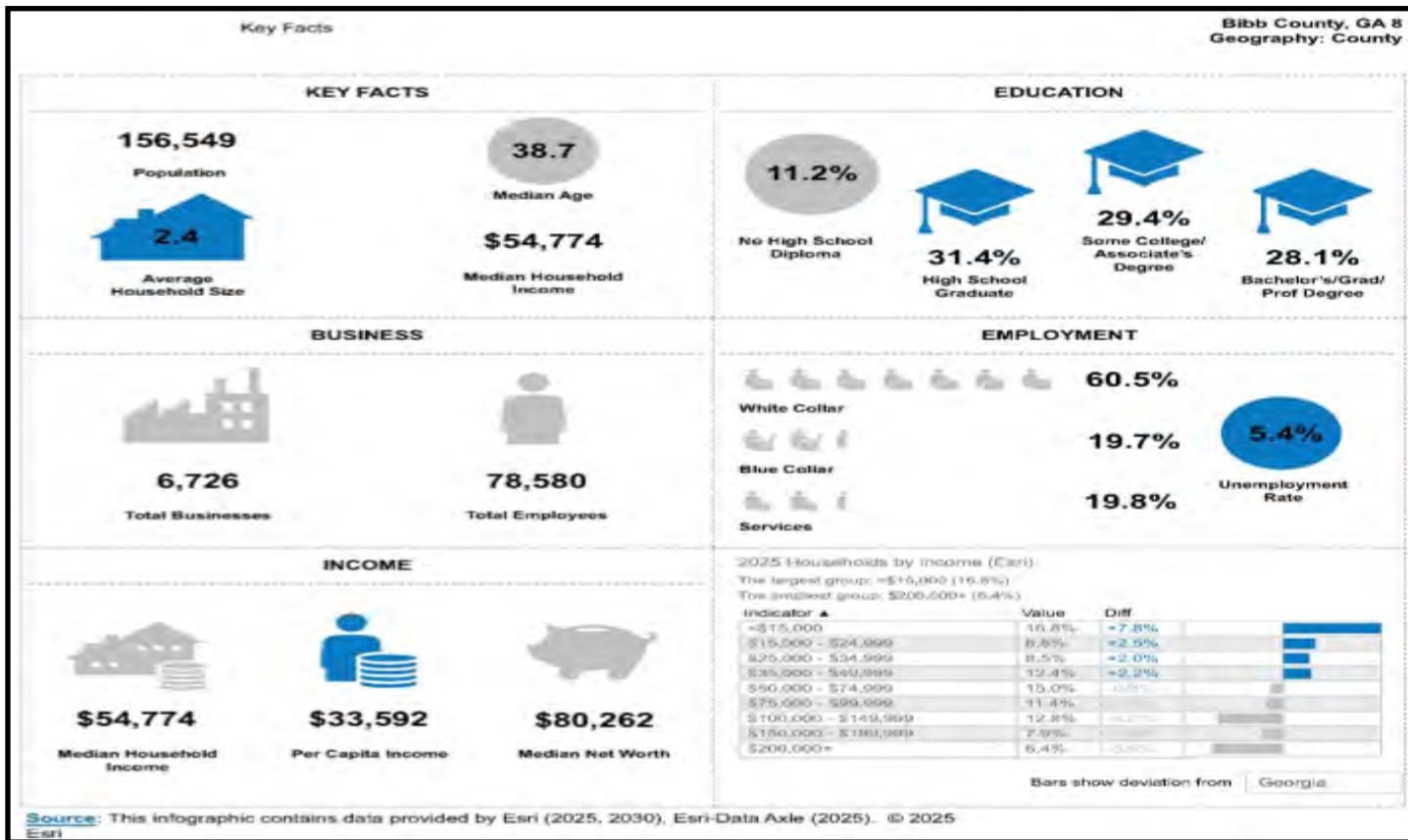
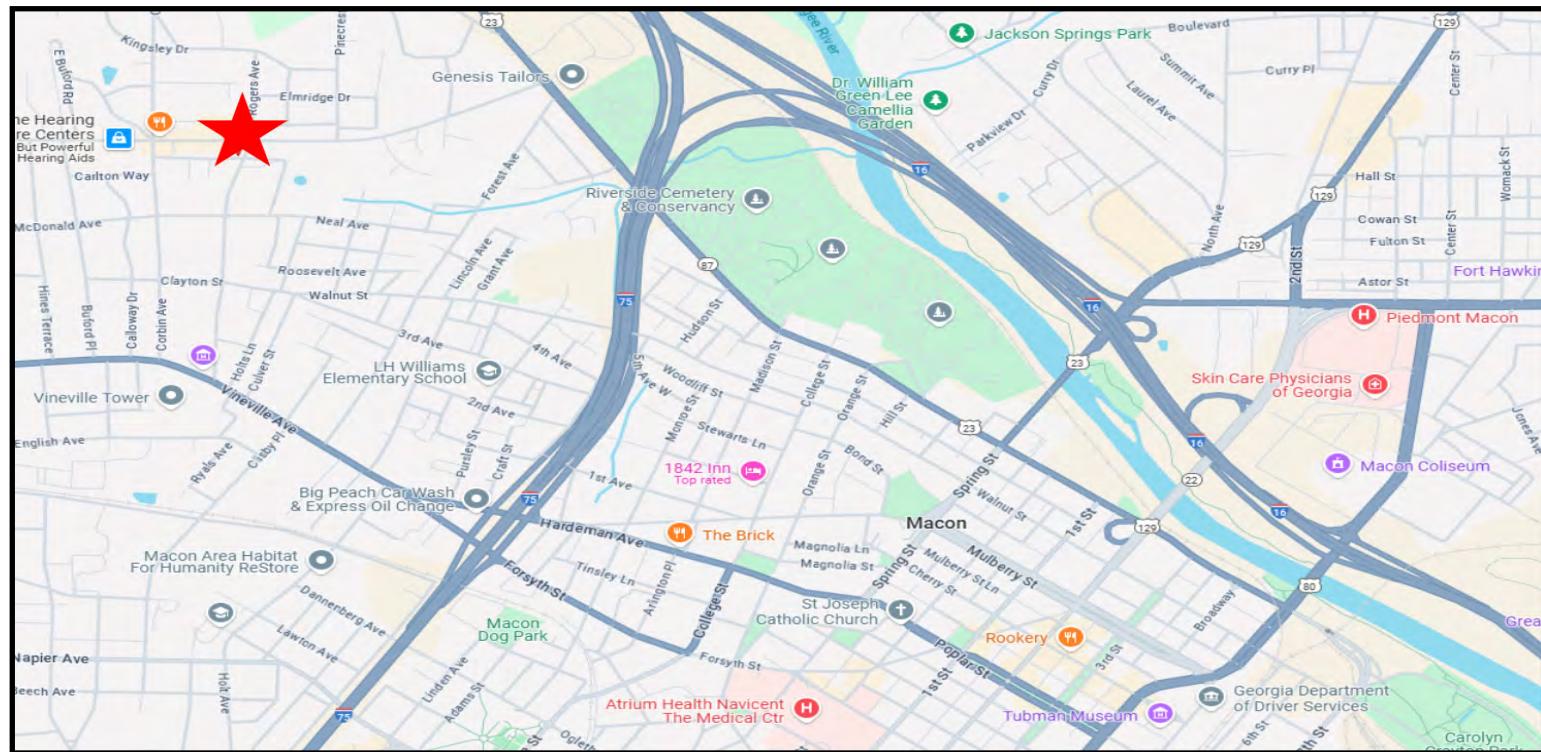
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