

LEASE

PROFESSIONAL OFFICE SPACE
105 PRESTON COURT, SUITE "A"
MACON, BIBB COUNTY, GEORGIA 31210



BASE LEASE RATE:
\$14.00/PSF, NNN
(CAM, T&I \$3.47/PSF)
(\$5,248.28/TOTAL MONTHLY)

LOCATION OVERVIEW

- Located within a professional office park in Macon off New Forsyth Road / Bass Road
- Surrounded by medical and professional office users; adjacent to ACE Academy (Academy for Classical Education)
- Convenient access to restaurants, banking, and shopping
- Approximately 1 mile to Interstate 75
- Approximately 10 miles to Downtown Macon

PROPERTY OVERVIEW

Available July 1, 2026

Professional office building totaling 6,670± SF with Suite "A" (3,605± SF) available for lease. The property offers a well-maintained, modern office environment ideal for professional or medical office.

- **Available Space:** Suite "A" - 3,605± SF
- **Total Building Size:** 6,670± SF
- **Lot Size:** 0.88 Acres
- **Parking:** 40 shared paved spaces
- **Zoning:** PDE (Planned Development)
- **Adjoining Tenant:** All Ways Caring Home Care
- Ideal for a variety of **professional or healthcare uses**

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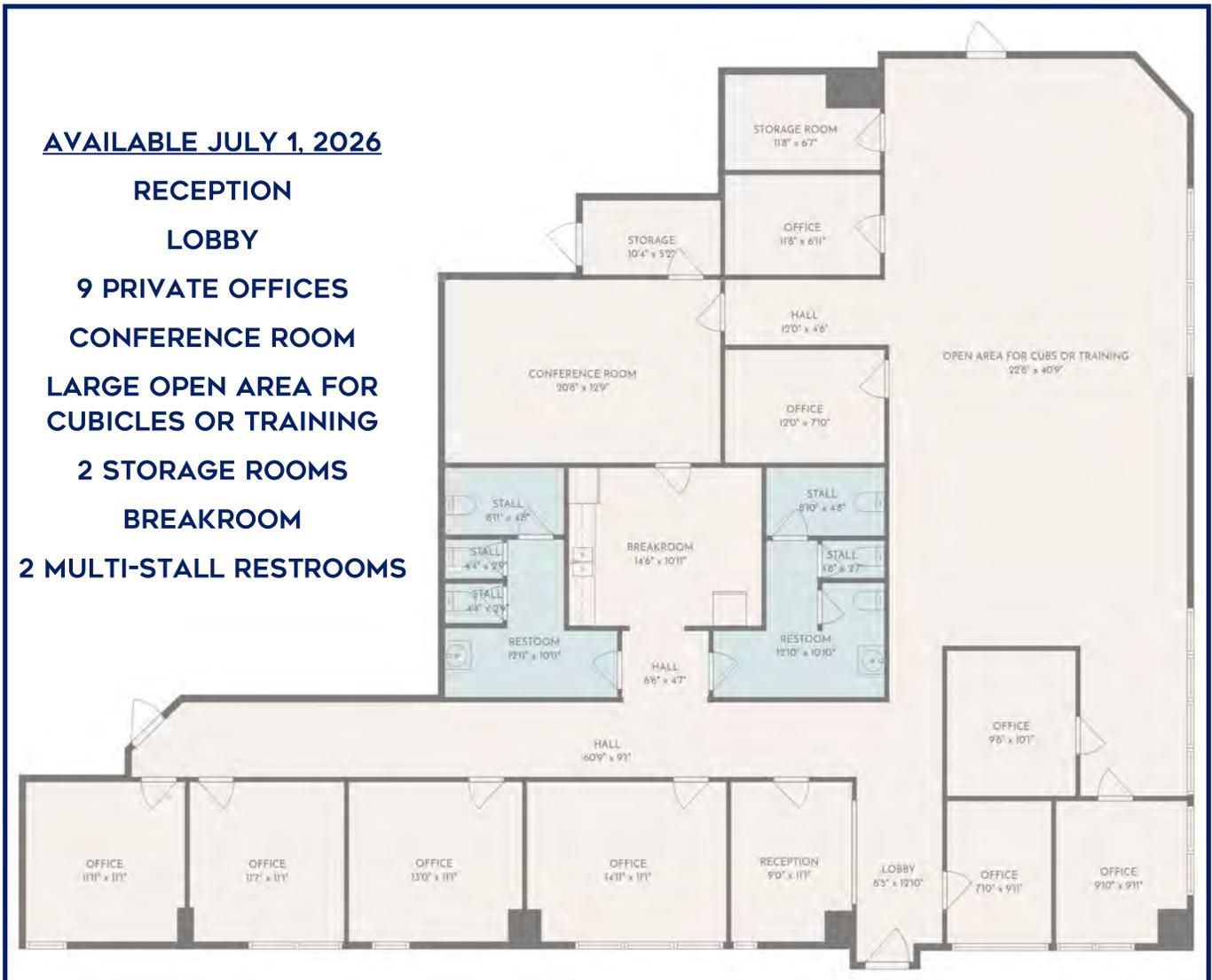
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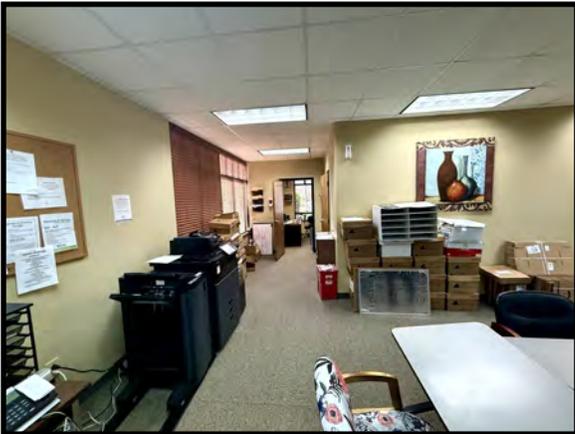
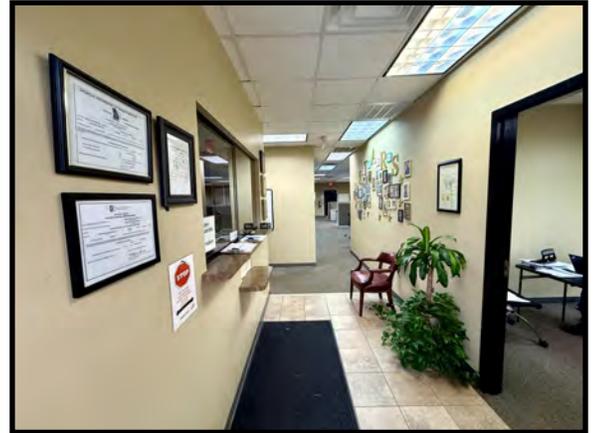
MODERN PROFESSIONAL OFFICE | "SUITE A" | 3,605± SF

HIGHLY ADAPTABLE LAYOUT TO SUIT VARIETY OF USERS



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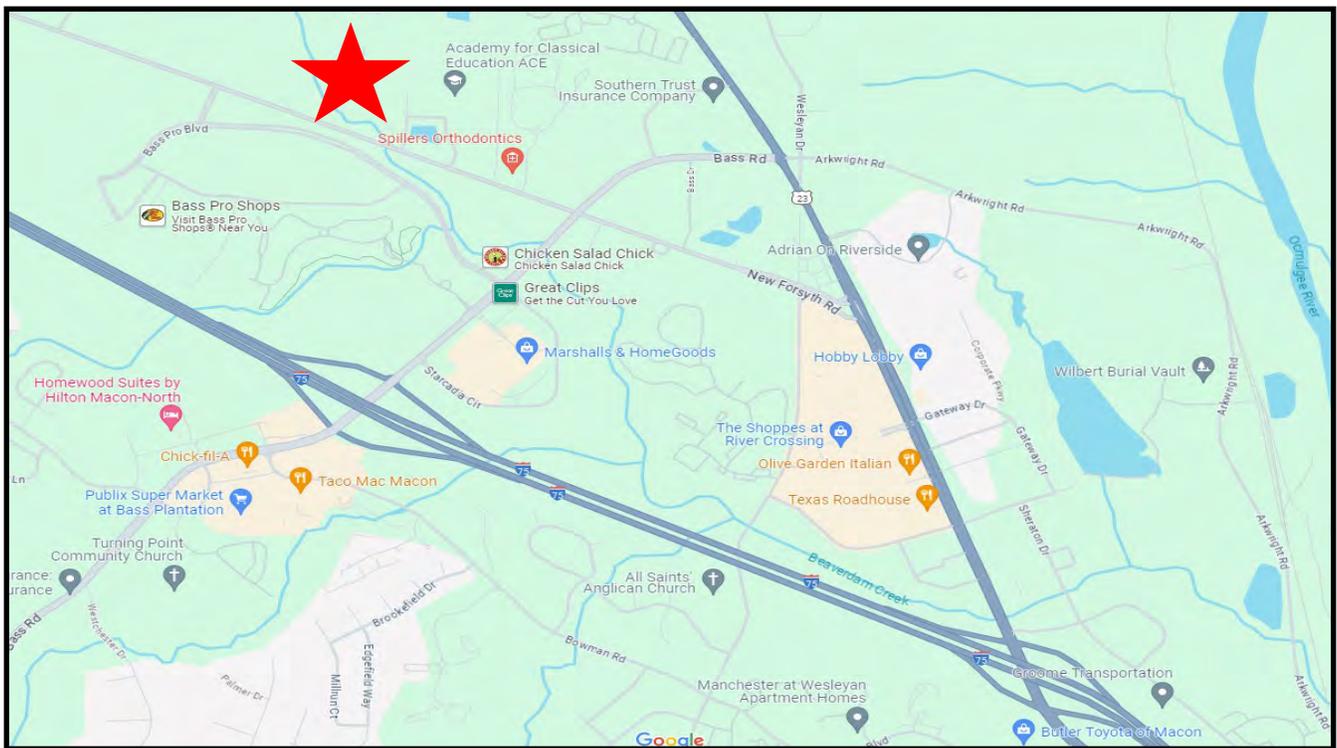
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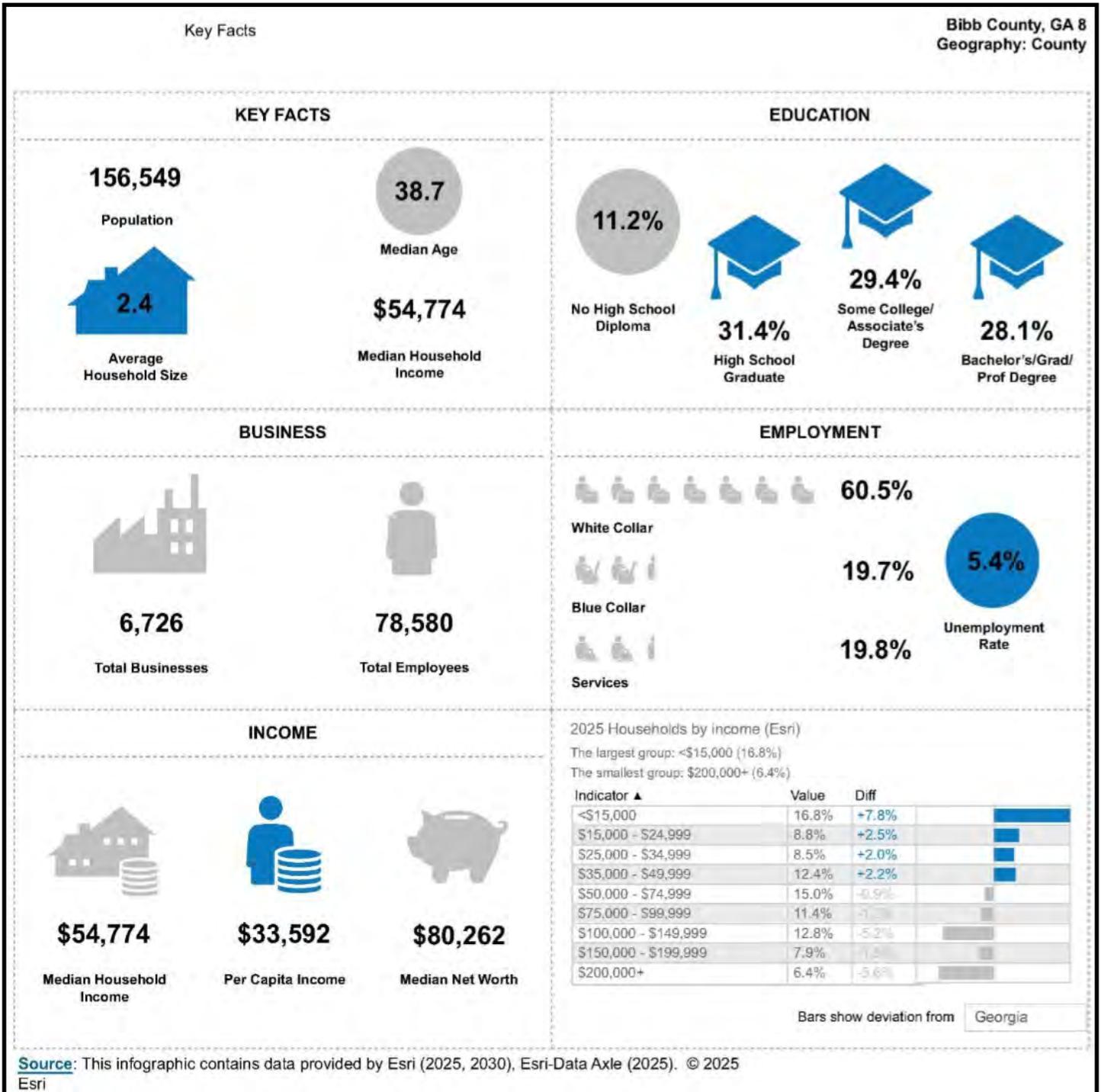


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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri