

# LEASE

## PROFESSIONAL OFFICE BUILDING

2278 INGLESIDE AVENUE  
DOWNTOWN MACON, BIBB COUNTY, GA 31204



**MONTHLY LEASE RATE:**  
**\$1,250.00 / MODIFIED GROSS**

### LOCATION OVERVIEW

#### Prime Location Highlights

This strategic location offers excellent visibility and accessibility for your business, making it an ideal choice for professionals seeking convenience and connectivity.

- Situated near the intersection of Ingleside Avenue & Rogers Avenue
- **Convenient access** to a variety of restaurants, financial institutions and shopping centers
- Just **2 miles from Downtown Macon** - enjoy quick commutes to the city's business and cultural hub
- Only **4 miles to Interstate 75** and **2 miles to Interstate 16** for easy regional connectivity
- **Served by Macon Transit Authority** for public transportation options

### PROPERTY OVERVIEW

Well maintained **1,477± SF** professional office building, ideal for a variety of business uses. Property features:

- Welcoming **reception area** for clients and guests
- **Five (5) private offices** offering flexibility and privacy
- Dedicated **conference room** for meetings and presentations
- Convenient **break room** for staff
- **Three (3) restrooms**, including one ADA-compliant
- **Attractive landscaped lot** enhancing curb appeal
- Full **ADA accessibility** throughout the building
- **Rear parking lot** accommodates 10-12 vehicles and is securely fenced
- **All public utilities** available on site
- Site is Zoned R-3

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