



# Northside Square **FOR LEASE**

3312 Northside Drive  
Macon, GA 31210

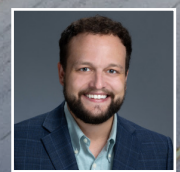


**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

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## CONTACT



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# Property Overview

3312 Northside Drive, Macon, GA 31210

Northside Square is a versatile, multi-tenant office park that stands as a beacon of business excellence. Located in North Macon, the park offers a diverse range of leasing opportunities with suites of varying sizes that cater to the unique needs of businesses large and small.

±47,492 SF

Total Building Size

±3.13 Acres

Site Size

±110-3,531 SF

Availability

\$500/month

Starting Rental Rates



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

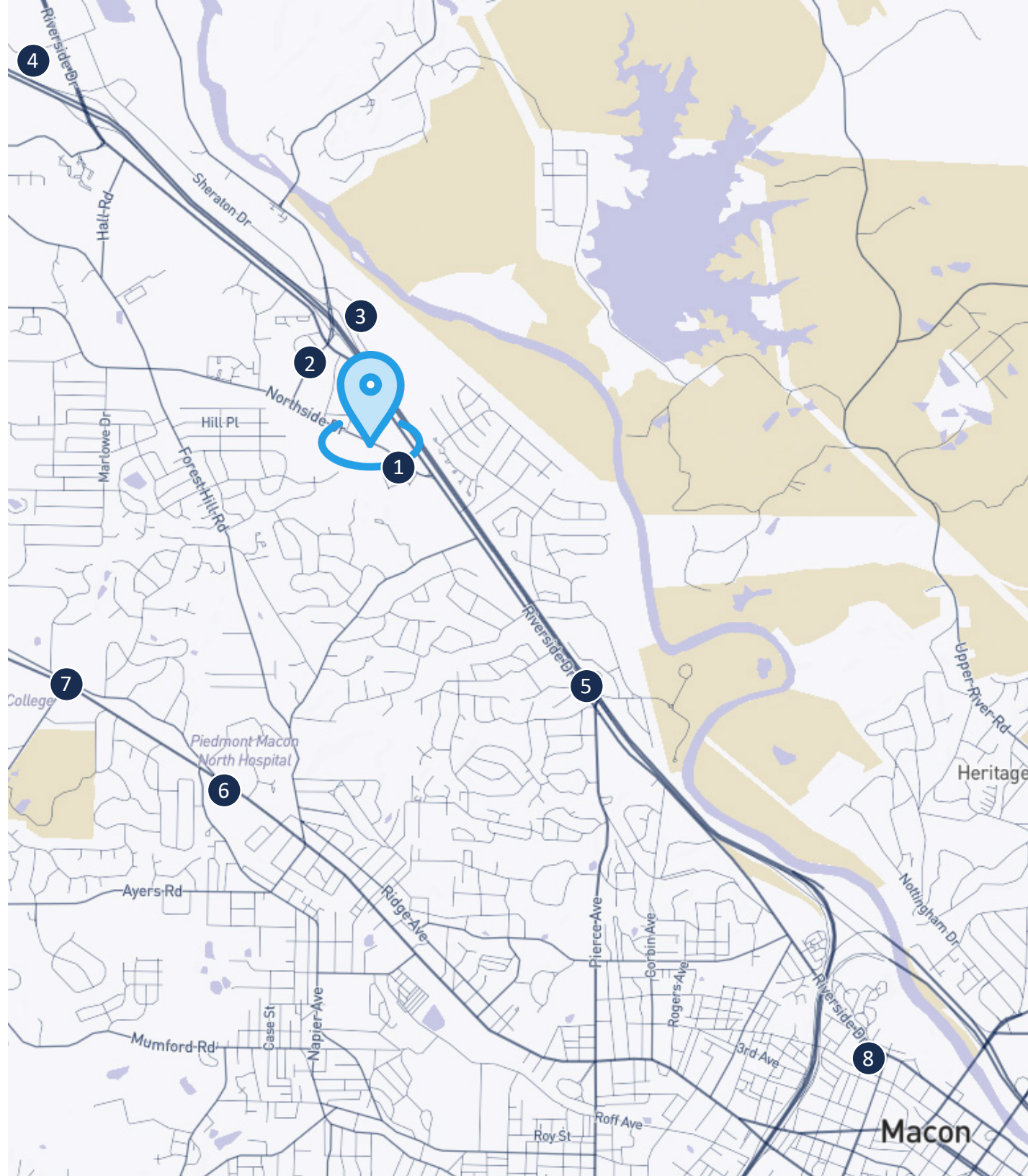
# In The Area



## Subject Property

3312 Northside Drive

- 1 Arby's, 20's Pub, Dollar General, Fresh Air Bar-B-Que, LongHorn Steakhouse
- 2 Kroger, Big Lots, Chick-Fil-A, Starbucks, Buffalo Wild Wings, Dollar Tree, Panera Bread, O'Reilly Auto Parts, Culver's, IHOP, Guitarras Mexican Grill, Five Guys
- 3 Carraba's Italian Grill, Outback Steakhouse, Steve's Steak & Seafood
- 4 Publix, Chick-Fil-A, Mellow Mushroom, Waffle House, Taco Bell, Burger King, J. Christopher's, Medi's Mediterranean Fusion, McDonald's, Chicken Salad Chick, Marshalls, Homegoods, Hobby Lobby, Barnes & Noble, Bonefish Grill, Olive Garden, La Parrilla, Texas Roadhouse, Wild Wing Cafe, & more
- 5 Amerson River Park, S&S Cafeterias, Shogun, Applebee's, Dollar General
- 6 Piedmont Macon North Hospital, The Fresh Market, Kroger, Museum of Arts & Sciences, Dunkin', Arby's
- 7 Wesleyan College
- 8 Piedmont Macon Hospital, Georgia State Fair, Atrium Health Hospital, The Brick, Rookery, Piedmont Brewery & Kitchen, Mercer University, Macon Coliseum



# Macon

Founded in 1823, Macon is a city with a rich history and a diverse economy. Located 85 miles south of Atlanta, it offers affordability, historic charm, vibrant culture and ample educational opportunities for those who call it home. Some other benefits of living or working in Macon include-

## Economic Overview:

Macon has a diverse economy with sectors such as healthcare, education, manufacturing, and logistics playing significant roles. The city has a growing healthcare sector with several hospitals and medical facilities.

## Business Climate:

Macon is known for its supportive business environment, and the city actively encourages economic development. The cost of living in Macon is generally lower than the national average, which can be advantageous for both businesses and employees.

## Infrastructure:

The city's strategic location makes it a transportation hub, with major highways converging in the area. Macon has a regional airport, Middle Georgia Regional Airport, facilitating air travel for businesses.

## Workforce:

The city has a diverse and skilled workforce, particularly in sectors like healthcare, education, and manufacturing. There are several educational institutions in Macon, including Wesleyan College and Mercer University, providing a talent pool for businesses.

## Business Support Services:

Macon offers various business support services, including the Greater Macon Chamber of Commerce, which provides resources, networking opportunities, and support for businesses. The Macon-Bibb County Industrial Authority works to attract and retain businesses in the area.



## Demographic Profile 10 Miles from Northside Square

\*2023 Esri

161,761

Population

64,714

Households

\$79,237

Average Household Income

95%

Employment Rate  
(16 years old +)



**AVAILABILITY**

# Current Availability

Suite	Available SF	Space Type	Lease Rate	Availability
A-115 #1	±150 SF	Executive Suite	\$500/Month	Immediate
A-115 #4	±220 SF	Executive Suite	\$500/Month	Immediate
A-115 #8	±115 SF	Executive Suite	\$500/Month	Immediate
A-115 #9	±220 SF	Executive Suite	\$500/Month	Immediate
A-115 #10	±110 SF	Executive Suite	\$500/Month	Immediate
C-100	±1,194 SF	Office	\$17/SF/Yr	Immediate
C-161	±2000 SF	Office	\$17/SF/Yr	Immediate
D-200	±3,531 SF	Office	\$17/SF/Yr	Immediate
D-232	±1,000 SF	Office	\$17/SF/Yr	Immediate
D-250 #3	±315 SF	Capital Suite	\$500/Month	Immediate
D-250 #5	±125 SF	Capital Suite	\$500/Month	Immediate
D-250 #7	±90 SF	Capital Suite	\$500/Month	Immediate
D-250 #9	±165 SF	Capital Suite	\$500/Month	Immediate



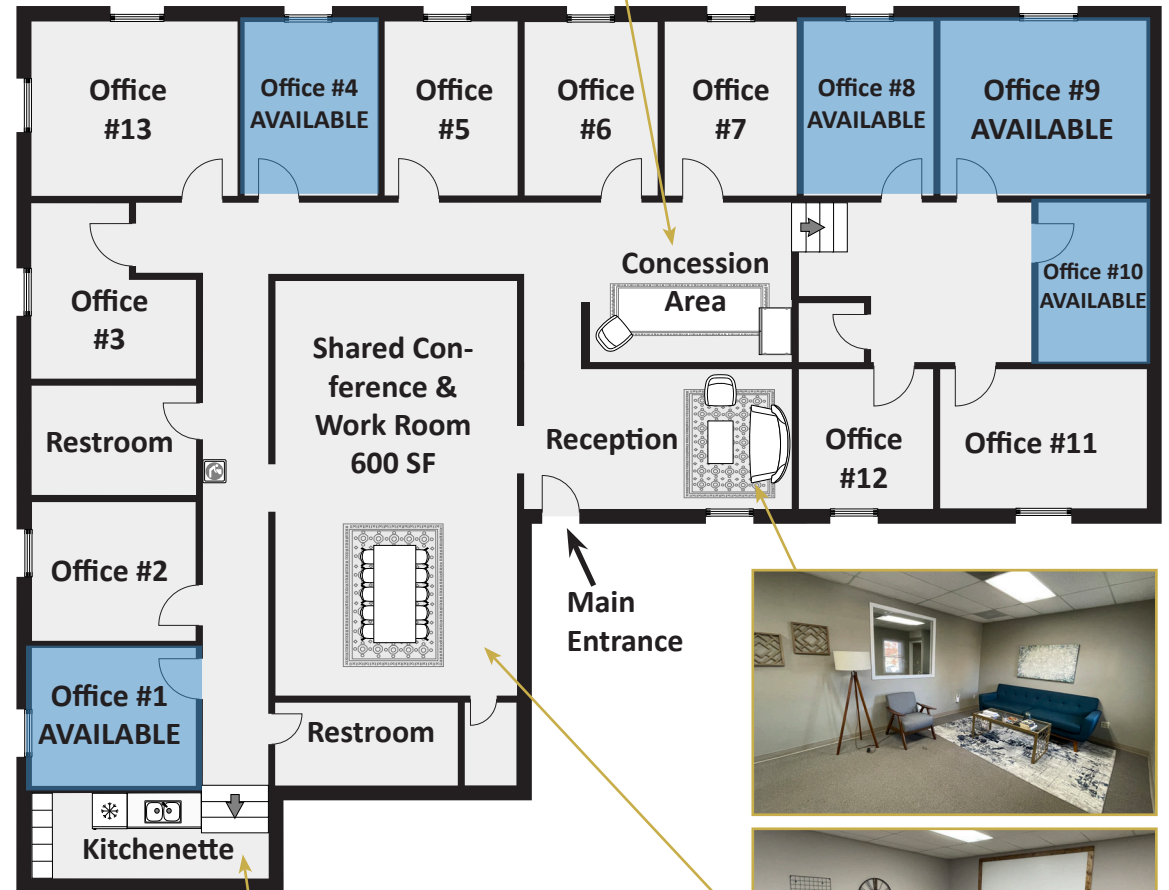
# Suite A-115

\$500/Month

- Five private executive suites for lease, located in Northside Square office park
- Recently renovated suites with access to waiting area, shared conference room, and kitchenette
- Full-Service lease includes all utilities (minus in-suite janitorial), as well as strong Wi-Fi
- Ideal for startups, satellite offices, those looking to downsize, and out-of-state business owners in need of a physical address in Macon, GA
- The main entrance to the suites is outfitted with a digital lock, while each individual suite is furnished with a lockable doorknob, ensuring convenient access providing you with peace of mind security

Suite	Available SF	Lease Rate
A-115 #1	±150 SF	\$500/Month
A-115 #4	±155 SF	\$500/Month
A-115 #8	±115 SF	\$500/Month
A-115 #9	±220 SF	\$500/Month
A-115 #10	±110 SF	\$500/Month

▼ Ground Floor





# Suite C-100

±1,194 SF | \$17/SF/Yr

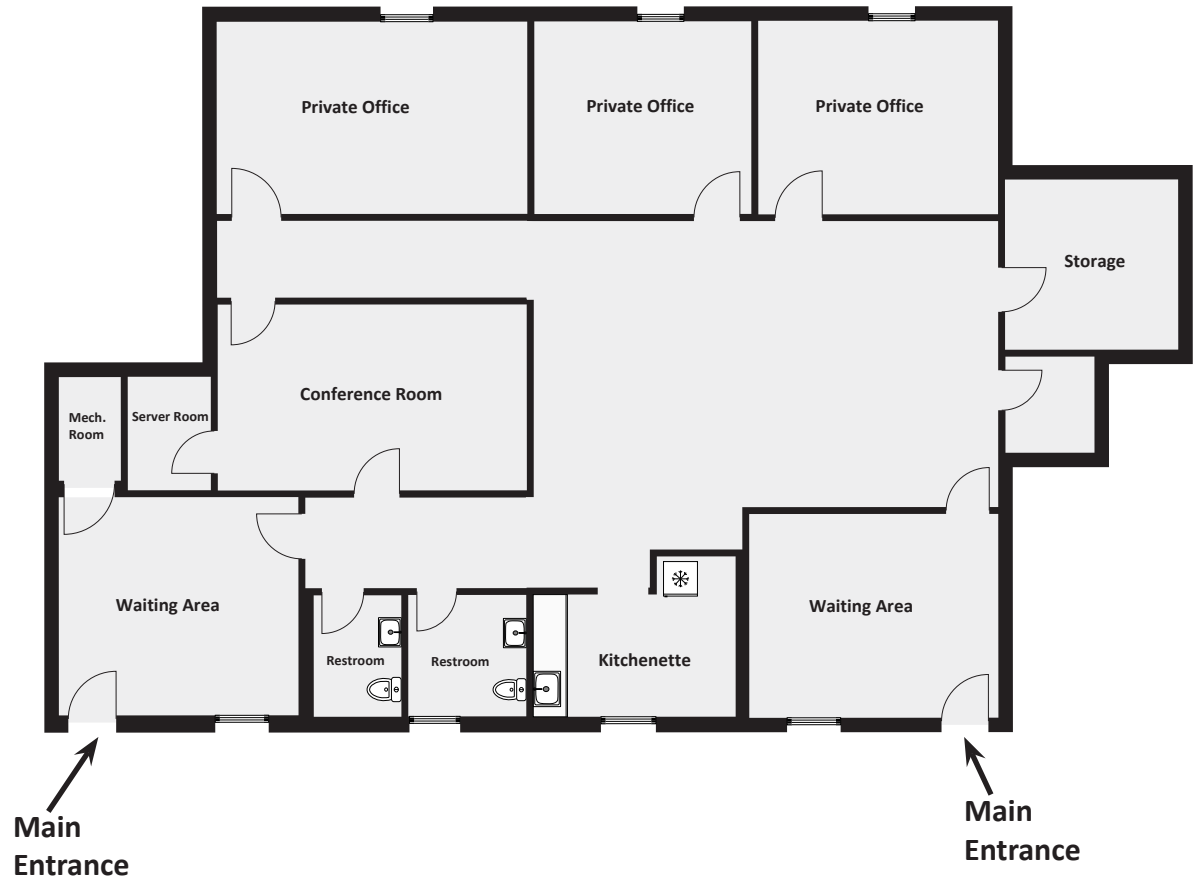
- Open floor plan including front desk, private office/breakroom, and 1 restroom
- Previously occupied by a salon and hair stylist
- Plumbing hookups available for shampoo bowls. Two sinks already in-place and working
- Several windows offering natural light into the suite
- Three main entrances to the suite
- Suite has access to potential roadside signage on Northside Dr



# Suite C-161

±2,000 SF | \$17/SF/Yr

- Recently available suite featuring 2 private entrances, 2 waiting areas, 3 private offices, conference room, 2 restrooms, kitchenette, server room, and storage
- Ideal for doctors' office, insurance group, real estate professionals, consulting firm, sales office, and many other business professionals
- Suite has access to potential roadside signage on Northside Dr



# Suite D-200

±3,531 SF | \$17/SF/YR

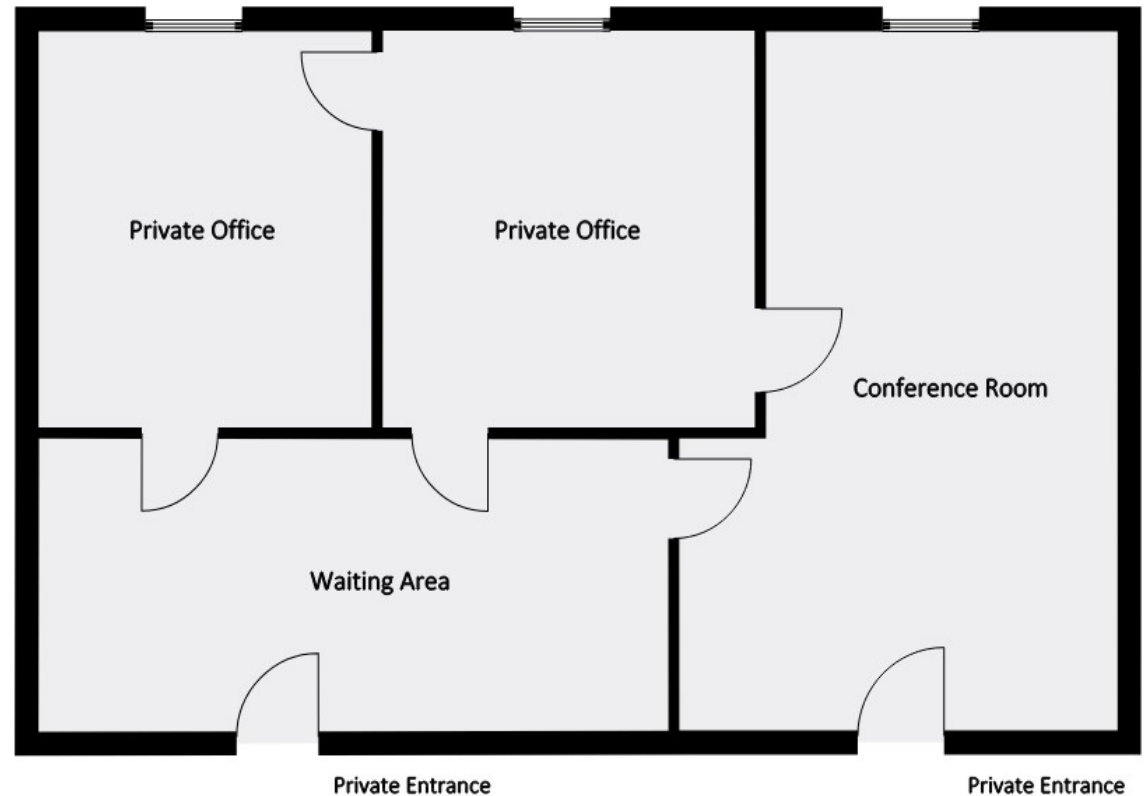
- Suite Available November 1, 2024
- Floorplan features 8 offices, 5 restrooms, reception desk w/waiting area, bookkeeping/admin room, breakroom, storage closets and vast open space which could be used as a conference room, training area, or a bullpen
- Suite has 3 entrances (1 main, 2 on side of bldg.) - all wheelchair accessible
- More than ample parking available
- Tenant can also install signage on exterior of building



# Suite D-232

±1,000 SF | \$17/SF/Yr

- Suite includes 2 private entrances, 2 private offices, room for conference table, and space for waiting area
- Multiple windows providing natural light into the suite
- Access to the common area kitchenette, as well as men's and women's restrooms, is provided
- Rental rate includes water and electricity

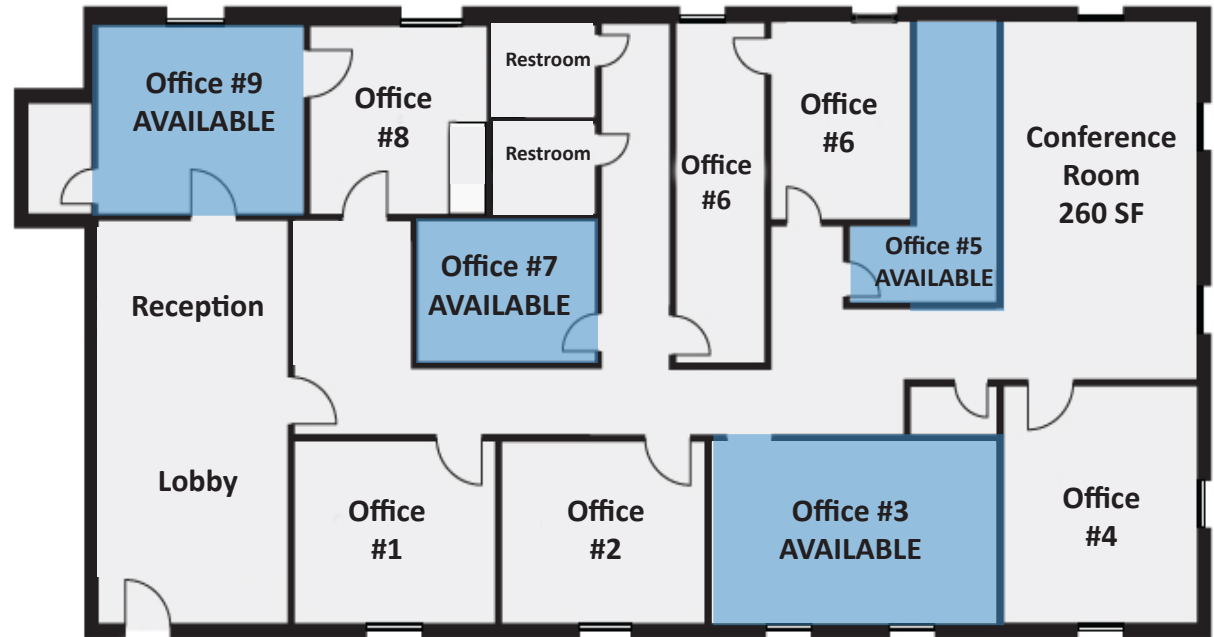


# Suite D-250

\$500/Month

- Four private capital suites for lease, located in Northside Square office park
- Recently renovated suites with access to waiting area and shared conference room
- Full-Service lease includes all utilities (minus in-suite janitorial), as well as strong Wi-Fi Ideal for startups, satellite offices, those looking to downsize, and out-of-state business owners in need of a physical address in Macon, GA
- The main entrance to the suites is outfitted with a digital lock, while each individual suite is furnished with a lockable doorknob, ensuring convenient access providing you with peace of mind security

Suite	Available SF	Lease Rate
D-250 #3	±315 SF	\$500/Month
D-250 #5	±125 SF	\$500/Month
D-250 #7	±90 SF	\$500/Month
D-250 #9	±165 SF	\$500/Month



# Broker Profile



**BRICE BURNS**

V.P. Macon Office  
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Brice@BullRealty.com

Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region. Brice specializes in tenant and landlord representation for office, retail, and industrial clients, as well as the disposition of investment properties and raw land sales.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.

# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**25**

YEARS IN  
BUSINESS



**ATL**

HEADQUARTERED  
IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

**\$1.9**

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021

