

LEASE

OFFICE SPACE

4611 IVEY DRIVE - #450, MACON-BIBB COUNTY, GEORGIA 31206



LEASE RATE:
\$11.45/PSF, NET

OFFERING SUMMARY

BUILDING INFO:	Suite 450: 5,000± SF Office
PARKING:	Asphalt parking for 30 plus vehicles (Expandable)
HVAC:	Central heat and air conditioning
UTILITIES:	All utilities serve the site
ZONED:	PDC Planned Development Commercial

LOCATION OVERVIEW

- Located two blocks west of Interstate 475 off Eisenhower Parkway.
- 80 miles to Atlanta
- 85 miles to Columbus

PROPERTY OVERVIEW

- Office consisting of 5,000± SF
 - Floor plan consists of:
 - Six (6) private offices
 - Large work area
 - Conference room
 - One restroom
 - Janitor closet
- Common/shared space: Lobby, conference room and break room

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Revised 4/28/25

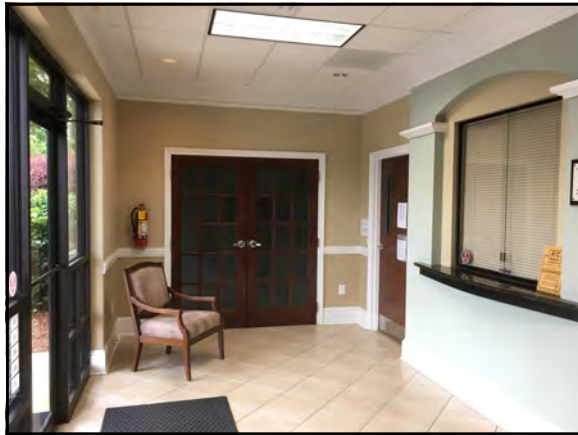
FLOOR PLAN - SUITE 450



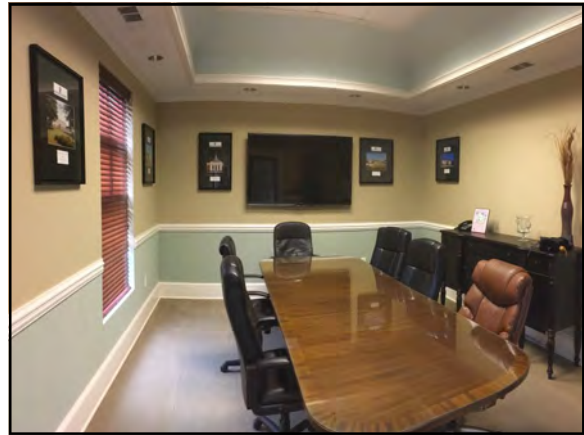
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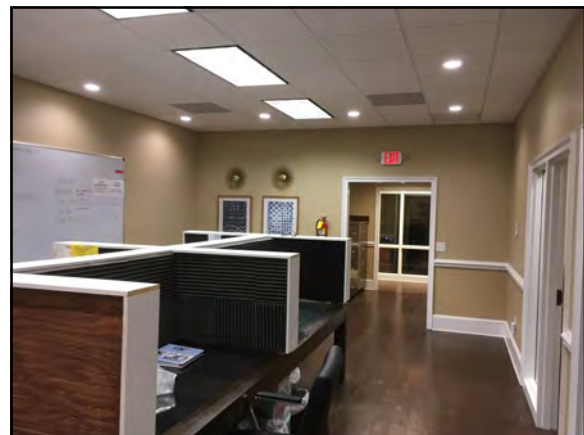
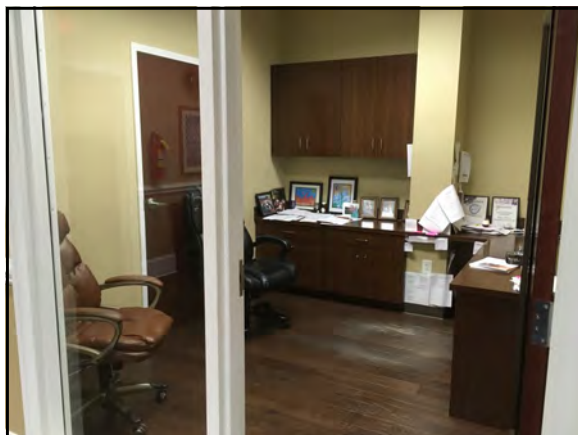
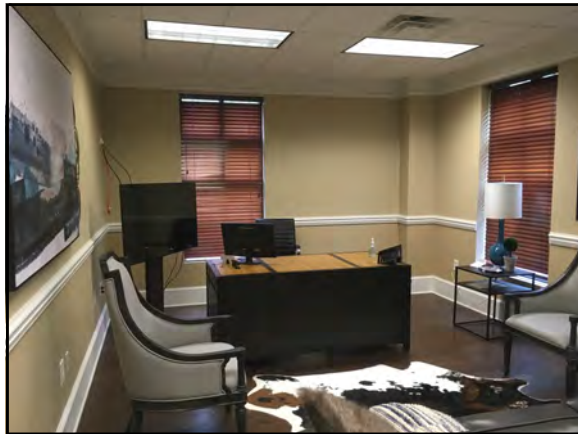
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Shared Lobby



Shared Conference Room



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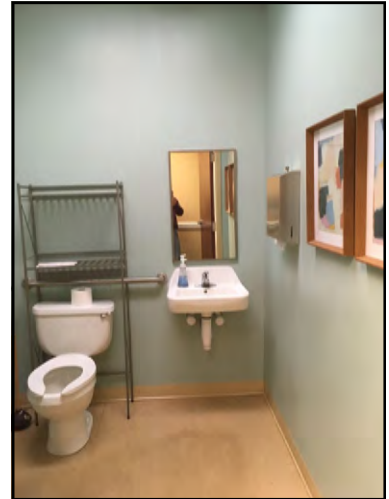
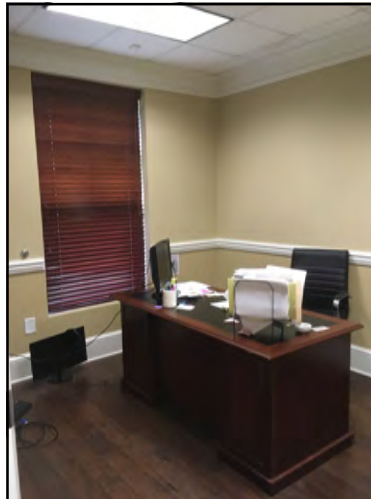
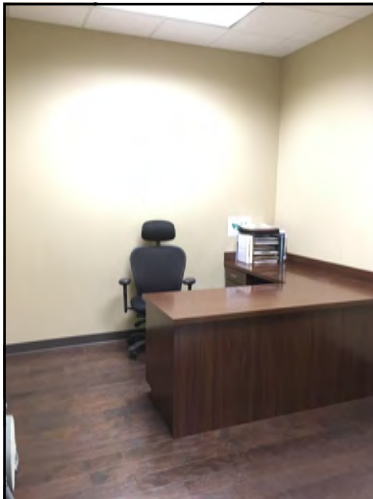
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Shared Break Room



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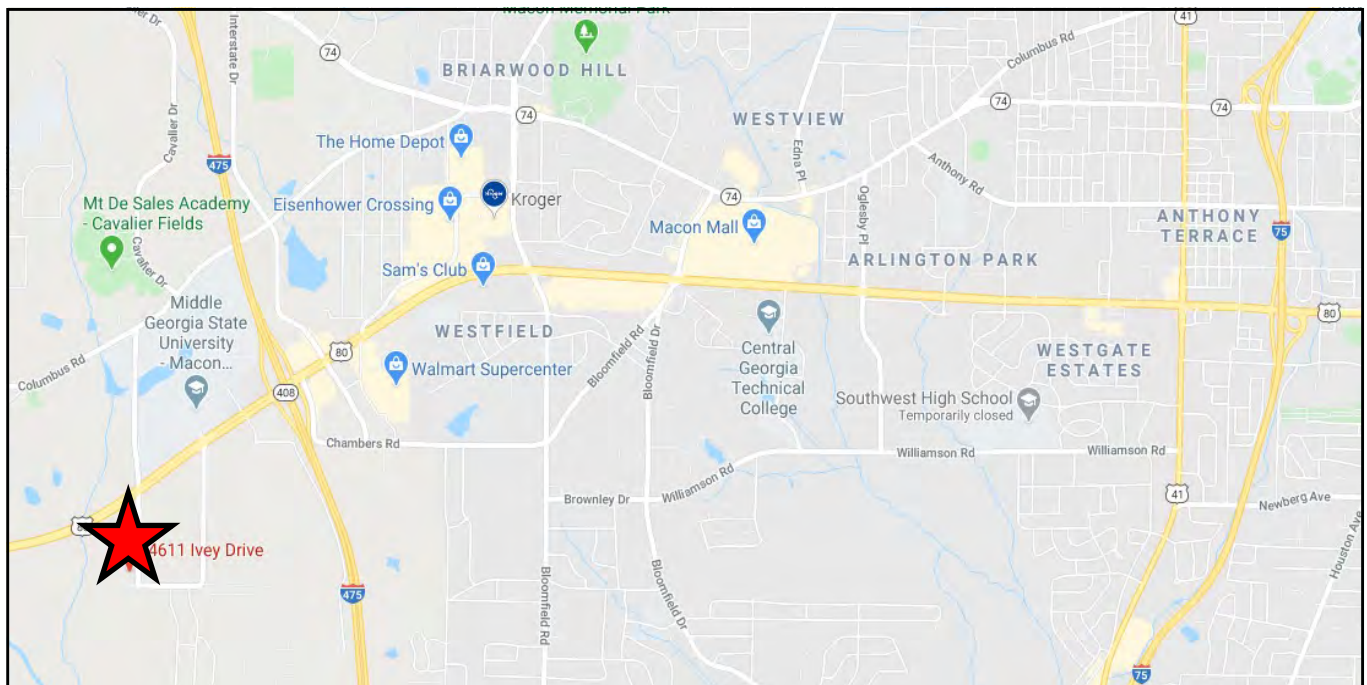


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DEMOGRAPHICS - BIBB COUNTY

