



# 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

±90 SF -  
±1,194 SF

Availability

\$600/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.

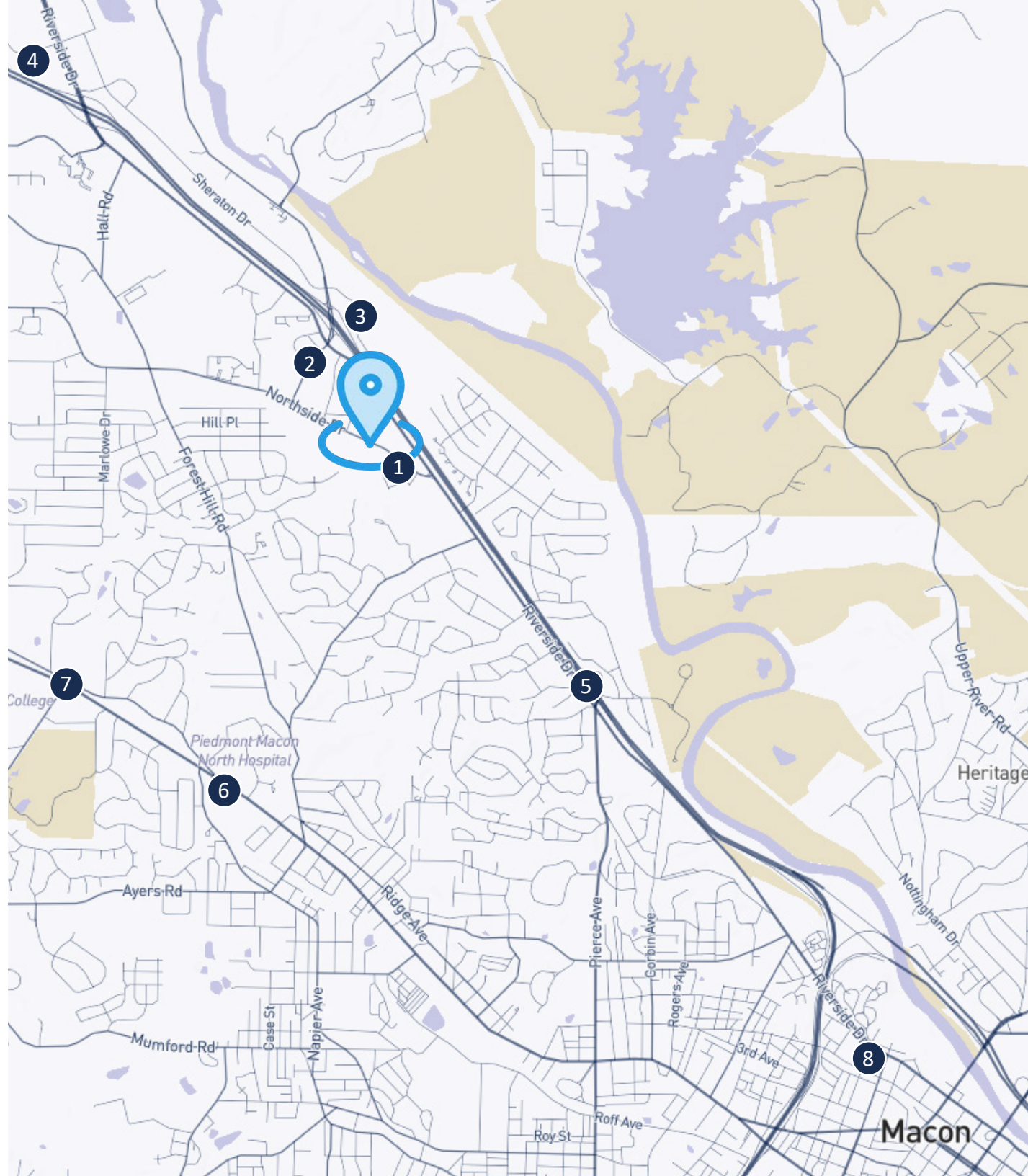
# In The Area



## 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	\$600/Month	Immediate
A-115 #3	±160 SF	Executive Suite	\$600/Month	Immediate
A-115 #4	±155 SF	Executive Suite	\$600/Month	Immediate
A-115 #8	±155 SF	Executive Suite	\$600/Month	Immediate
A-115 #10	±110 SF	Executive Suite	\$600/Month	Immediate
A-155	±987 SF	Executive Suite	\$1,750/Month	Immediate
C-100	±1,194 SF	Office	\$1,690/Month	Immediate
D-215	±970 SF	Office	\$1,600/Month	Immediate
D-227	±950 SF	Office	\$1,500/Month	Immediate
D-250 #3	±315 SF	Capital Suite	\$700/Month	Immediate
D-250 #5	±125 SF	Capital Suite	\$600/Month	Immediate
D-250 #7	±90 SF	Capital Suite	\$600/Month	Immediate
D-270	±900 SF	Office	\$1,500/Month	Immediate

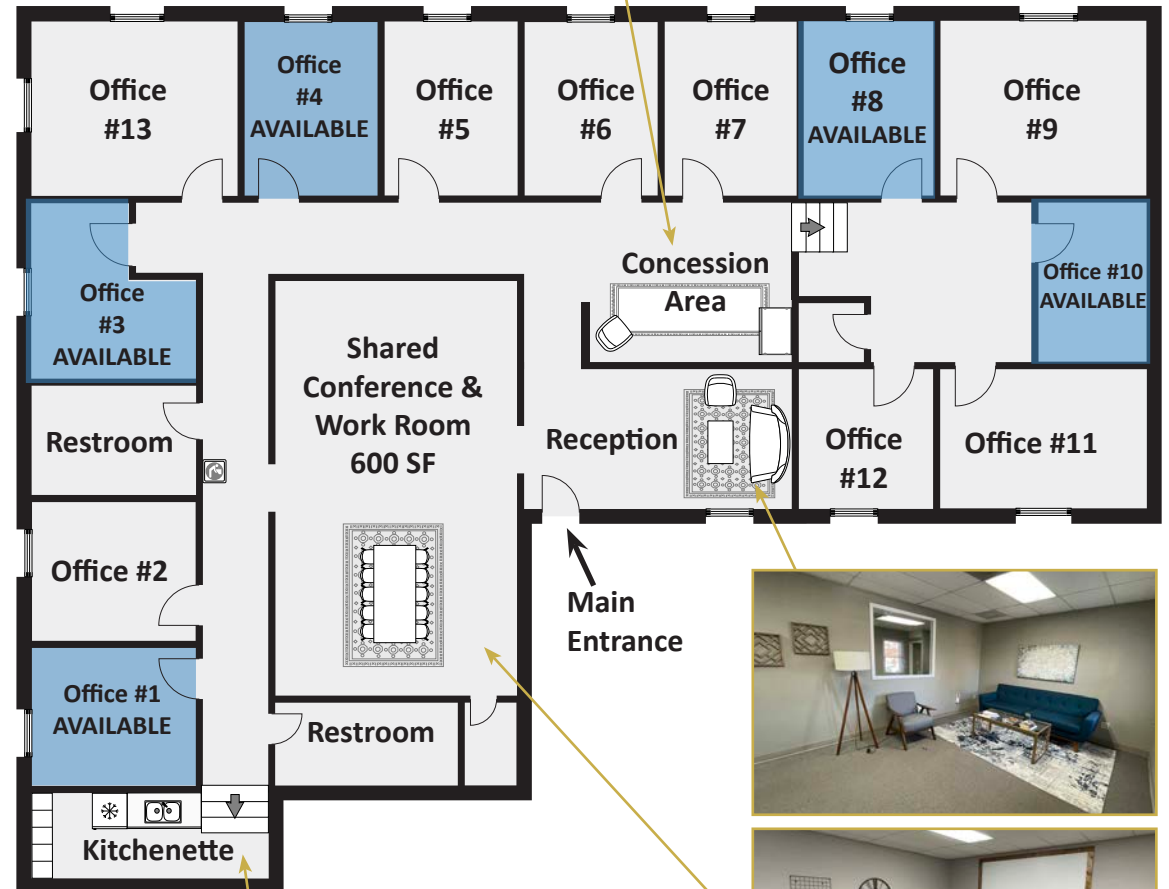
# Suite A-115

\$600/Month

- Four 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 are 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	\$600/Month
A-115 #3	±160 SF	\$600/Month
A-115 #4	±155 SF	\$600/Month
A-115 #8	±155 SF	\$600/Month
A-115 #10	±110 SF	\$600/Month

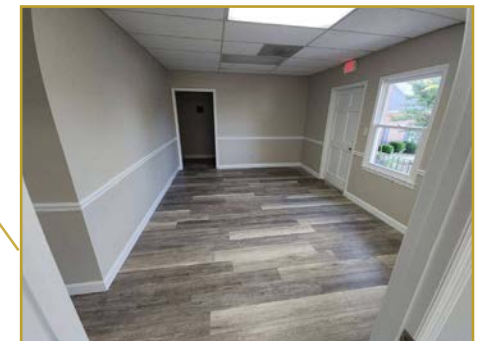
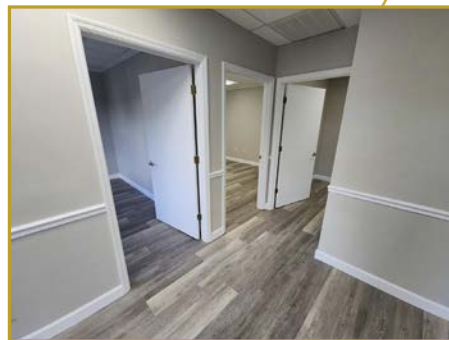
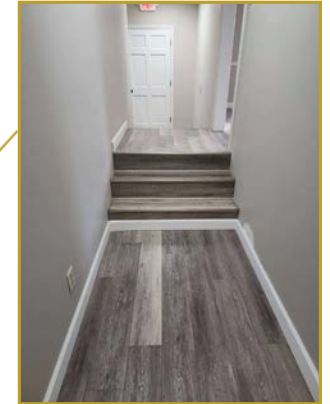
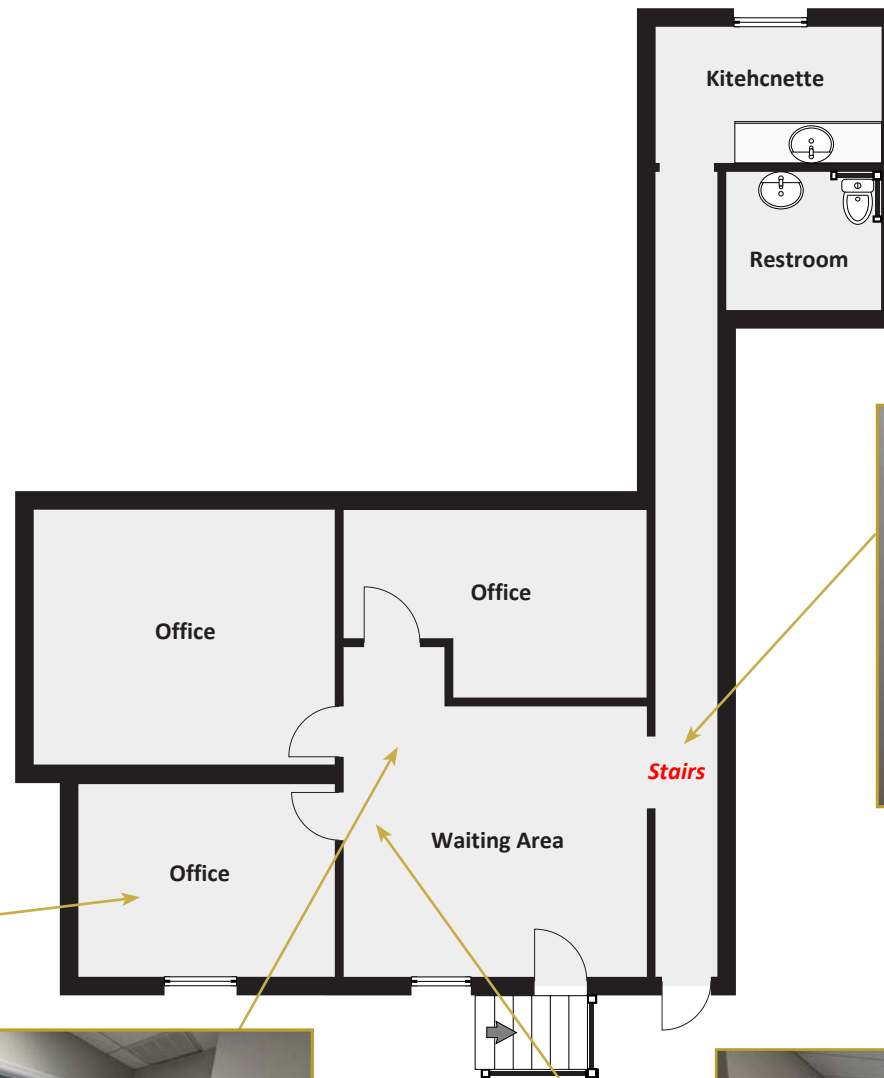
▼ Ground Floor



# Suite A-155

±987 SF | \$1,750/Month

- Entire suite recently underwent full renovations with new floors and paint
- The floorplan features a waiting area, 3 private offices, private entrance, kitchenette, and 1 restroom
- Suite has potential for outside tenant signage
- Abundance of on-site parking
- All utilities included (excluding janitorial)



# Suite C-100

±1,194 SF | \$1,690/Month

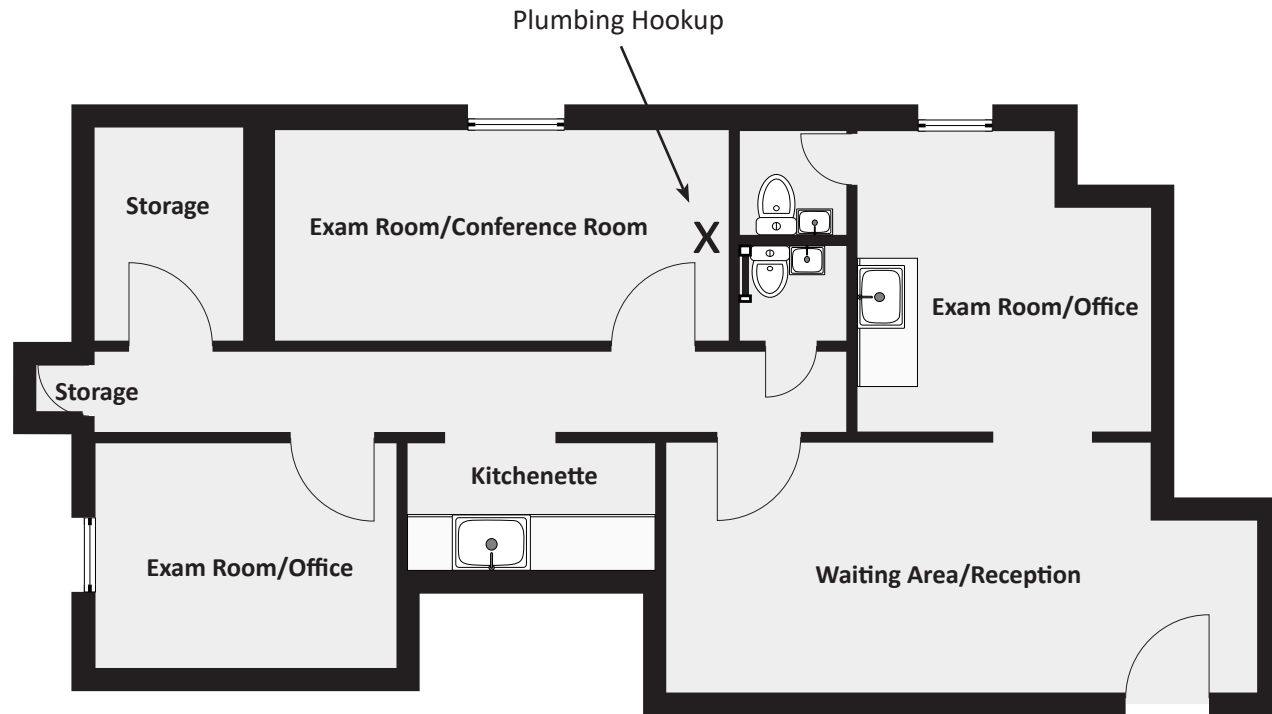
- Open floor plan including front desk, private office/breakroom, and 1 restroom
- Previously occupied by a salon and hair stylist
- Plumbing hookups available for shampoo bowls. Two sinks already in-place and working
- Several windows offering natural light into the suite
- Three main entrances to the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



# Suite D-215

±970 SF | \$1,600/Month

- Previously occupied by medical user making this a perfect suite for another medical user or general office use
- Multiple sinks and water hook-ups
- Floorplan features reception/waiting area, 2-3 exam rooms, small kitchenette with sink, 2 restrooms
- Abundance of on-site parking
- All utilities included (excluding janitorial & Wi-Fi)

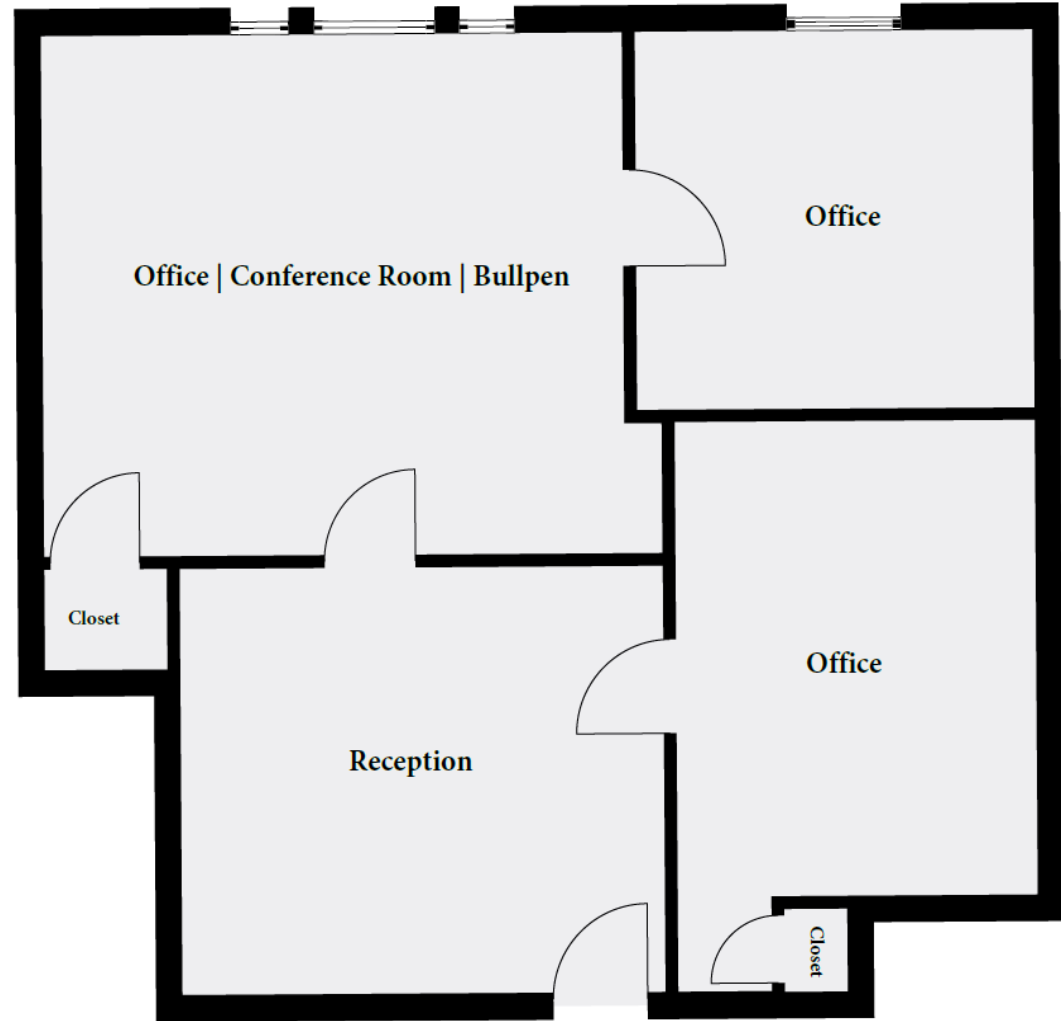


[CLICK HERE FOR SUITE D-215 VIRTUAL TOUR](#)

# Suite D-227

±950 SF | \$1,500/Month

- Floorplan includes reception, two (2) private offices, conference room/bullpen, windows for natural lighting, and storage/IT closets
- Suite D-227 features new LVP flooring and paint throughout. The suite is located in the D-building which includes access to the shared kitchenette and men's and women's restrooms.
- Full-Service Lease includes all utilities, property taxes, and building insurance. Lease does not include janitorial services
- \*Desks are not included in the lease of this suite



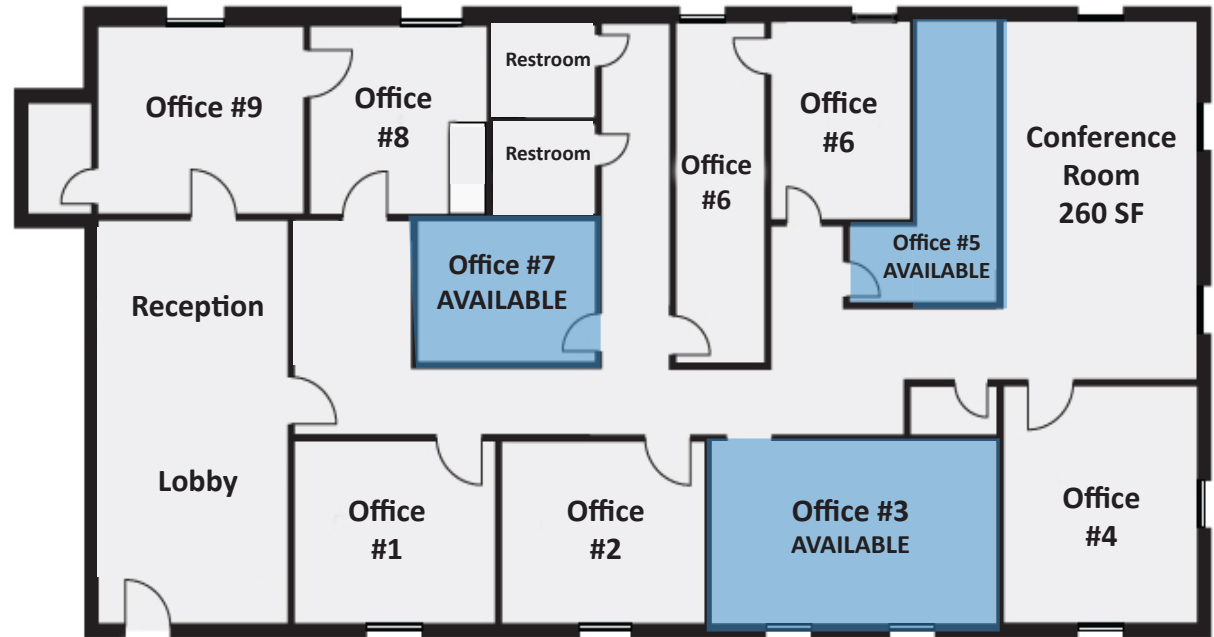
[CLICK HERE FOR SUITE D-227 VIRTUAL TOUR](#)

# Suite D-250

\$600/Month

- Private capital suites for lease, located in Northside Square office park
- Recently renovated suites with access to 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 are outfitted with a digital lock, while furnished with a lockable doorknob, ensuring convenient access providing you with peace of mind security

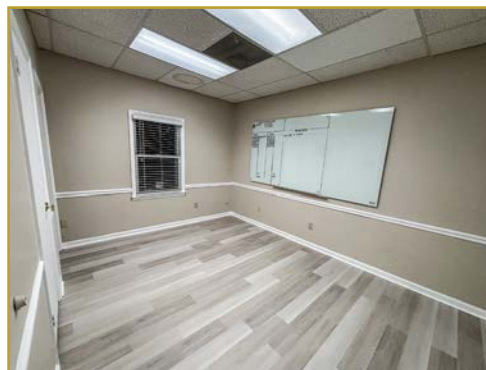
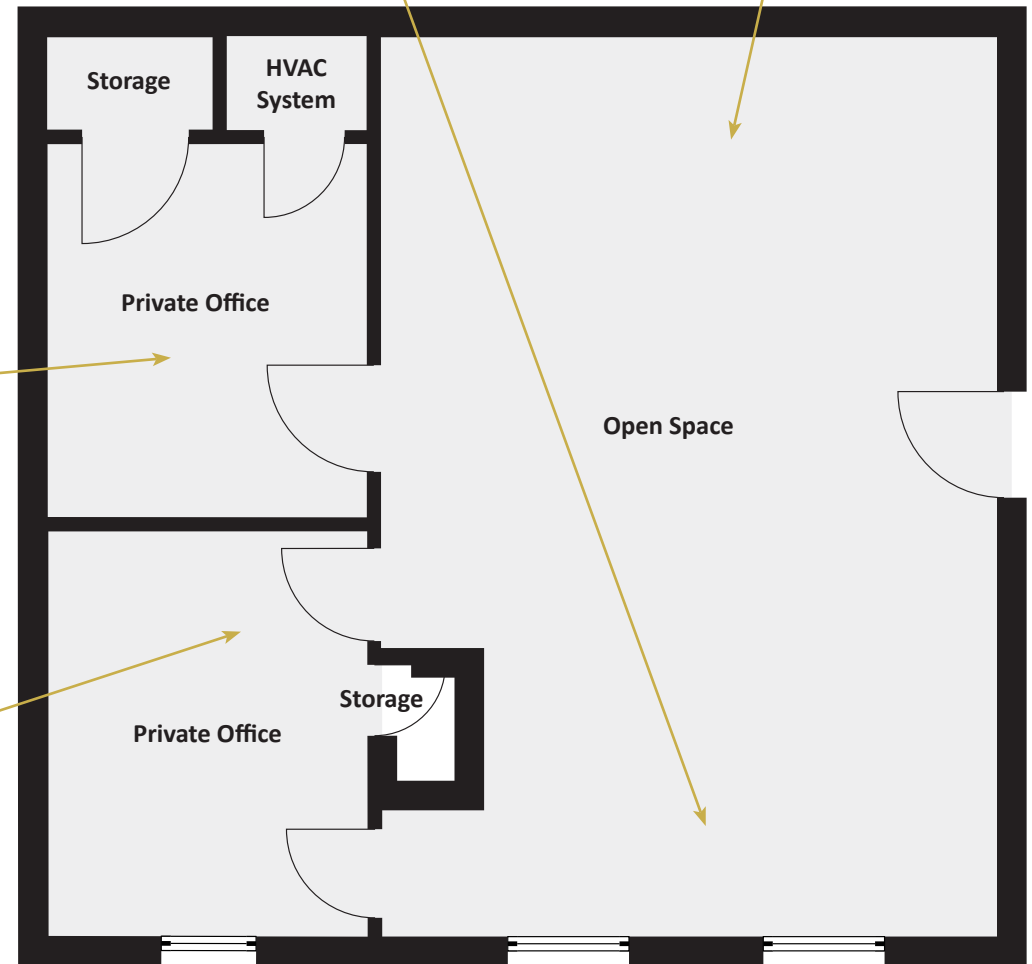
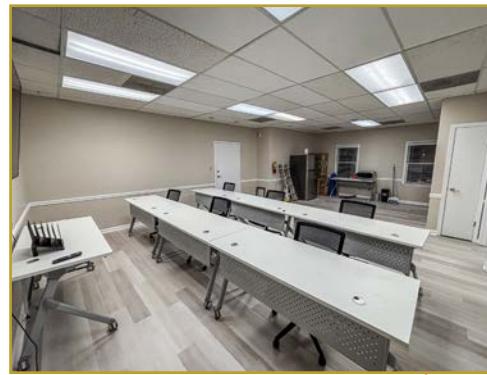
Suite	Available SF	Lease Rate
D-250 #3	±315 SF	\$700/Month
D-250 #5	±125 SF	\$600/Month
D-250 #7	±90 SF	\$600/Month



# Suite D-270

±900 SF | \$1,500/Month

- Brand new flooring and paint. Move-in ready
- Floorplan consists of large open area, perfect for bullpen layout or training purposes, 2 private offices, windows providing natural light
- Access to shared kitchenette as well as Men and Women's restrooms located in the D-building
- Abundance of on-site parking
- All utilities included (excluding janitorial & Wi-Fi)



# Broker Profile



**BRICE BURNS**

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Brice assists clients with acquisition, disposition and leasing of commercial and multifamily properties in Macon and surrounding middle and South Georgia areas. He leverages his local knowledge with Bull Realty - TCN Worldwide's regional and global reach to provide efficient and effective results.

On larger assignments Brice teams with brokers at Bull Realty - TCN Worldwide who focus only on specific sectors including office, retail, industrial, multifamily, land, medical, senior, hospitality, self-storage and single tenant properties.

Prior to Joining Bull Realty, Brice focused on assisting investors with the acquisition and disposition of multifamily assets throughout Central & South Georgia with Fickling & Company. At Fickling Brice was among the top producing commercial agents within his first two years.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR) 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 an 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 27 years in business.

## **CONNECT WITH US:**

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



**27**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

