

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)
(\$5,747.63/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

Professional office building totaling 6,670± SF with Suite "A" (3,948± SF) available for lease. The property offers a well-maintained, modern office environment ideal for professional or medical office.

- **Available Space:** Suite "A" - 3,948± 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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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

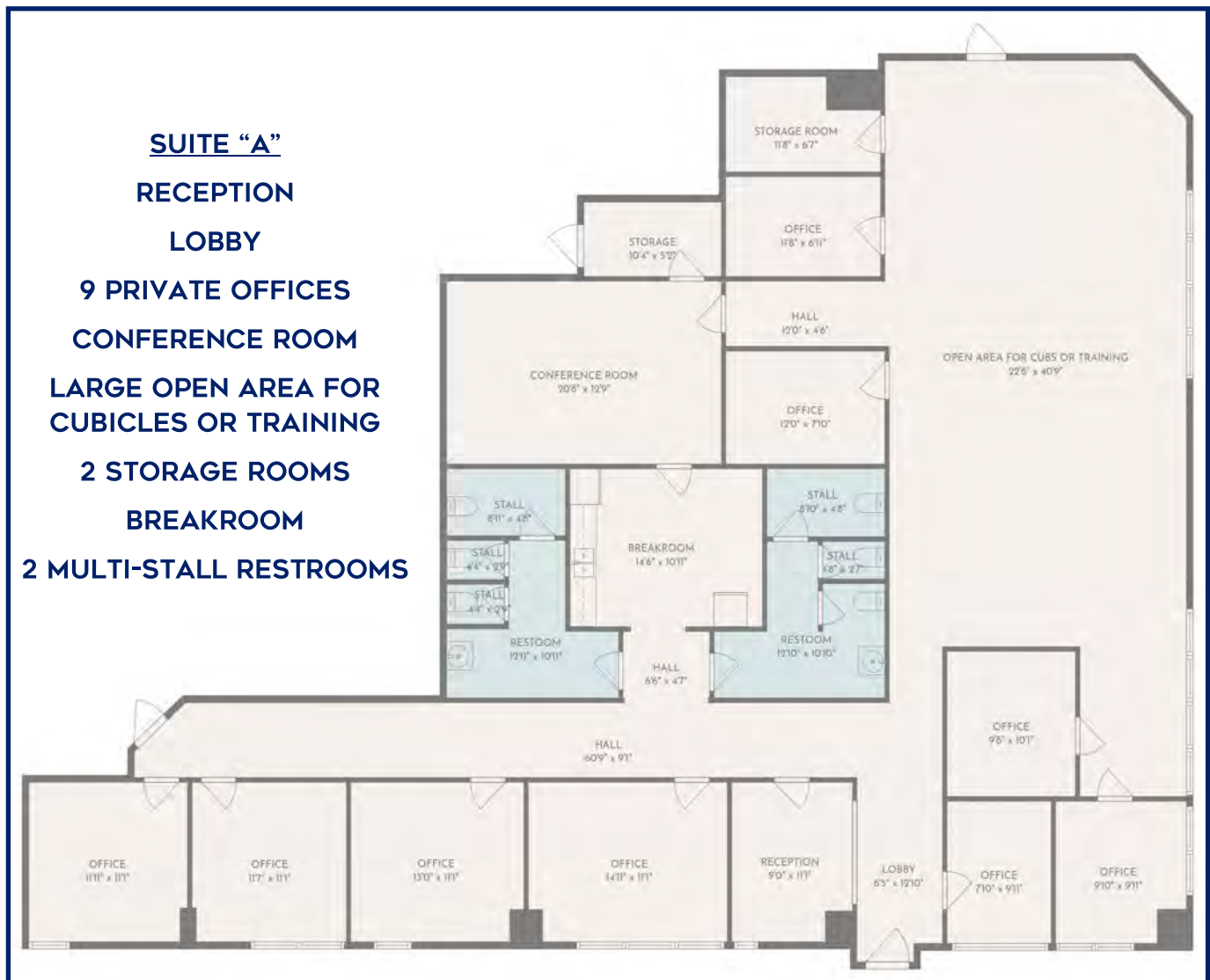
Revised 7/16/26

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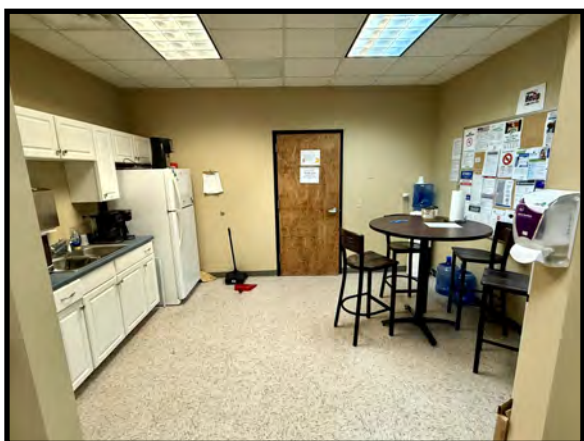
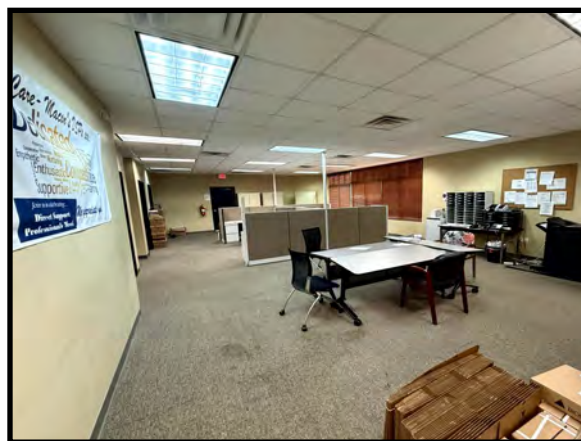
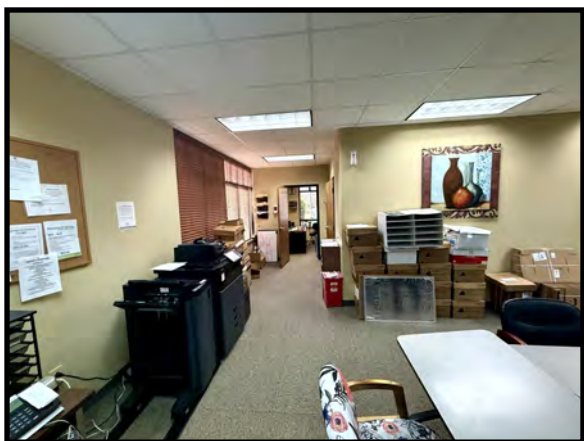
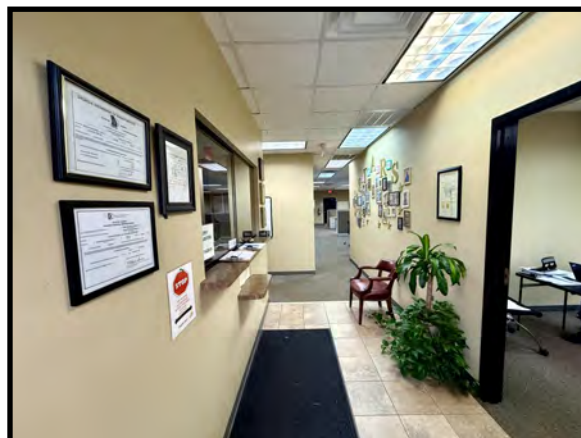
MODERN PROFESSIONAL OFFICE | "SUITE A" | 3,948± SF | \$5,747.63/MONTH

HIGHLY ADAPTABLE LAYOUT TO SUIT VARIETY OF USERS



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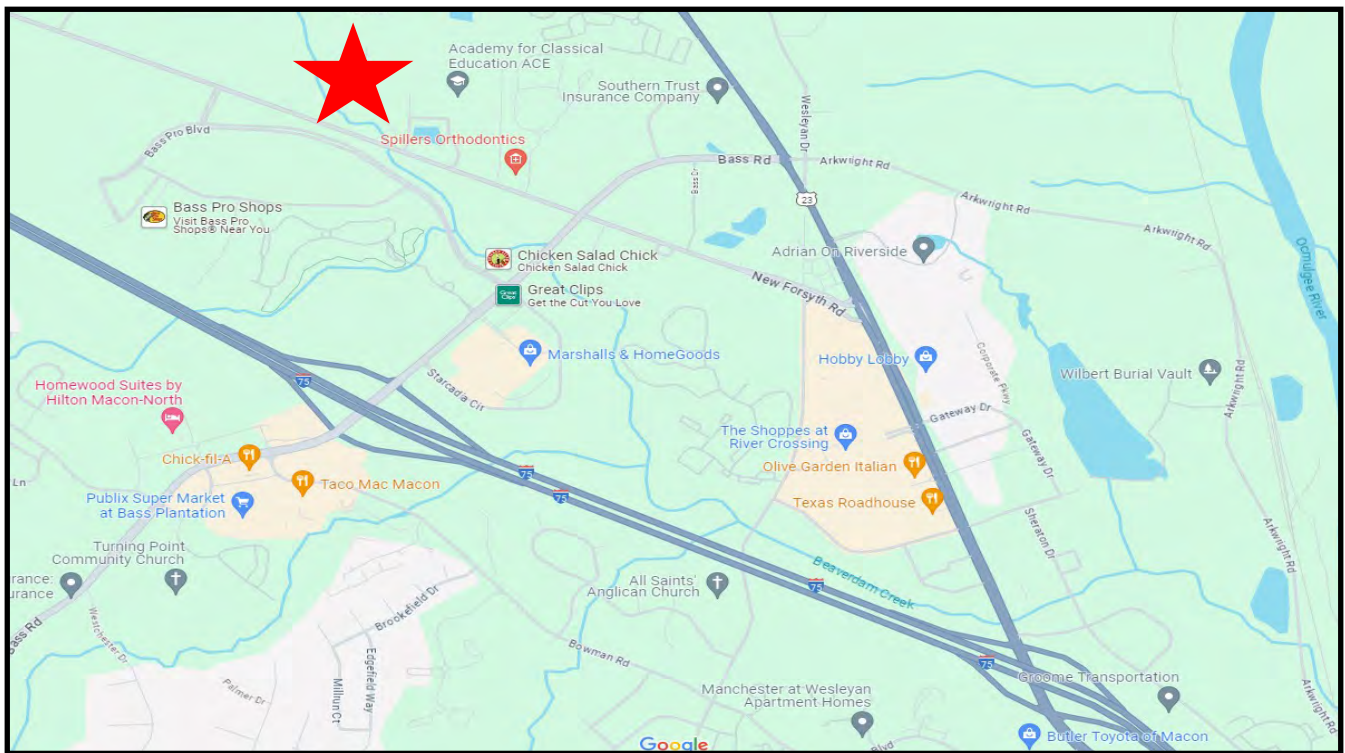
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Custom Template (Esri 2026)

Bibb County, GA 2
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

KEY FACTS

157,245

Population



Average
Household Size

38.8

Median Age

\$51,475

Median Household
Income

EDUCATION

11%

No High
School
Diploma



32%

High School
Graduate



29%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

22%



Services

14%



Unemployment
Rate

INCOME



\$51,475

Median Household
Income



\$35,833

Per Capita Income



\$102,644

Median Net Worth

2026 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator	Value	Diff	
<\$15,000	14.9%	+6.6%	
\$15,000 - \$24,999	9.5%	+3.9%	
\$25,000 - \$34,999	10.8%	+4.9%	
\$35,000 - \$49,999	13.8%	+4.0%	
\$50,000 - \$74,999	12.5%	-2.8%	
\$75,000 - \$99,999	7.4%	-5.6%	
\$100,000 - \$149,999	17.6%	-0.5%	
\$150,000 - \$199,999	4.5%	-5.9%	
\$200,000+	8.9%	-4.7%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2026, 2031).

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July 2, 2026