

NORTH MACON PROFESSIONAL OFFICE

300 NORTHSIDE CROSSING
MACON, GA 31210
BIBB COUNTY

3,134 SF
TWO-STORY OFFICE

LEASE RATE: \$15/SF
SALE PRICE: \$495,000



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PROPERTY INFORMATION

- 3,134 SF two-story office
 - First Floor - 2,124 SF
 - Second Floor - 1,010 SF
- Zoned R-3 (office use permitted)
- Built 2007
- Interior features lobby, multiple private offices, break room, and three restrooms
- Property taxes and property insurance paid by Landlord
- Located in Northside Crossing office park with access from Northside Drive and Forest Hill Road
- Less than 2 miles from Interstate 75 (Exit 169)



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PROPERTY INFORMATION

- Brick veneer exterior over wood framing (EIFs on eaves and dormers)
- Painted drywall interior walls; mostly suspended acoustical ceilings on main level; drywall on second floor; flushed fluorescent and recessed incandescent lighting
- Plumbing includes two restrooms with three fixtures in each plus sink in break room
- Asphalt shingle roof
- Central HVAC



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PROPERTY
INFORMATION



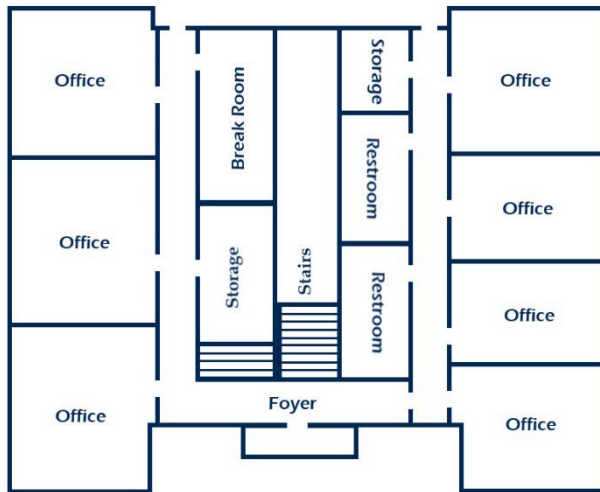
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FLOOR PLAN

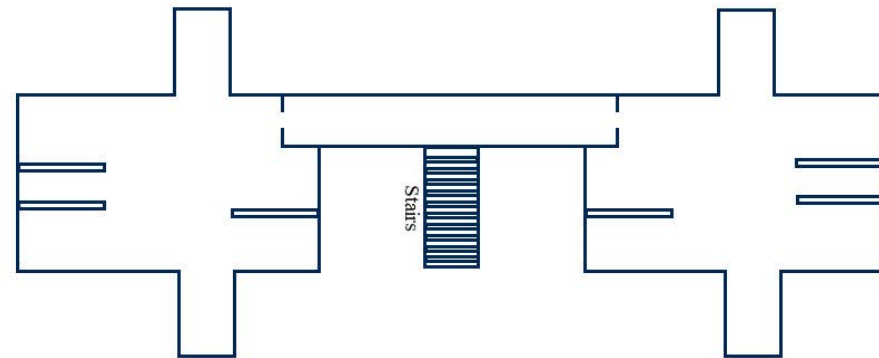
300 Northside Crossing - First Floor

Floor Plan NOT to Scale



300 Northside Crossing - Second Floor

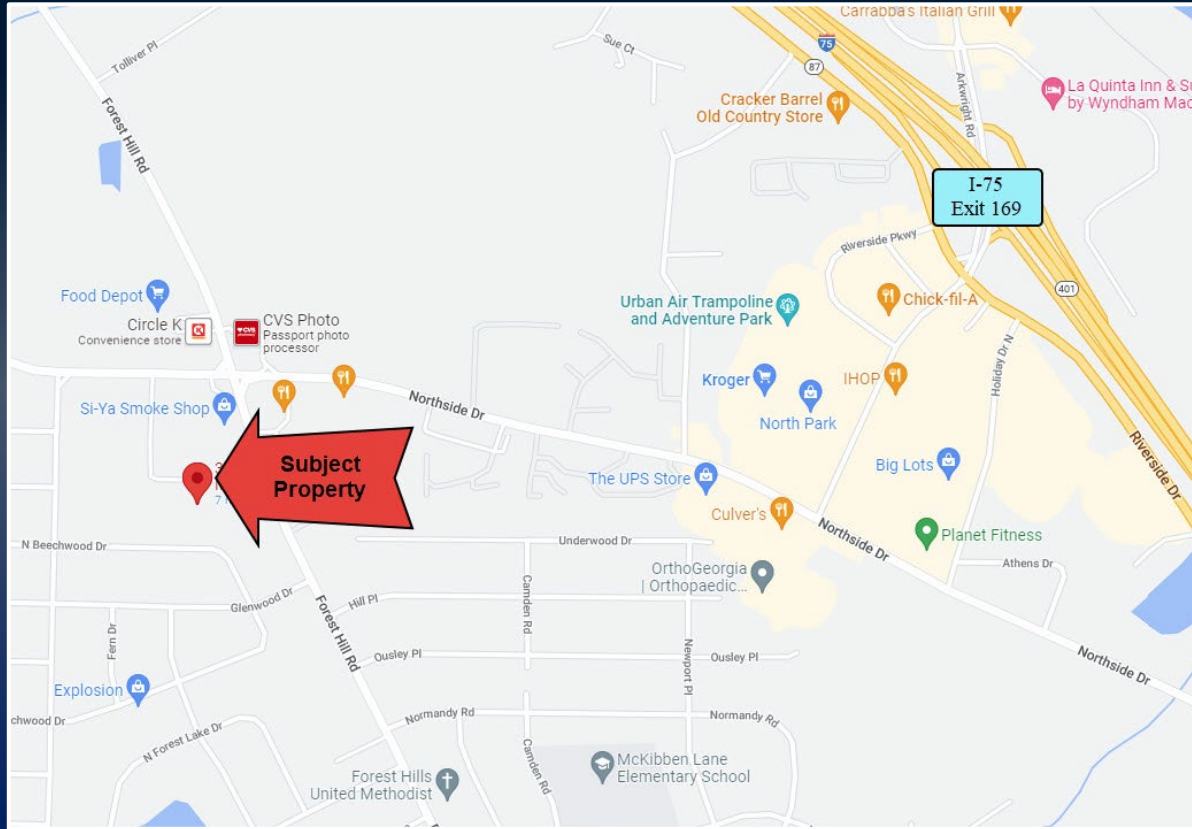
Floor Plan NOT to Scale



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AREA MAP



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