

Executive Park North - Office Park

2710 - 2733 SHERATON DRIVE MACON, GEORGIA 31204

**Office Suites
starting at
\$350/month
w/utilities &
janitorial!!**

**Full Service Lease Rates
(See attached list)**

For information
contact:

Larry Crumbley

CCIM, SIOR, CPM, CRE

478-803-4113 Direct

478-737-3381 Cell

lcrumbley@fickling.com



Fickling & Company

Commercial Division

577 Mulberry Street

P.O. Box 310

Macon, GA 31202

(478) 746-9421

(478) 742-2015 FAX

info@fickling.com EMAIL



- Located off I-75 at Pierce Ave/ Riverside Drive Exit #167
- Excellent I-75 and Riverside Drive visibility with 89,080 vpd
- North Macon location. 5 minutes from Downtown Macon
- Conveniently located near banks, restaurants, and shopping
- From Riverside Drive, take Pierce Ave., under the overpass. Turn right on North Pierce, then left on Sheraton Drive to property
- Six building office park with space available from 390 square feet to 14,000 square feet
- Ample on-site parking
- Full Service lease which includes utilities, janitorial, taxes & insurance, security and maintenance



This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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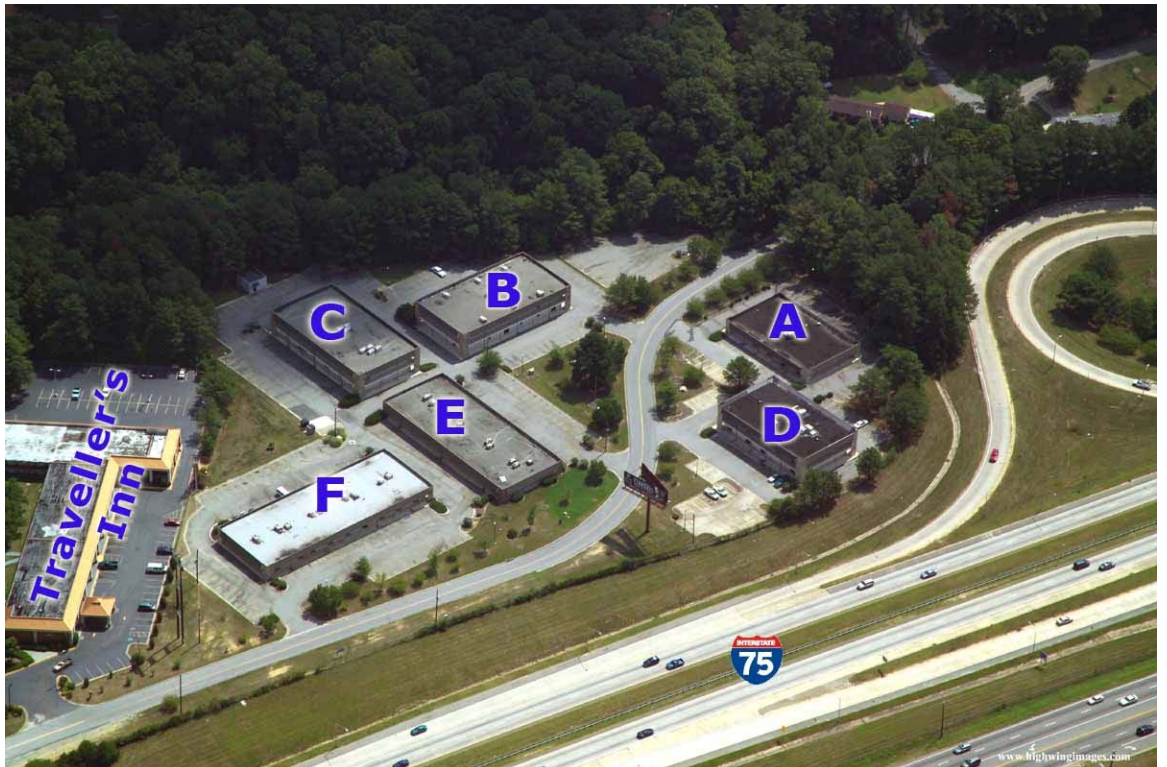
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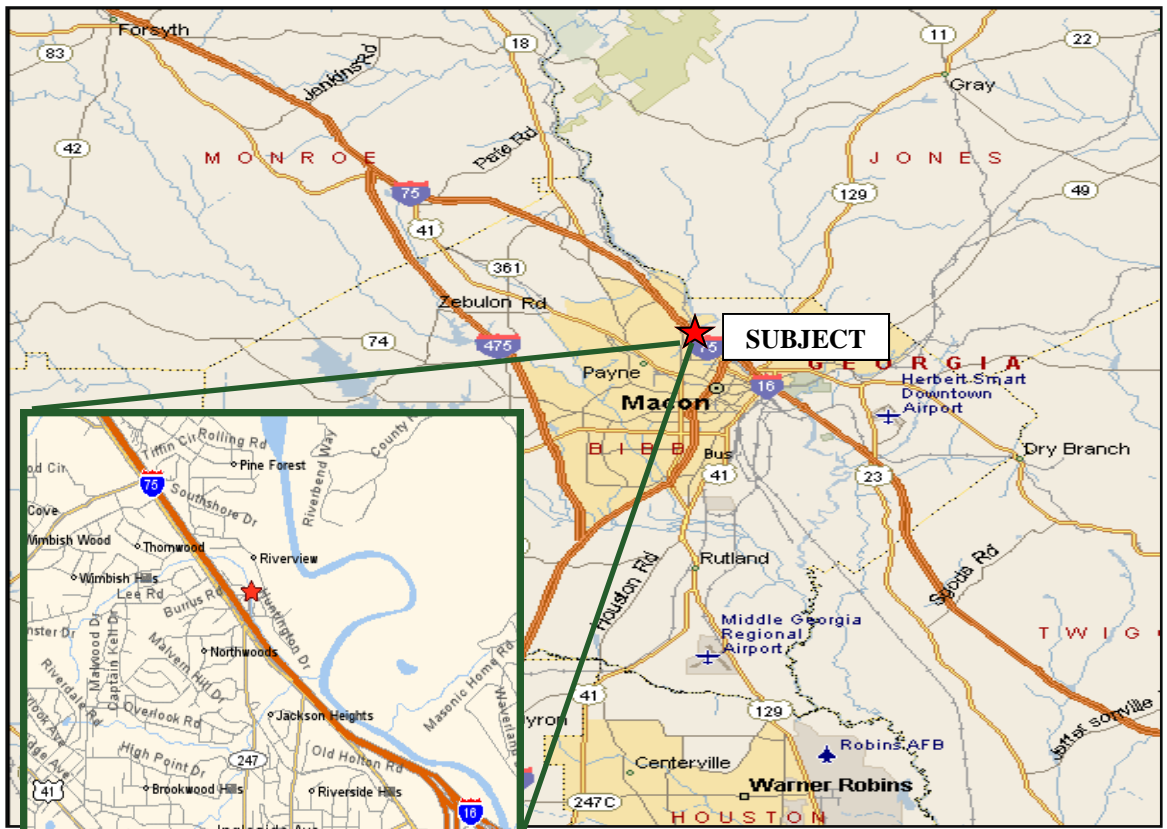
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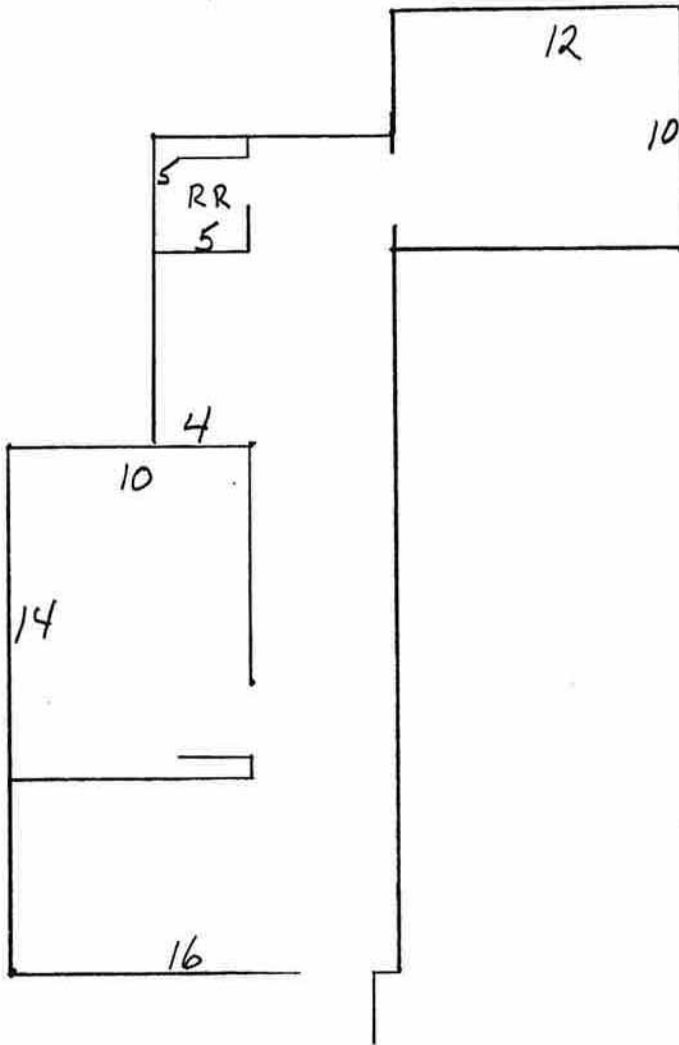
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Available Space - As of October 2011

Building Number	Suite Number	Square Feet	Floor	Rent Per Month	Rent PSF	Description
A	107	628	First	\$700	\$13.38	Reception area and 2 offices Previously Gray Link (See floor plan)
A	115	792	First	\$700	\$10.61	Reception area, 3 offices plus work area (rear space)
B	105	1,860	First	\$1,550	\$10.00	Common area restrooms off rear hallway. (See floor plan)
B	110	1,100	First	\$825	\$9.00	Previously meeting space. Common Restrooms (Can be divided) (See floor plan)
B	120	1,231	First	\$923	\$9.00	Double Doors entrance. Open area. (See floor plan)
B	200	7,200	Second	\$2,100	\$6.00	Common area restrooms off rear hallway (See floor plan)
C	100	3,707	Second	\$2,780	\$9.00	Ground floor, mostly open with window offices. Also stairs leading to second floor space. LEASED
C	200	1,402	Second	\$820	\$7.00	Six offices, reception area and foyer
C	210	846	Second	\$423	\$6.00	Reception area, one window office, utility room, three offices and break area. LEASED
C	220	771	Second	\$494	\$7.00	Reception area, 4 rooms. Located by 240. (See floor plan)
C	240	3,052	Second	\$2,035	\$8.00	Stairway entrance from suite 100 located beside suite 250. Seven offices and large open area. Space could be divided (has thermostat) (See floor plan)
C	250	1,387	Second	\$925	\$8.00	Large reception area, 4 offices, storage room and 2 restrooms. (See floor plan)
D	120	1,000	First	\$750	\$9.00	Three offices large work area break room. LEASED
D	130	460	First	\$400	\$10.43	Leased to Machine Diagnostics. LEASED
D	150	790	First	\$660	\$10.00	Previously Val Pak, Big Rec area, 3 offices, storage, could be ADA toilet converted
D	170	389	First	\$400	\$12.34	Beside suite 180 could be combined (See floor plan)
D	180	754	First	\$630	\$10.00	Large open area. 2 offices, storage. Small toilet (See floor plan)
D	200	923	Second	\$540	\$7.00	Also suite 205, entrance. Could divide.
D	220	1,000	Second	\$585	\$7.00	Two entrance doors. 4 rooms; 2 restrooms.
D	225	1,200	Second	\$600	\$6.00	Leased to Just Musik. LEASED
D	240	452	Second	\$452	\$12.00	Landlord's space. Will relocate. (See floor plan)
D	245	545	Second	\$400	\$8.81	Reception area and 3 offices
D	250	450	Second	\$350	\$9.33	Reception area and 2 offices
E	100	8,387	First		\$9.00	Square footage is total of vacant suites. Space needs complete demolition and reconstruction. Good space for single tenant.
F	130	500	First	\$500	\$12.00	Mostly open. (See floor plan)
F	160	400	First	\$400	\$12.00	Rear space. 2 offices, reception area
F	180	570	First	\$600	\$12.63	Small reception area, plus offices. LEASED
F	185	574	First	\$600	\$12.54	Leased to Lincare. LEASED
F	110	615	First	\$655	\$12.78	Previously Xerox Corp.

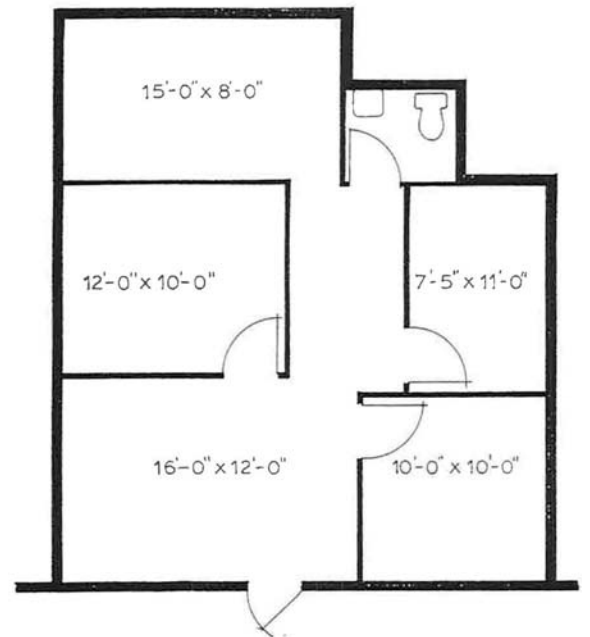
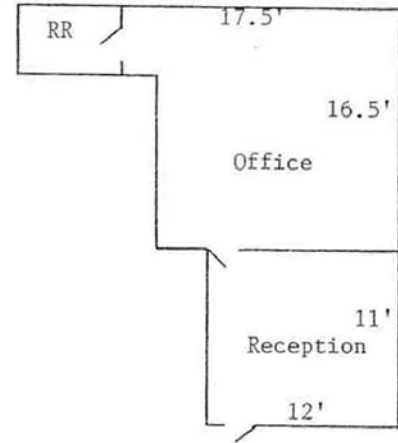
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A-107
500 sf

D-240
452 SF

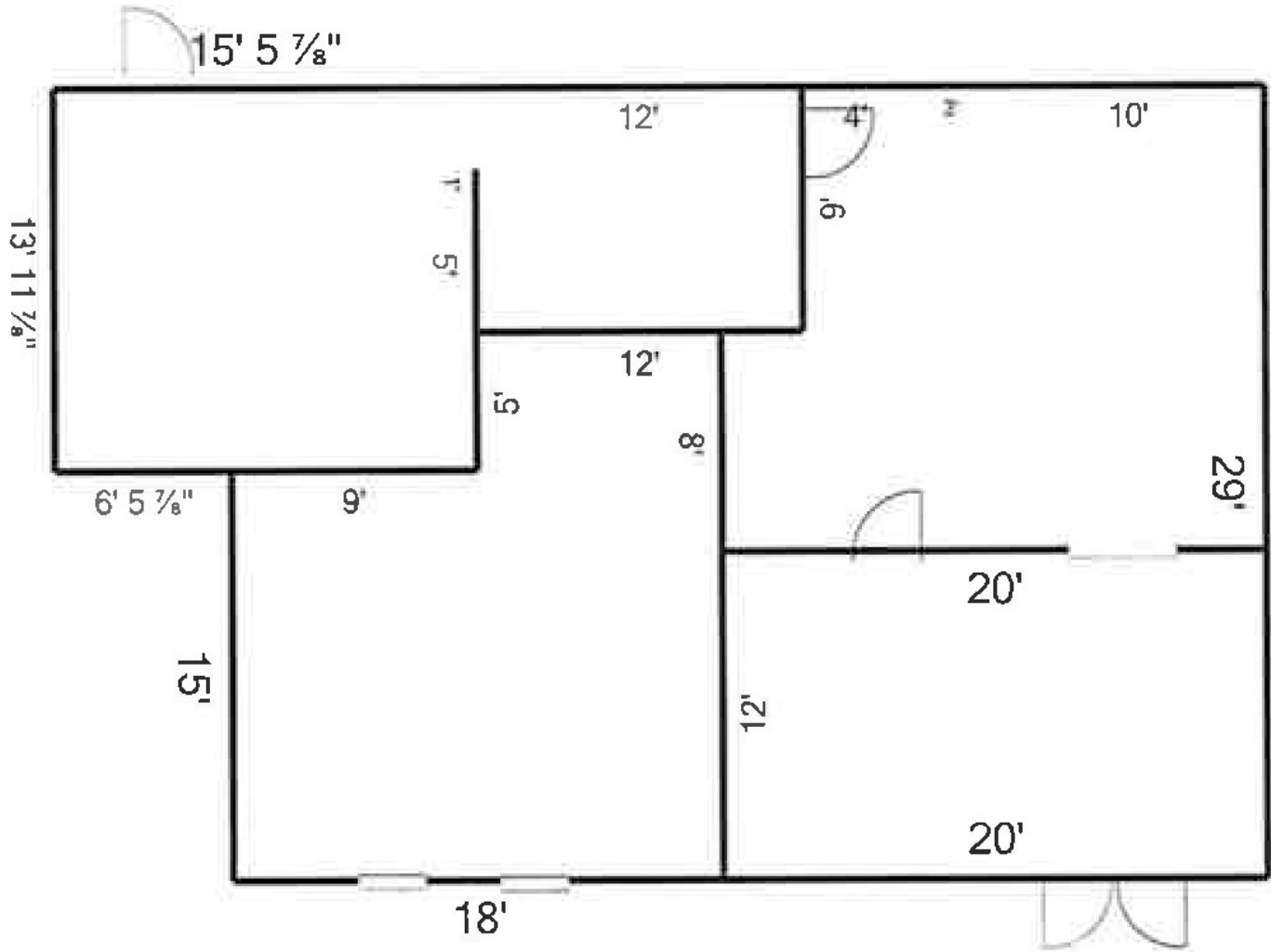


C-220
765 SF

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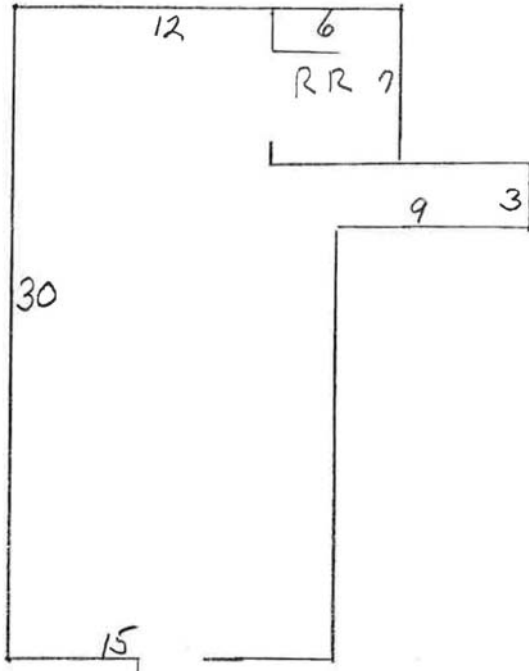
Suite B-120 1,231 SF



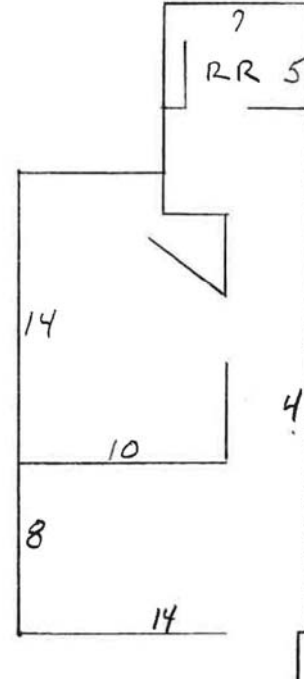
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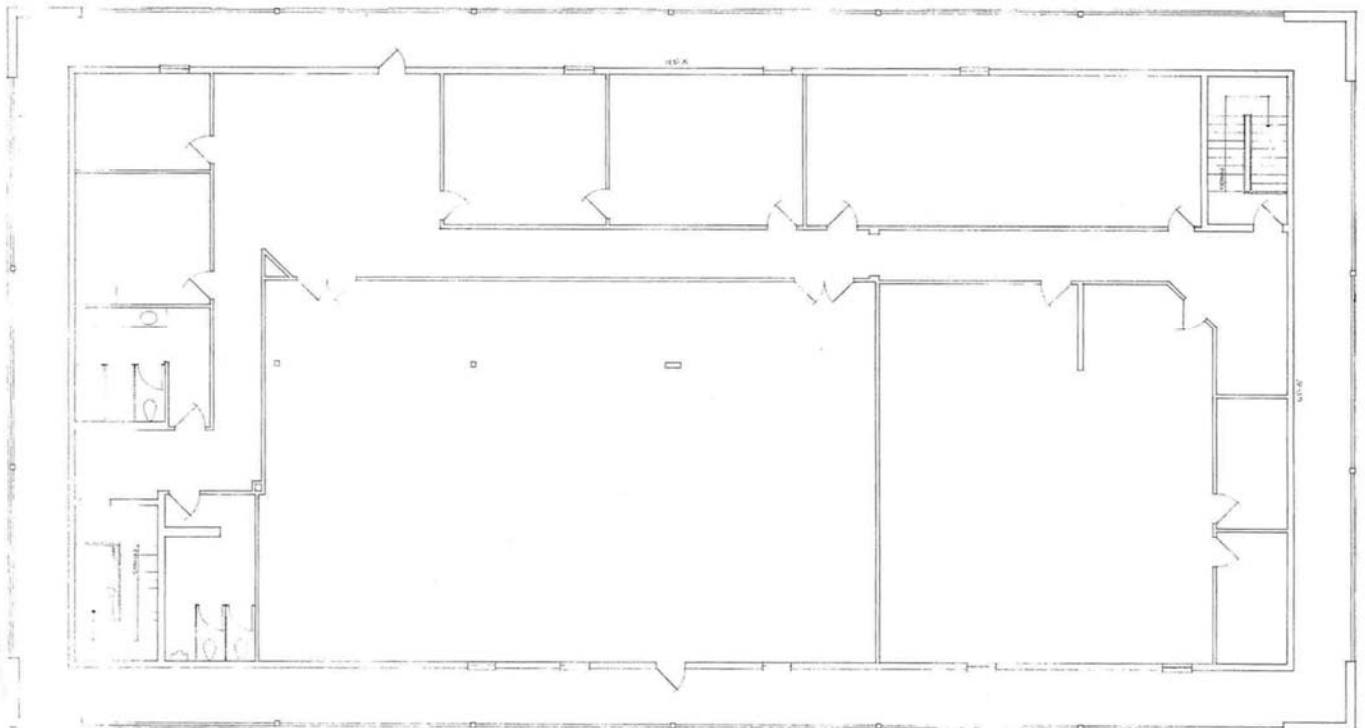
F-130
500 SF



D-170
389 SF



B-200
7,200 SF



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C-240
3,039 SF

