

OFFICE PROPERTY FOR SALE OR LEASE
577 WALNUT STREET, MACON, GA

RECENTLY REMODELED
MOVE IN CONDITION



Location: 577 Walnut Street a|k|a 156 Second Street. Located at the corner of Second Street and Walnut Street in the middle of Macon's Central Business District .

Nearby Businesses: Bibb County Courthouse, Christ Church, Miller & Green Law Office, BB&T Bank, Bank of the Ozarks, Bibb County Government Offices.

Total Building Size: 18,884 Square Feet
First Floor: 6,990 SF (2,400 SF Leased)
Second Floor: 7,000 SF
Third Floor: 4,894 SF

Improvements: Improvements feature decorative iron rail fence, hardwood floors, fresh paint, carpet, and HVAC upgrades.

Parking: Up to 70 dedicated spaces

Lot Size: .73 Acres

Built: 1825

Sprinklered: Yes

Utilities: Georgia Power, Georgia Natural Gas and Macon Water Authority

Zoning: CBD-1 (Central Business District)

Real Estate Taxes: \$6,227 (2016)



Sale Price: \$700,000
Lease Price: \$10.00 - \$14.00 PSF
(with utilities and maintenance)

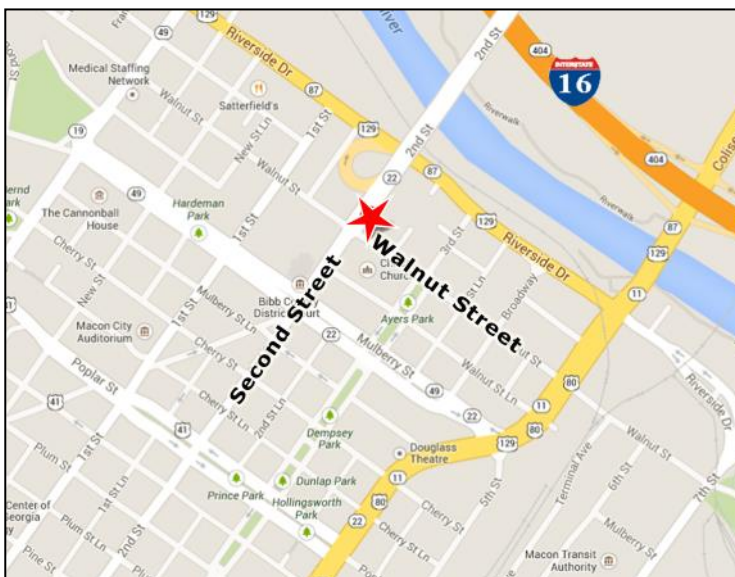


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Commercial Division
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Phone: 478-746-9421
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SUBJECT - 577 Walnut Street

1. Fickling Building
2. Bibb County Courthouse
3. BB&T
4. Bibb County Offices
5. Federal Courthouse
6. Georgia Sports Hall of Fame
7. Convention & Visitors Bureau
8. Harriett Tubman Museum
9. Macon City Hall
10. Navicent Health Medical Center



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FIRST FLOOR

Approximately 6,990
Square Feet



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SECOND FLOOR



Approximately 7,000
Square Feet
(AVAILABLE)

Walnut Street View

Courtyard View



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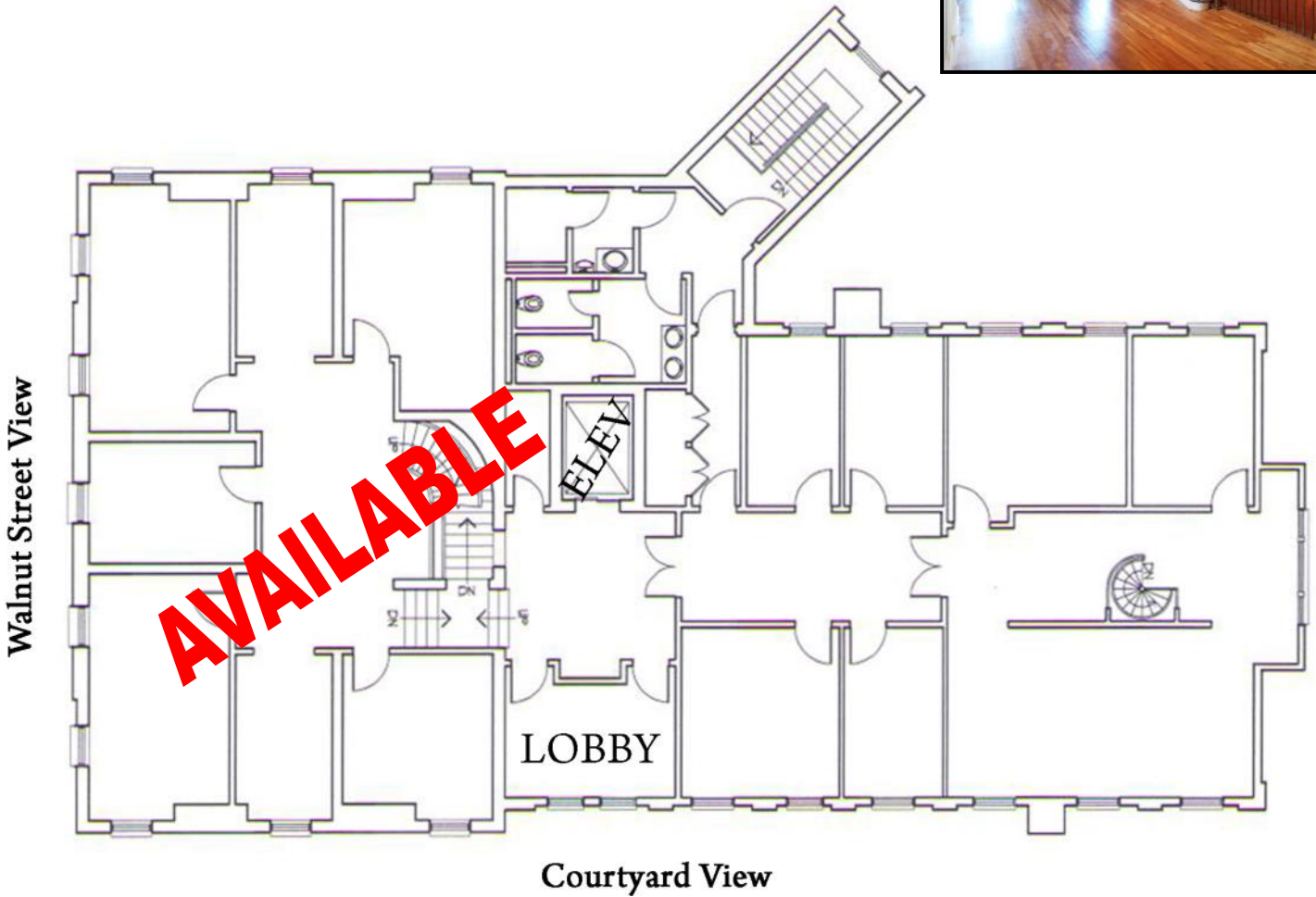
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THIRD FLOOR

Approximately 4,894
Square Feet
(AVAILABLE)



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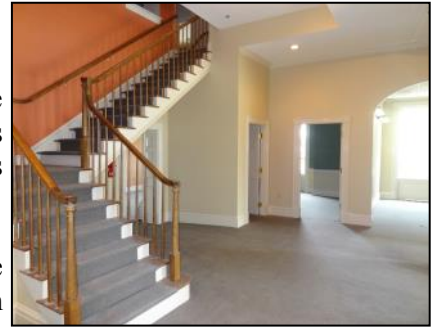
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HISTORY

C.1830

This building, made of brick that was stuccoed and scored to simulate stone, is one of the oldest and most interesting houses in Macon. No nails were used in its construction, only handmade pins. The hipped roof is covered with tin.

Dr. Ambrose Baber, the first owner, designed it and his adjoining office building in the Early Republic mode. He landscaped the grounds with exotic plants.



The residence was ready for occupancy in January 1830. It was enlarged in 1920 in order to be converted into a hospital. At the same time, the original horseshoe steps and handsome iron balustrade were removed from the entrance, and the present pediment with slender columns was added above the stoop. The fan-lighted door is a replacement. Parts of the iron fence that originally enclosed the grounds have since been placed along the added left wing and off to the right of the building. Overall, the proportions of the Baber plan have not been disturbed.



A highly educated and skillful physician from Virginia, Dr. Baber helped organize the Christ Episcopal Church congregation, was on the Board of Examiners and executive committee of the University of Georgia Medical School, and was in the forefront of all civic activities of Macon's early years.

Dr. Baber fought in the War of 1812 and was a surgeon for Andrew Jackson in Seminole Campaign. He officially greeted Lafayette for the Masonic Order on the general's visit to Macon in 1825. Baber became Grand Master in Georgia in 1831. He was the first to advocate railroads for Macon, was a state senator for five terms, charge d'affaires to Sardinia under President Tyler, and president of the Insurance Bank of Columbus in 1830. He fostered the first public library for Macon, was chairman of the city's Health Wardens, and a trustee for the Bibb County Academy. It was he who insisted that an undeveloped band of natural woodland be left south of the city as a health measure. In 1847 at the annual meeting of the Grand Lodge of Georgia, The Masonic Order laid a cornerstone dedicated to Dr. Baber in Rose Hill Cemetery.

In 1841, John Basil Lamar of Lamar's Infantry purchased the house. Upon Lamar's death in 1862 it became the property of his sister, the wife of the Commander of the Georgia Militia, Major General Howell Cobb. It was the home of General and Mrs. Cobb until his death in 1868. The building is now used for offices.



Source: Macon ... An Architectural & Historical Guide



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