

Office Space For Lease  
241 Third Street  
Macon, GA 31201



Summary

Area Info

Photos

Floor Plan

Aerial

# 1 Space Remaining



## CONTACT

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577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 241 Third St  
Macon, GA 31201

**County:** Macon-Bibb

**Total Size:** 12,480 SF

**Available:** Suite 200 - 2,616 SF

**Utilities:** All available

**Parking:** Street & Adjacent Parking Deck

**Tenants:** Georgia Legal Services

### SITE

**Site Size:** 0.33 Acres

**Parcel ID:** R073-0193

**Zoning:** CBD-1

**Lease Rate: \$16/PSF**  
**Full Service** (includes janitorial)

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,058	37,403	81,468
Avg HH Income	\$66,353	\$55,514	\$63,691
Median Age	34.3	34.9	35.3

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### NOTES

Elevator access and shared common area amenities provide convenience for employees and clients. Space, located on the 2<sup>nd</sup> floor, has open entry with reception and lobby area, 3 offices, breakroom/copier room, bullpen area, admin area & conference room. Some furnishings remain, security cameras, alarm, and shared restrooms. Wood finishes, built-in bookcases, decorative trim, and executive-style conference areas provide a higher-end office feel. Flexible layout works well for law firms, counseling practices, nonprofit organizations, insurance groups, financial services, or satellite offices.

### LOCATION

Located on Third Street in the heart of Downtown Macon. Convenient access to 1-75, I-16, Riverside Drive, and major downtown Macon business corridors. Close proximity to the County, State, and Federal Courthouses. Neighbors include Bibb County Tag Office, Post Office, Bank of Ozarks, and Robins Federal Credit Union.

### POTENTIAL USES

- Law firms and solo attorneys
- Mediation and title companies
- Accounting and tax firms
- Insurance agencies
- Government contractors
- Engineering or consulting groups
- Behavioral health or counseling offices
- Nonprofit organizations
- Satellite office users
- Architects

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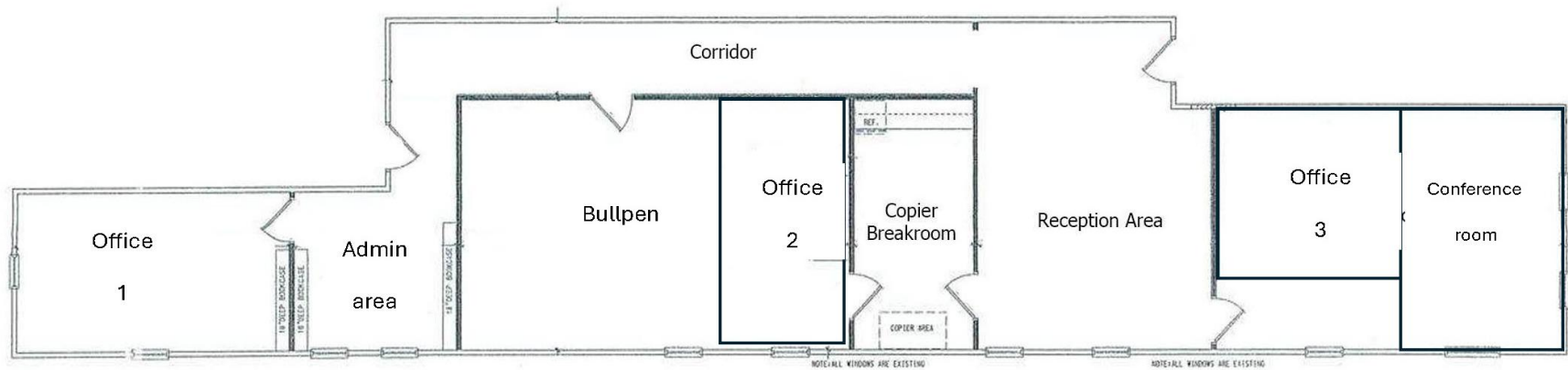
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SUITE 200  
2,616 SF



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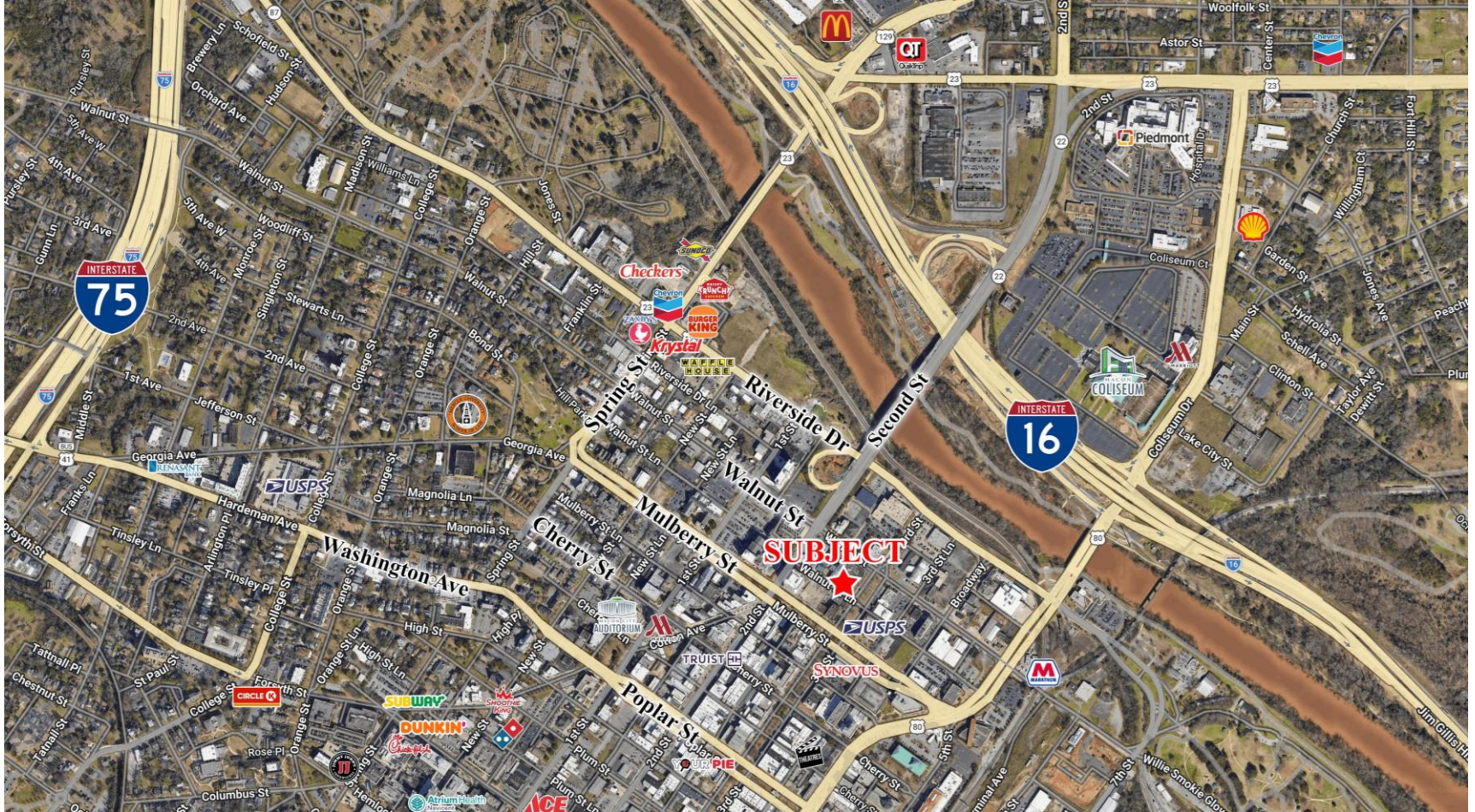
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