

Fickling & Co. Building
 577 Mulberry St.
 Macon, GA 31201



165,000 square foot, 15-story building in the heart of Macon's Central Business District

Space For Lease
 1,512 to 3,882 sf available
 \$14.00 - \$19.00 psf full service (Includes Utilities, Janitorial, Taxes, CAM, & Insurance)

Amenities:

- 466 space covered and attended parking garage
- Tallest office building in Middle GA with excellent views
- Minutes from I-75 and I-16
- 24-Hour Courtesy Officer
- Located in Downtown Macon's Central Business District
- Across the street from the Bibb County Courthouse
- Within one block of the Federal Courthouse
- Conference and meeting room facilities available
- Competitive rents that include utilities and janitorial service.

Available Suites: (floor plans attached)

Suite #	Net Rentable SF	Description
125	1,512 - 3,882	Ground Floor. Fronts Mulberry St. – Will Divide and Build to Tenants specs.
909	1,936	Move in ready. Fronts Mulberry Street.
1410	2,038	4 window offices, reception and admin area.

**FOR MORE
 INFORMATION
 CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
 478-746-9421
lcrumbley@fickling.com



commercial.fickling.com

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 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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Location

Located across from Bibb County
Courthouse at the intersection of Second and
Mulberry Streets.

Available Space

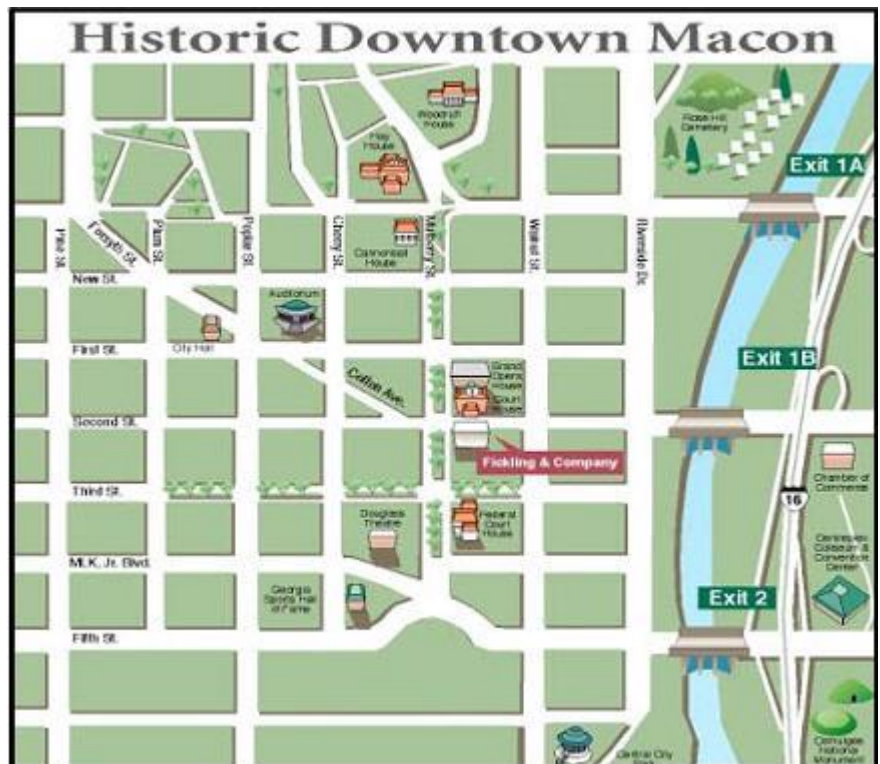
1,512 to 3,882 square feet

Rent

\$14.00 to \$19.00 per square foot
(with services)
Tenant Finish Allowance Negotiable

Profile of Tenants

- Adams, Jordan & Treadwell, PC Attorneys
- Anderson, Walker & Reichert, LLP Attorneys
- Constangy, Brooks & Smith, LLP Attorneys
- Fickling & Company, Inc.
- Hall, Bloch, Garland & Meyer, LLP Attorneys
- Howard Moore & McDuffie, PC, CPA
- Robins Federal Credit Union
- Secure Health
- Sell & Melton, LLP Attorneys
- Stifel, Nicolaus & Company
- Stone & Baxter, LLP Attorneys
- Westmoreland, Patterson, Moseley & Hinson, LLP Attorneys



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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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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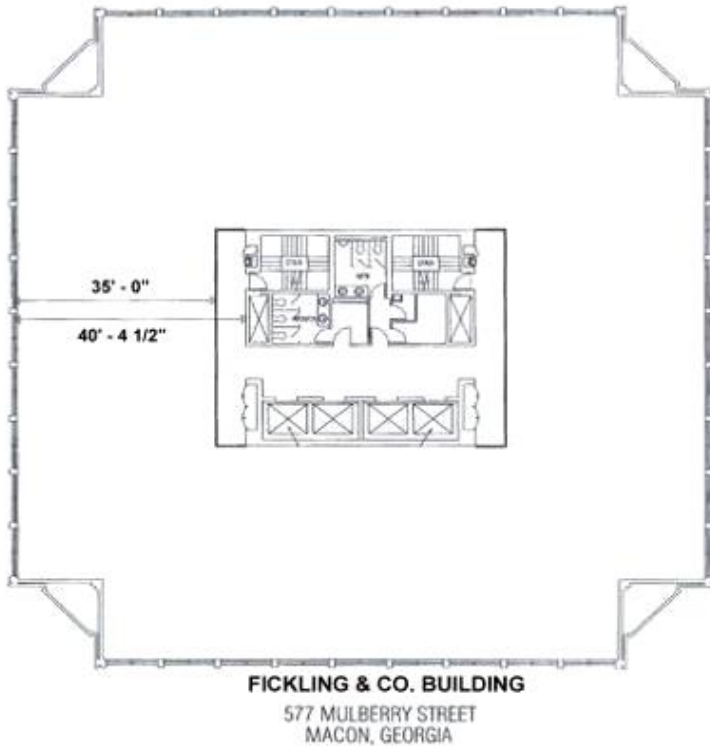
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Main Floor Lobby



Attended Parking Garage



Front of Building

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- 1. SUBJECT**
2. Bibb County Courthouse
3. BB&T Building
4. Federal Courthouse
5. Georgia Sports Hall of Fame
6. Tubman African-American Museum
7. City Hall
8. Medical Center of Central Georgia
9. Centreplex
10. Coliseum Medical Center



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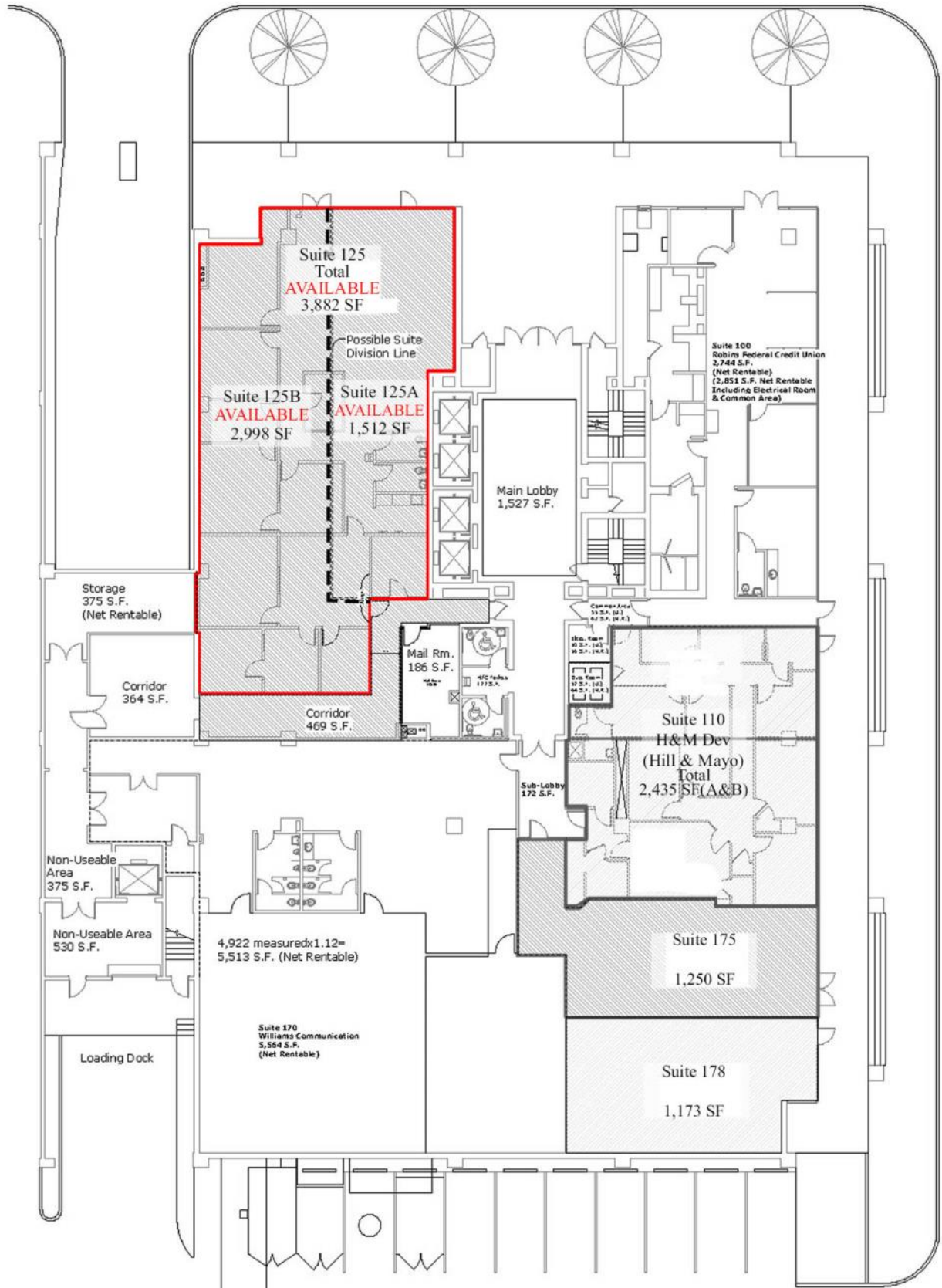
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Mulberry Street



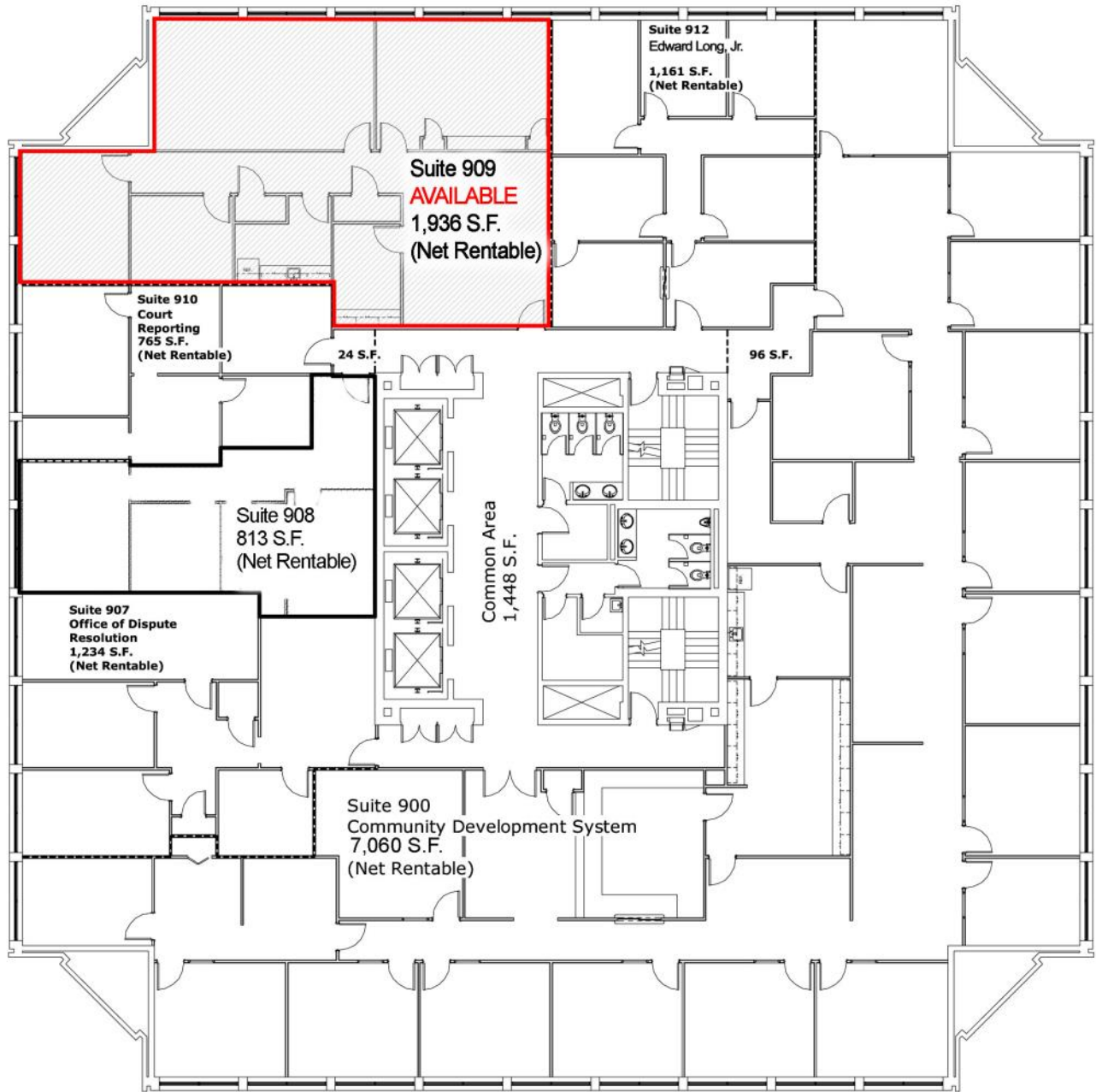
Second Street

Tenant Useable Space = 15,437 s.f.
 Non-Useable Space = 905 s.f.
 Common Area = 3,057 s.f.
 Net Rentable Space = 19,399 s.f.

**1ST FLOOR TENANT SPACES
 FICKLING & CO. BUILDING**

SCALE: 1/16" = 1'-0" 2.February.2016

Mulberry Street



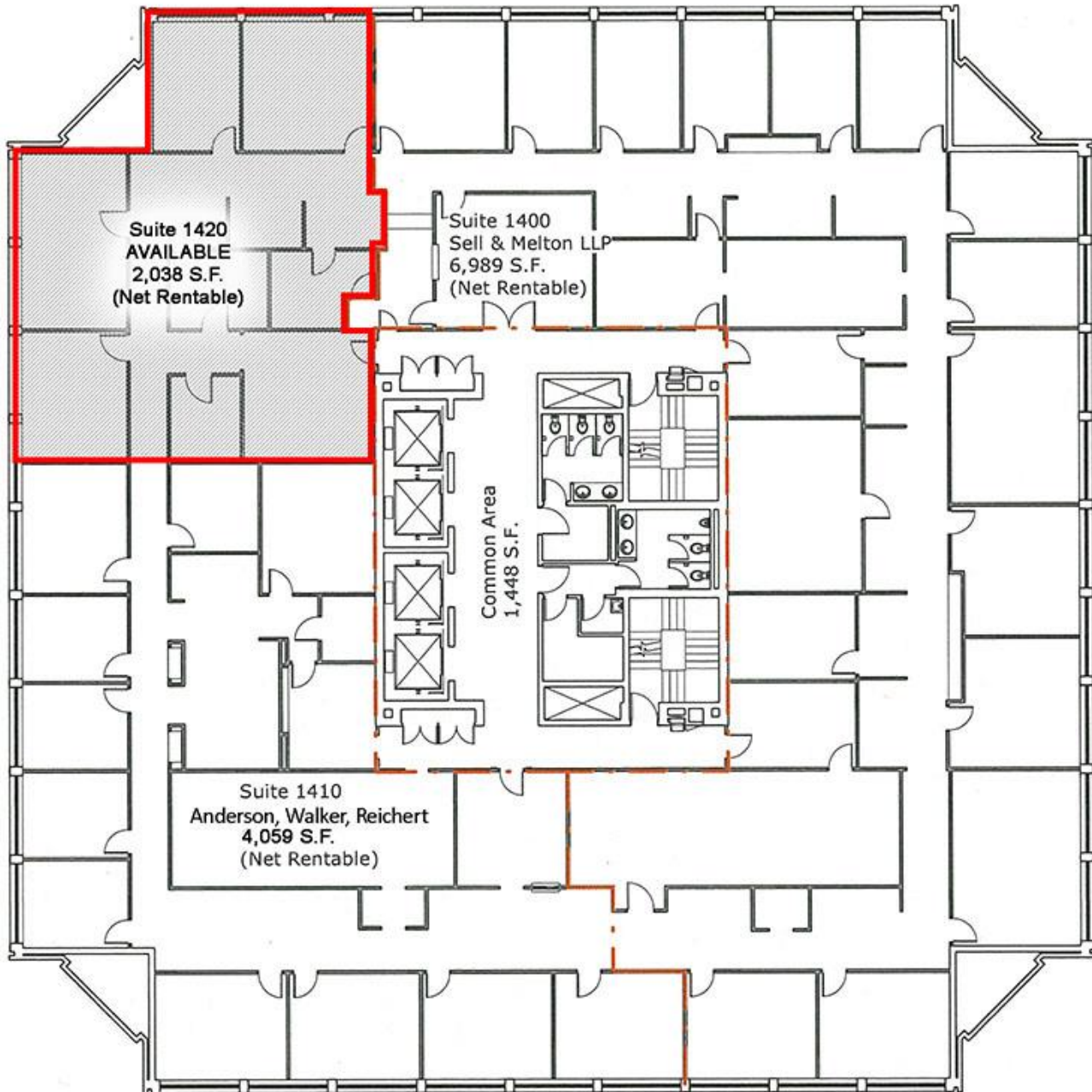
Second Street

Tenant Useable Space = 11,518 s.f.
 Corridor Extentions = 120 s.f.
Common Area = 1,448 s.f.
Net Rentable Space = 13,086 s.f.

**9TH FLOOR TENANT SPACES
 FICKLING & CO. BUILDING**

SCALE: NTS 28 JAN. 2013

Mulberry Street



Second Street

Tenant Useable Space	= 11,638 s.f.
Corridor Extensions	= 0 s.f.
Common Area	= 1,448 s.f.
Net Rentable Spaces	= 13,086 s.f.

14TH FLOOR TENANT SPACES
FICKLING & CO. BUILDING

SCALE: 1/16" = 1'-0" 04. OCTOBER 2016