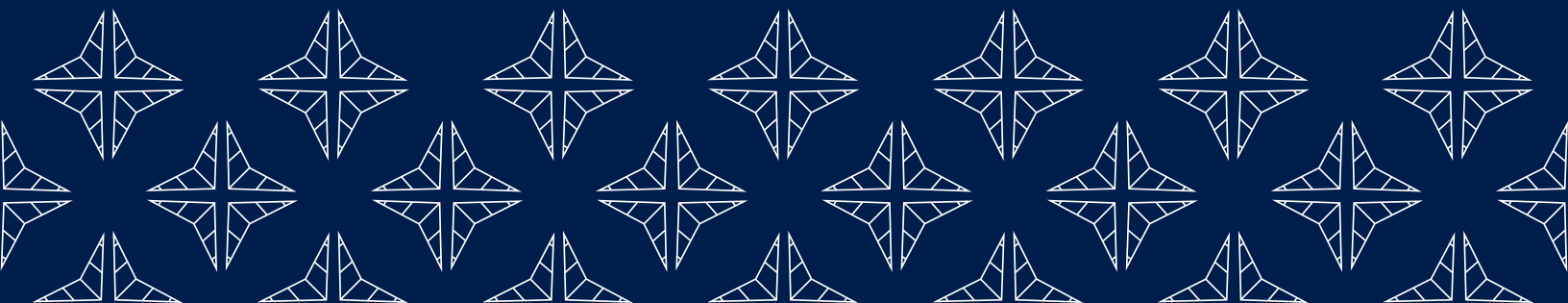




3920 Arkwright Road, Macon, GA 31210

NORTH MACON'S PREMIER PLACE TO OFFICE





COVERED PARKING

-

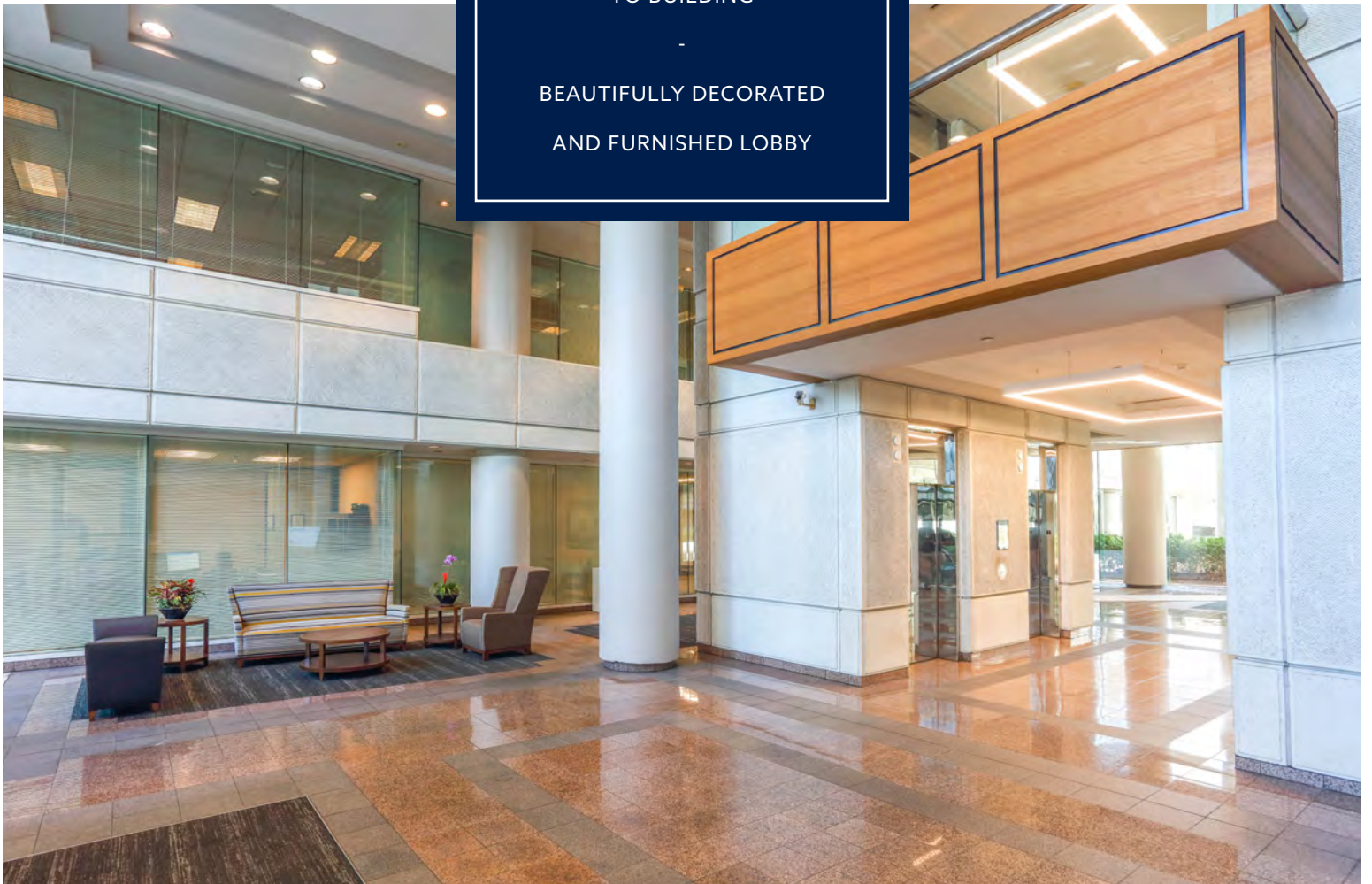
COVERED WALKWAY

TO BUILDING

-

BEAUTIFULLY DECORATED

AND FURNISHED LOBBY



HI

HIGHRIDGE CENTRE



	<ul style="list-style-type: none"> LOGANS ROADHOUSE WAGERS GRILL & BAR COMFORT INN SLEEP INN LA QUINTA INN RED ROOF CANDLEWOOD SUITES 	

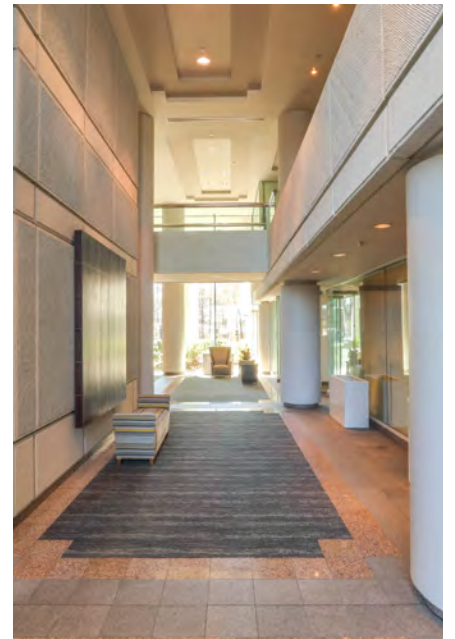
<ul style="list-style-type: none"> LITTLE CAESARS LABAMBA PAPA JOHNS STEBI'S PIZZA IHOP DUNKIN DONUTS WENDYS KFC TACOBELL QUALITY INN BAYMONT INN AND SUITES 			

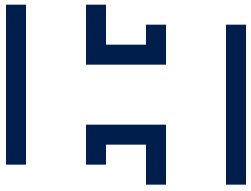
<ul style="list-style-type: none"> FOOD DEPOT FOREST HILL WINE & SPIRITS RIVALRY'S ON NORTHSIDE 		





COVERED PARKING DECK
ON-SITE BUILDING ENGINEERS
PROFESSIONALLY LANDSCAPED GROUNDS
ON-SITE SECURITY
24-HOUR SURVEILLANCE SYSTEM
SECURE KEY CARD ENTRY
FULLY EQUIPPED FITNESS CENTER
CONVENIENT ACCESS TO SURROUNDING RESTAURANTS AND RETAIL





HIGHRIDGE CENTRE

BUILDING

Size | 196,135 RSF

Standard Floor Plates | 39,227 RSF

Submarket | North Macon

Year Built | 1988

5-Story, Class A Office

2-Story, Atrium Lobby

OWNER

CapRidge Partners

LEASING

Fickling & Company (Macon, GA)

Wendy Pierce

478-746-9421

wpierce@fickling.com

PARKING

4 : 1,000 structured parking deck with adjoining surface parking.

BUILDING CONSTRUCTION

Steel reinforced precast concrete with a ribbon widow system.

LIVE LOAD

100 lbs. per square foot

COLUMN SPACING

Dimensions: North to South every 25' Bay Depth: 35' Outer, Core

Bay 30'

CEILING HEIGHT

9' to ceiling (12' slab to slab)

ELECTRICAL

4-wire 3-phase 480 volt power supply; Through-floor bus bar tap system for power distribution

HVAC

Two (2) 210 ton york centrifugal chillers; Electric perimeter heating; Energy Management System for climate control.

COMMUNICATIONS

Fiber optic and satellite communications available.

PASSENGER ELEVATOR

4 Dover hydraulic elevators with 33,500 lb capacity.

FREIGHT ELEVATOR

1 Dover hydraulic elevator with 4,000 lb capacity.

SECURITY

On-site Security Guard, Perimeter alarm supervised via auto dialer and 24 hour monitor camera; Card access system for after-hours ingress.

LOADING DOCK

Dock Height: 33 ½"

LIFE SAFETY

Wet sprinkler system; Audible and visual alarms; Smoke detectors on each floor; Fire alarm pull stations on each floor; 90-minute emergency lighting; Elevator equipped with emergency lowering system with battery backup.

MANAGEMENT

Billie Hollifield, *Senior Property Manager*

bhollifield@capridgepartners.com

