

577 Mulberry Street Fickling & Co. Building Macon, Georgia 31201

Space For Lease

\$14.00 - \$16.00 psf
full service



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

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:

Suite #	Net Rentable SF	Comments
125	4,077	Fronts Mulberry St. – Mostly open
178	1,250	Sublease Global Crossing – Open and finished
900	7,060	Wachovia Securities wants ro sublease
910	765	Located between Ga Power and Lee DeLoache's office
1225	1,400	Located by Stern Agee 2 nd Street side
1275	1,353	First refusal space. Located beside Stern Agee
1530	1,198	Space adjacent to Hall Bloch. Needs reconfiguration
1600	1,878	Behind elevators – mostly open. Will need complete rebuild

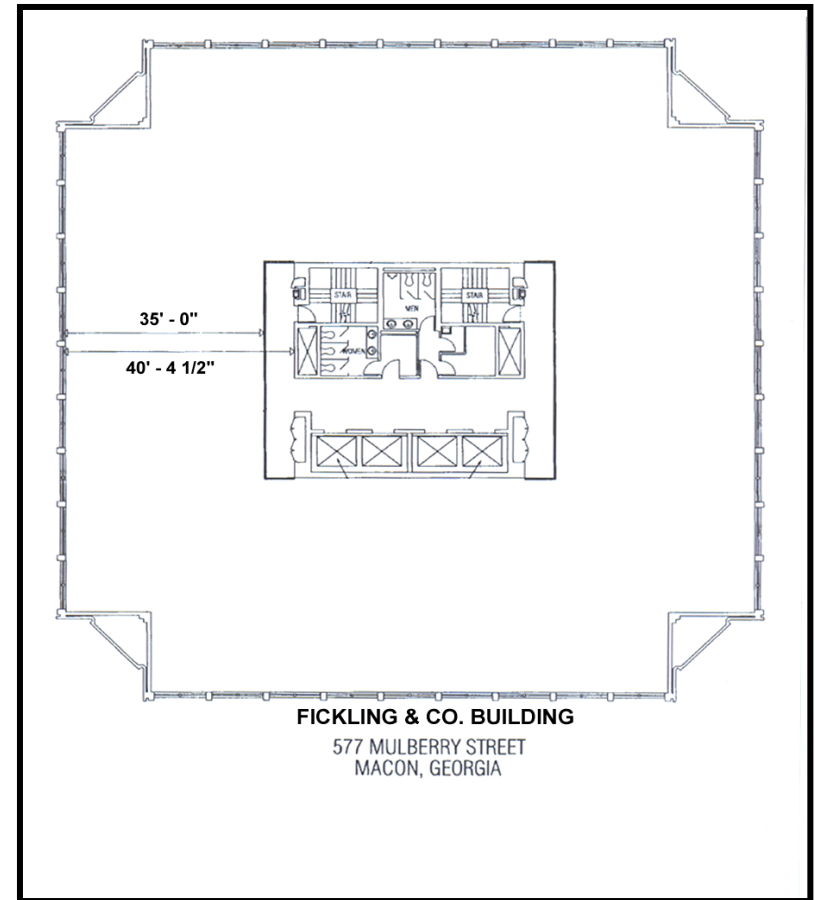
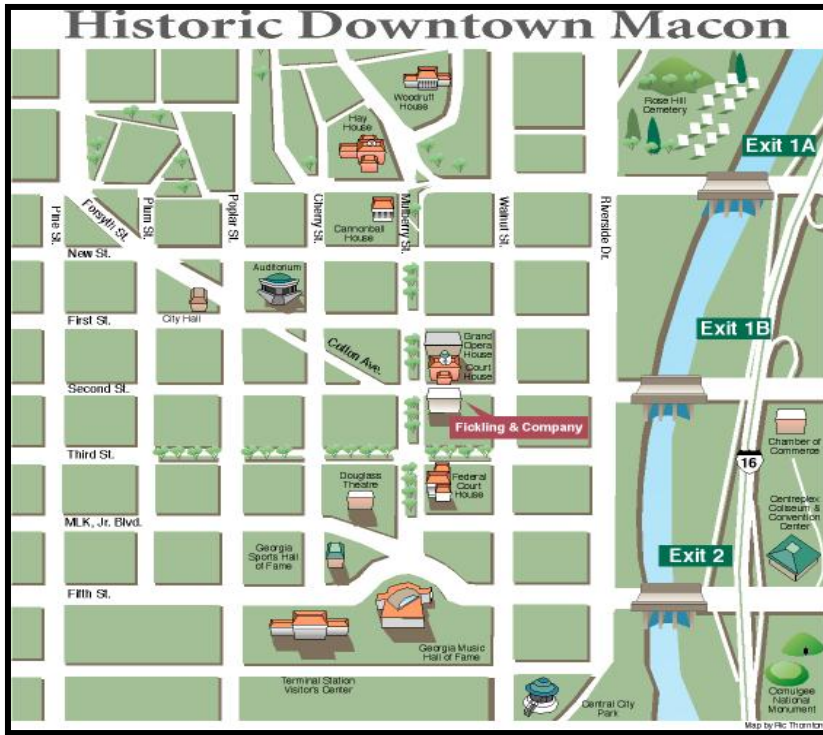
Larry E. Crumbley, CCIM, CPM, SIOR, CRE/lcrumbley@fickling.com
See detailed property information on www.lcrumbley.com



Real Estate Services

Commercial Division, Corporate Office
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
1-800-598-0590
info@fickling.com EMAIL
www.fickling.com

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Location

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

Available Space

800 to 5,000 square feet

Rent

\$14.00 to \$16.00 per square foot
(with services)

Tenant Finish Allowance Negotiable

Profile of Tenants

- Sell & Melton Attorneys
- Fickling & Company, Inc.
- SunTrust Bank
- Hall, Bloch, Garland & Meyer Attys
- Constangy, Brooks & Smith Attorneys
- Allstate Insurance
- Sterne, Agee, & Leach, Inc.
- Georgia Power Company



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- 1 – **SUBJECT**
- 2 – Bibb County Courthouse
- 3 – BB & T
- 4 – Crowne Plaza Hotel
- 5 – Federal Courthouse
- 6 – Georgia Music Hall of Fame
- 7 – Georgia Sports Hall of Fame
- 8 – Convention & Visitors Bureau
- 9 – Harriett Tubman African Museum
- 10 – Georgia Children's Museum
- 11 – City Hall
- 12 – Medical Center of Central GA



Front of Building



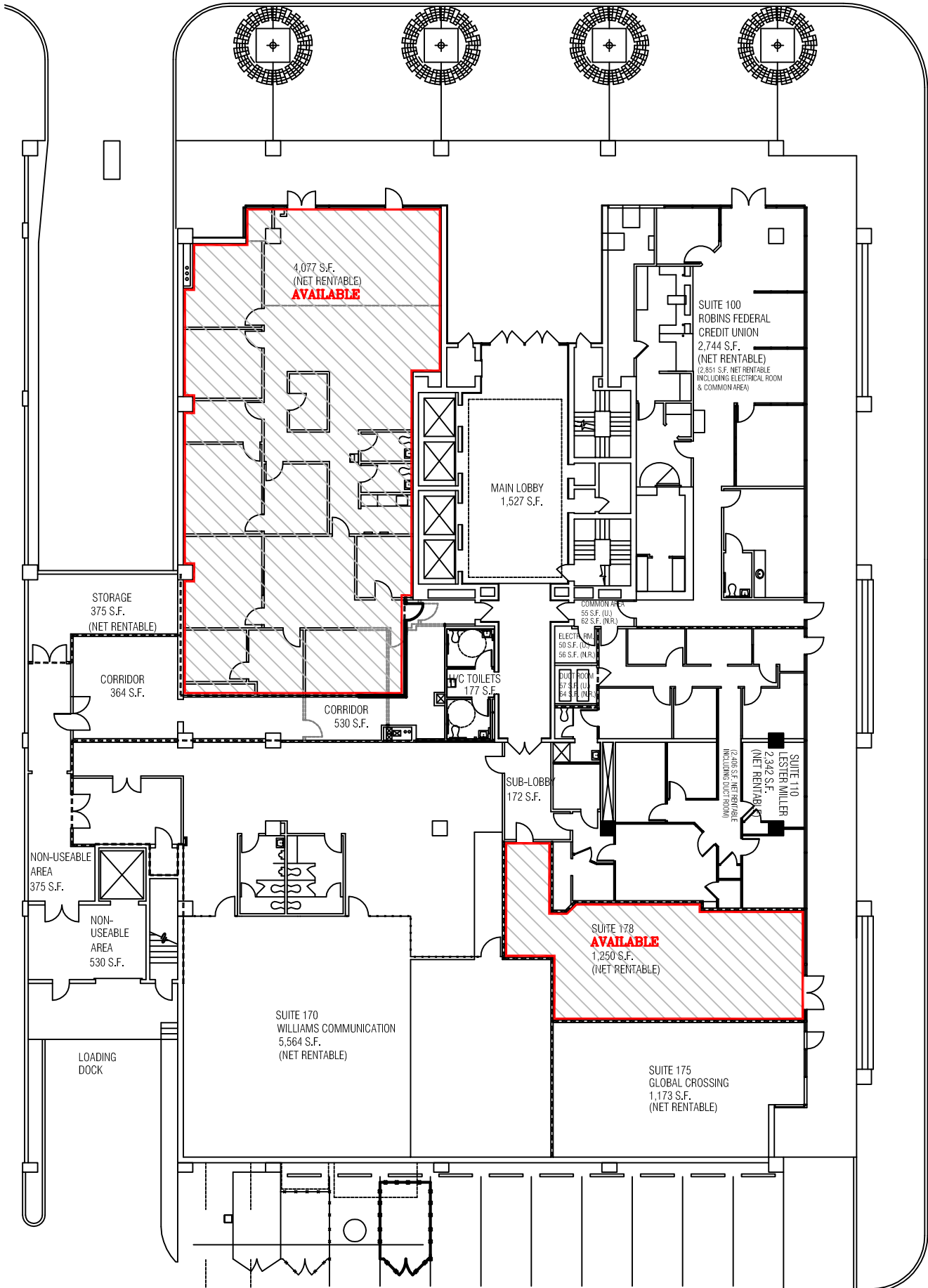
Main Floor Lobby



Across the Street



Attended Parking Garage



TENANT USEABLE SPACE	= 15,562 S.F.
NON-USEABLE SPACE	= 905 S.F.
COMMON AREA	= 2,832 S.F.
NET RENTABLE SPACE	= 19,399 S.F.

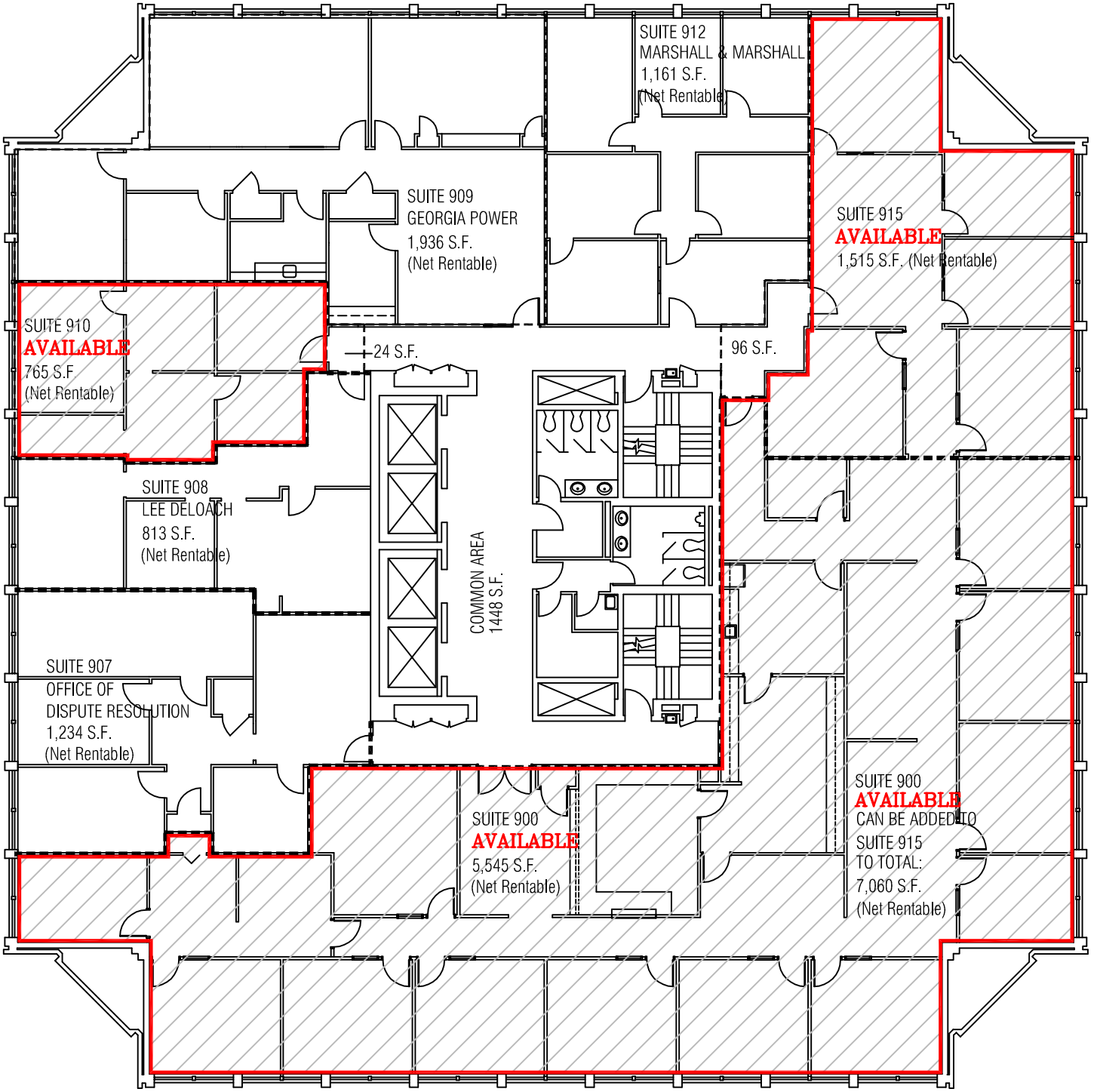
1ST FLOOR TENANT SPACE
FICKLING & CO. BUILDING

SCALE: 1/16" = 1'-0"

13. AUG. 09

MULBERRY STREET

SECOND STREET



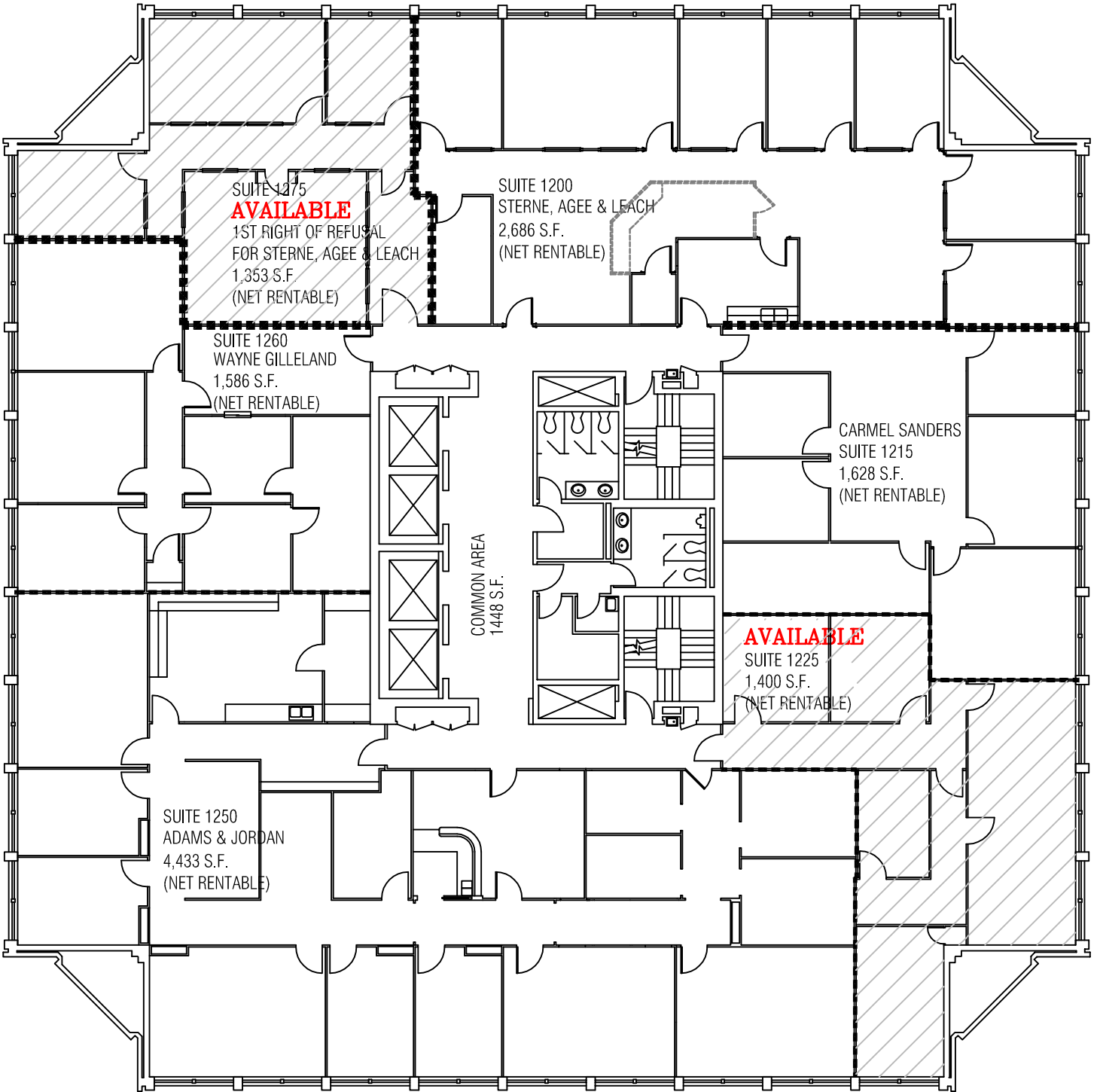
TENANT USEABLE SPACE	=11,518 S.F.
CORRIDOR EXTENTIONS	= 120 S.F.
COMMON AREA	= 1,448 S.F.
NET RENTABLE SPACE	=13,086 S.F.

9TH FLOOR TENANT SPACES
FICKLING & CO. BUILDING

SCALE: 1/16" = 1'-0" 19. AUG. 09

MULBERRY STREET

SECOND STREET



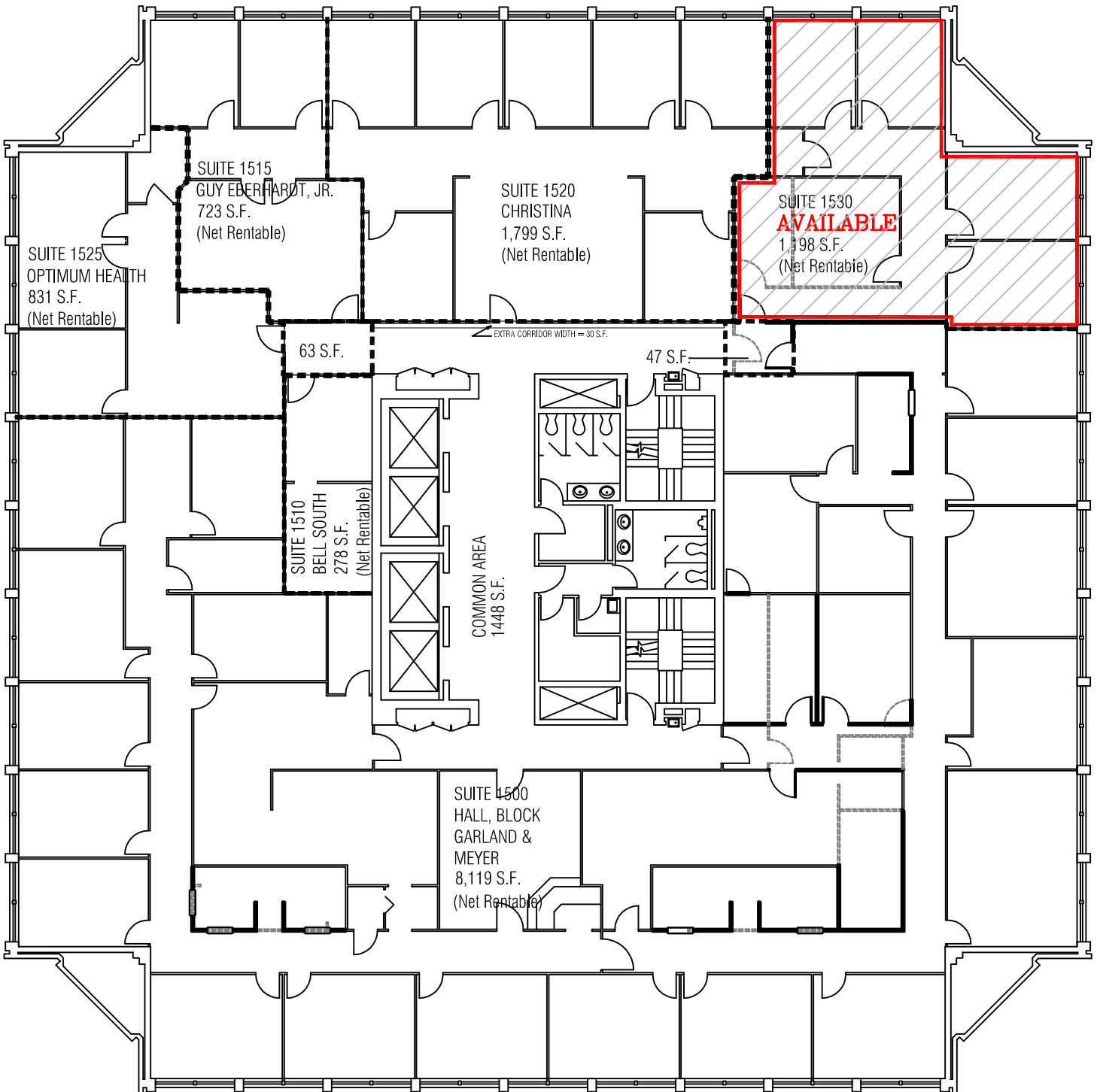
TENANT USEABLE SPACE	=11,638 S.F.
CORRIDOR EXTENTIONS	= 0 S.F.
COMMON AREA	= 1,448 S.F.
<hr/> NET RENTABLE SPACE	<hr/> =13,086 S.F.

12TH FLOOR TENANT SPACES
 FICKLING & CO. BUILDING

SCALE: 1/16" = 1'-0" 19. AUG. 09

MULBERRY STREET

SECOND STREET



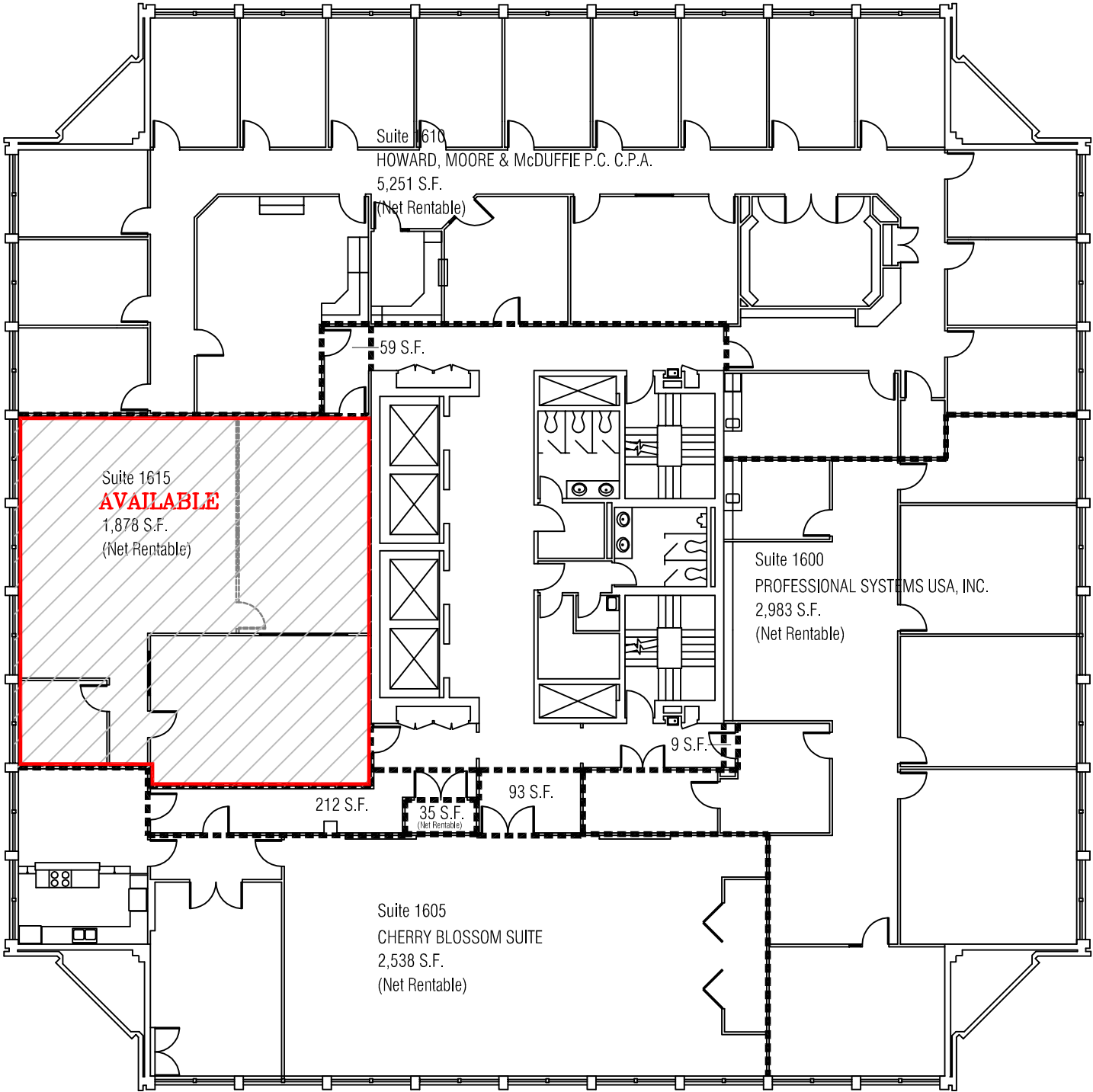
TENANT USEABLE SPACE	=11,498 S.F.
CORRIDOR EXTENTIONS	= 140 S.F.
COMMON AREA	= 1,448 S.F.
NET RENTABLE SPACE	=13,086 S.F.

15TH FLOOR TENANT SPACES
FICKLING & CO. BUILDING

SCALE: 1/16" = 1'-0" 13. AUG. 09

MULBERRY STREET

SECOND STREET



TENANT USEABLE SPACE	= 11,265 S.F.
CORRIDOR EXTENTIONS	= 373 S.F.
COMMON AREA	= 1,448 S.F.
NET RENTABLE SPACE	= 13,086 S.F.

16TH FLOOR TENANT SPACES
 FICKLING & CO. BUILDING
 SCALE: 1/16" = 1'-0" 13. AUG. 09