

Summary

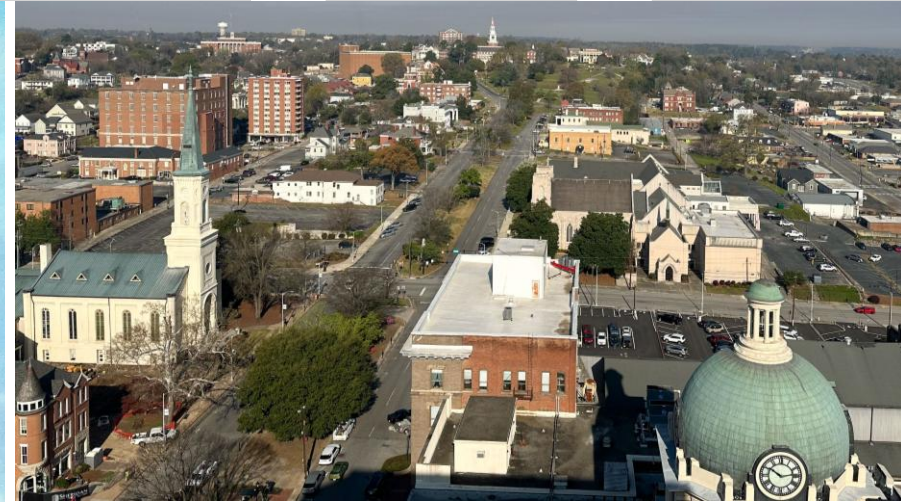
Area Info

Photos

Floor Plans

Aerial

Site Map



- 24-Hour Courtesy Officer
- Covered parking garage with 466 spaces, monitored and attended
- Competitive Full-Service rents
- Parking can be built into the lease
- Great view of Macon skyline

## RENTAL RATES:

**\$18.00 - \$21.00 /PSF (FULL SERVICE)**

### CONTACT

**Larry E Crumbley, CCIM, SIOR, CPM**  
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577 Mulberry St, Suite 1100  
Macon, GA 31201  
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## PROPERTY INFORMATION

### AVAILABLE SUITES: 582 to 13,086 SF AVAILABLE

Suite #	Net Rentable SF	Description
100	2,744	Idea corner location for financial institution or high-profile tenant.
175	1,250 - 2,423	Ground Floor. Glass frontage facing Second Street and courthouse. Unfinished. Can be combined with Suite 178.
178	1,173 - 2,423	Ground Floor glass frontage facing Second St. and courthouse. Open and unfinished. Can be combined with Suite 175.
500,550, 560	9,373	Quality office space.
710	7,189	Quality office space. Faces Mulberry Street & Third Street
800	1,451 - 6,785	Quality office space. Can be divided 1,451-6,785 SF
900	7,060	Quality office space.
1050	6,337 - 13,086	Sublease Space. Will consider dividing. Mostly open. Asking rent \$20/SF Full Service. Approximately 6,337 SF available. Adjacent tenant will relocate to another space to accommodate up to 13,086 SF.

## AMENITIES

- 24-Hour Courtesy Officer
- Covered parking garage with 466 spaces, monitored and attended
- Conference and meeting room facilities available
- On-site storage options might be available
- Parking can be built into the lease
- Tallest office building in Middle GA with excellent views
- Minutes from I-75 and I-16
- Located in Downtown Macon's Central Business District
- Across the street from the Bibb County Courthouse
- Within one block of the Federal Courthouse
- Competitive full-service rents

## RENTAL RATES:

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Tenant Finish Allowance Negotiable

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## NOTES

165,000 square foot, 15-story office building located in the heart of Macon's Central Business District, at the intersection of Second Street and Mulberry Street. Surrounding businesses include Bibb County Courthouse, Bibb Co Tag Office, The Federal Courthouse, The Grand Opera House, and many others. Easy access to branches of most banks and credit unions serving Middle Georgia. Numerous restaurant options within easy walking distance.



## PROFILE OF TENANTS

- Anderson, Walker & Reichert, LLP Attorneys
- Baker, Donelson, Bearman, Caldwell & Berkowitz P.C.
- Butler Snow
- Centene Corporation
- Community Foundation of Central Georgia, Inc.
- Erick Erickson
- Fickling & Company, Inc.
- Hall, Bloch, Garland & Meyer, LLP Attorneys
- Howard Moore & McDuffie, PC, CPA
- Mayo | Hill
- Sanders Law, P.C.
- Secure Health
- Stifel, Nicolaus & Company
- The Peyton Anderson Foundation, Inc.
- Westmoreland, Patterson, Moseley & Hinson, LLP Attorneys

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# FICKLING & CO BUILDING

577 Mulberry Street  
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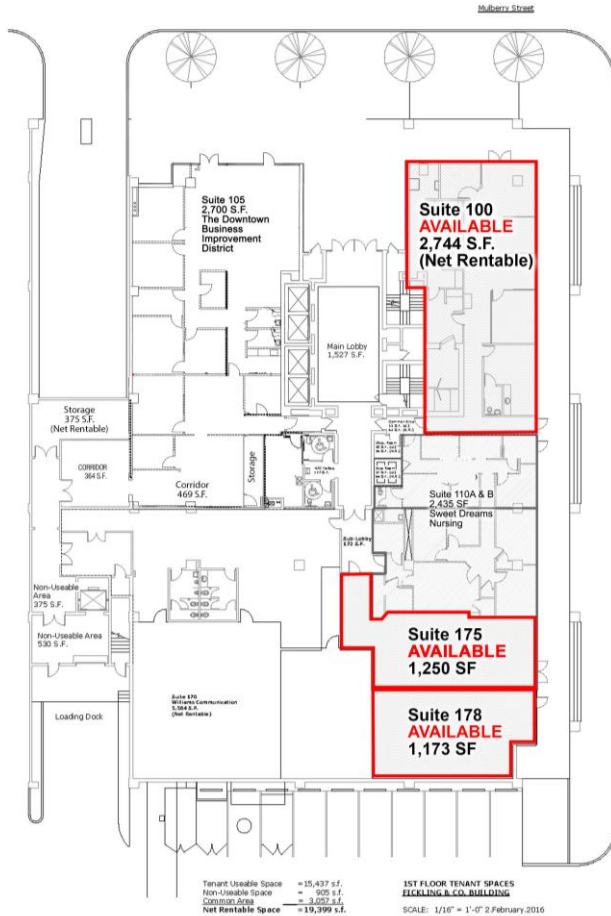
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**Suite 100**



**Suite 175**



**Suite 178**



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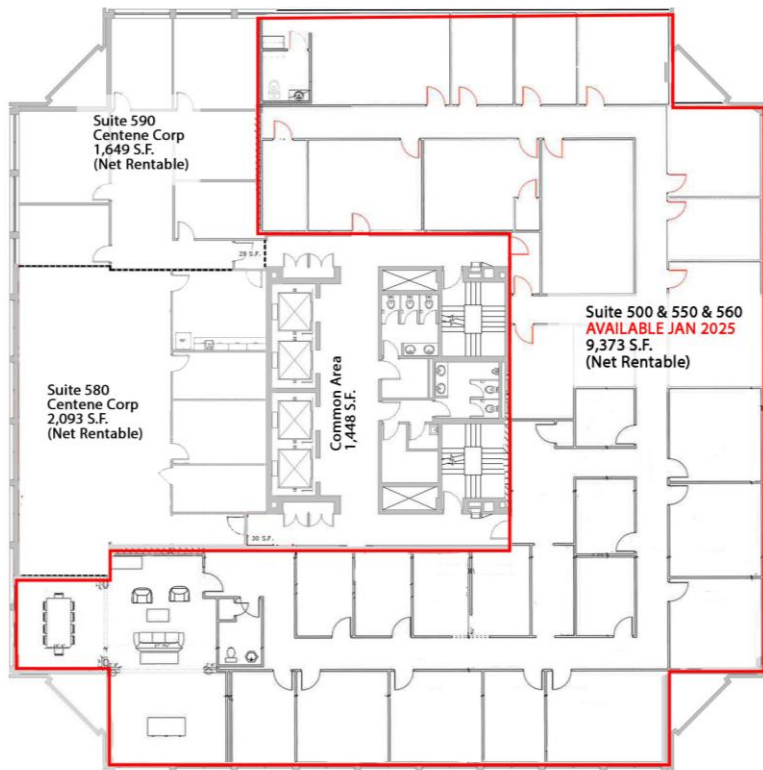
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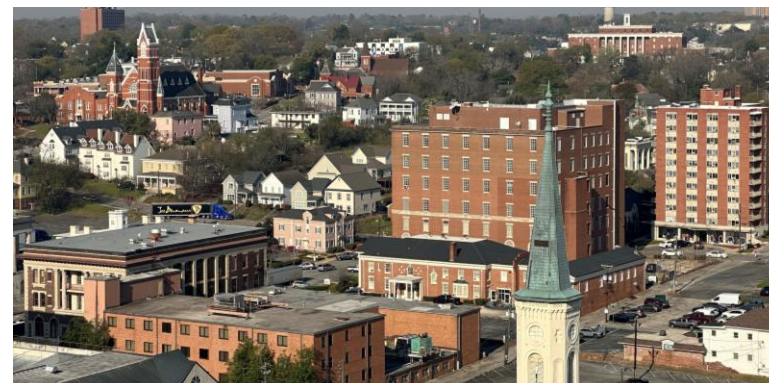
Mulberry Street



Second Street

Tenant Useable Space = 11,580 s.f. **5TH FLOOR TENANT SPACES**  
 Corridor Extensions = 58 s.f. **FICKLING & CO. BUILDING**  
 Common Area = 1,448 s.f.  
 Net Rentable Space = 13,086 s.f. **SCALE: NTS 2. JULY 2013**

Suite 500 & 550 & 560 ( Photos to come )



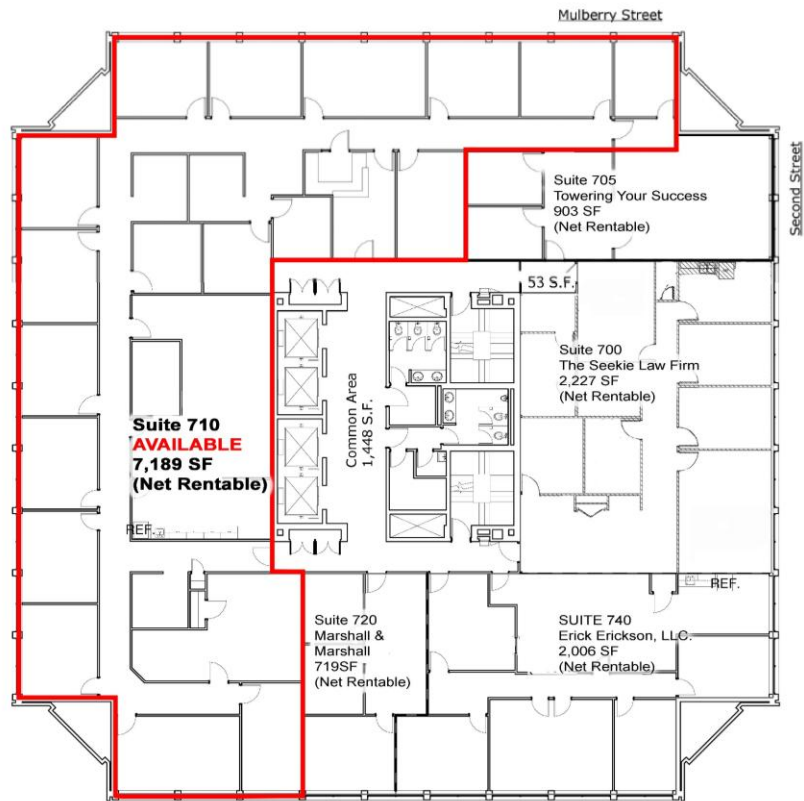
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Tenant Useable Space = 11,638 s.f.  
Corridor Extensions = 53 s.f.  
Common Area = 1,448 s.f.  
**Net Rentable Space = 13,086**

**7TH FLOOR TENANT SPACES  
FICKLING & CO. BUILDING**

SCALE: 1/16" = 1'-0" June 8, 2021

Suite 710 (Photos to come)



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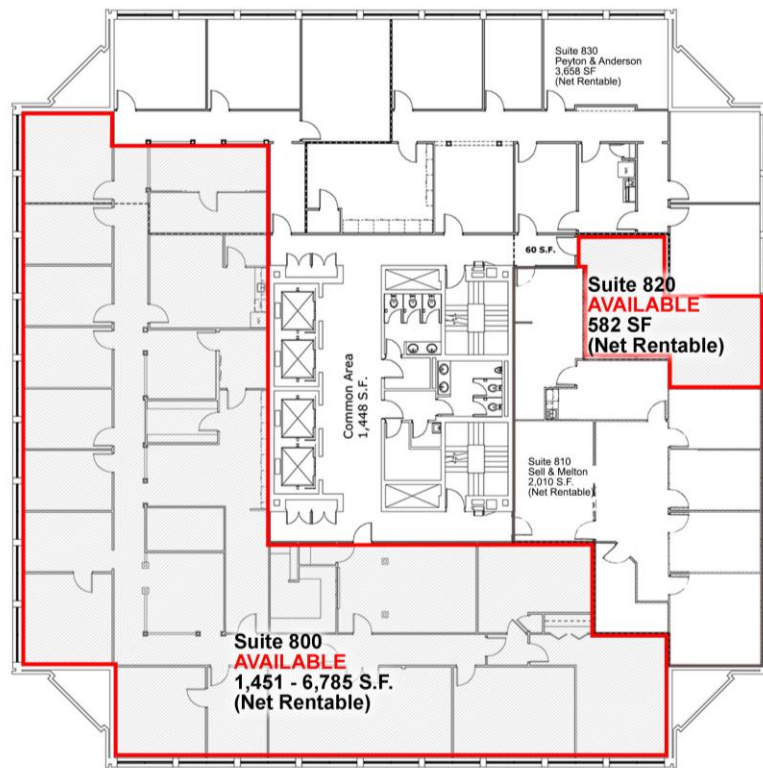
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Mulberry Street



Tenant Useable Space = 11,578 s.f.  
Corridor Extensions = 60 s.f.  
Common Area = 1,448 s.f.  
**Net Rentable Space = 13,086 s.f.**

**8TH FLOOR TENANT SPACES**  
**FICKLING & CO. BUILDING**

SCALE: NTS 28. JAN. 2013

## Suite 800



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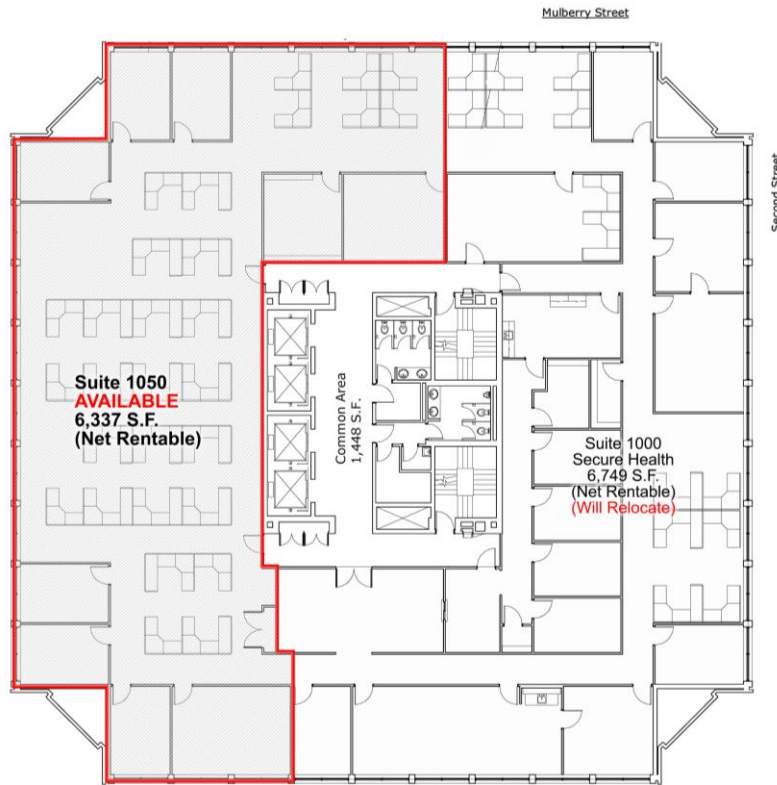
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Suite 1050



Tenant Useable Space	= 11,638 s.f.	<b>10TH FLOOR TENANT SPACES</b> <b>FICKLING &amp; CO. BUILDING</b>
Corridor Extensions	= 0 s.f.	
Common Area	= 1,448 s.f.	
<b>Net Rentable Space</b>	<b>= 13,086 s.f.</b>	

SCALE: 1/16" = 1'-0"  
 August 24, 2021



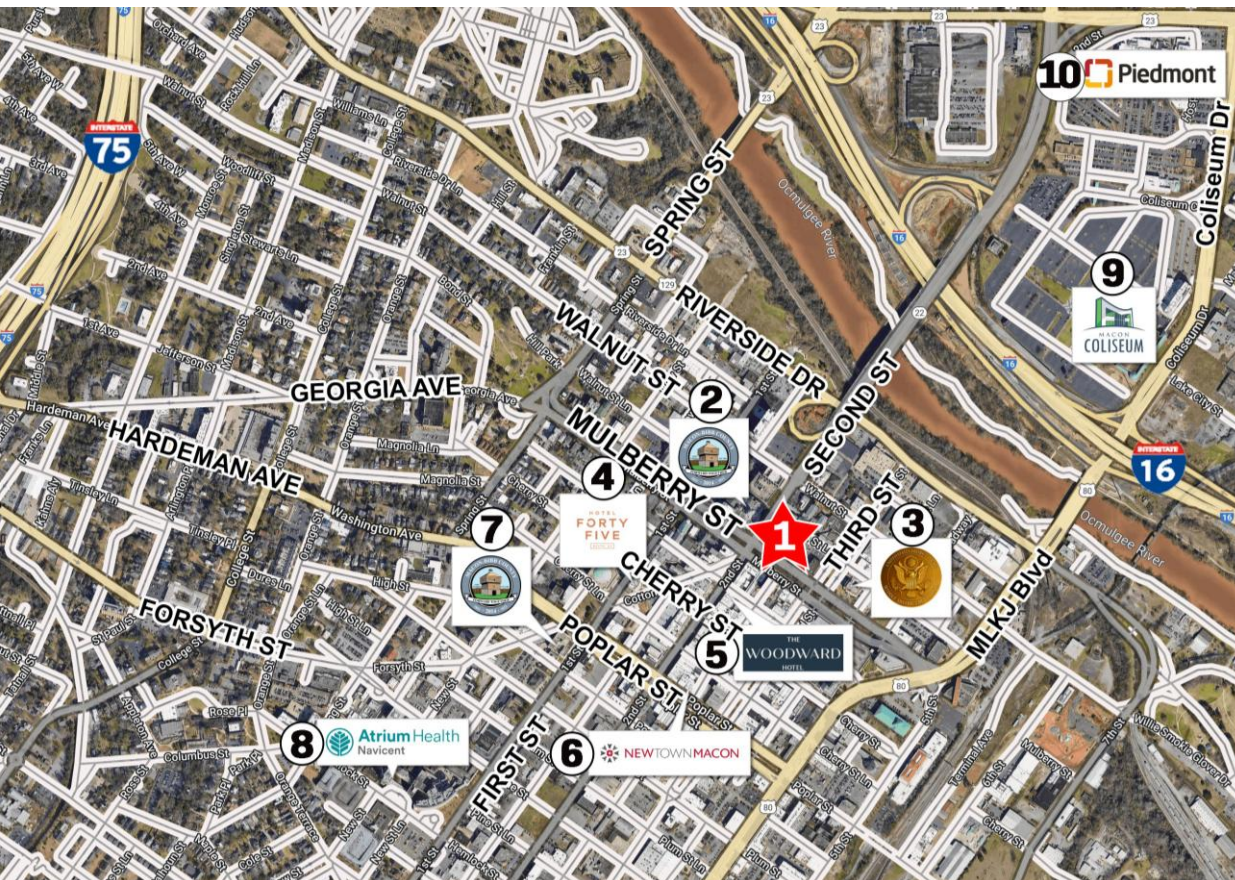
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## 1 - SUBJECT

- 2 - Bibb County Courthouse
- 3 - Federal Courthouse
- 4 - Hotel Forty-Five
- 5 - The Woodward Hotel
- 6 - New Town Macon
- 7 - City Hall
- 8 - Atrium Health Navicent
- 9 - Macon Coliseum Centreplex
- 10 - Piedmont Macon Medical Center

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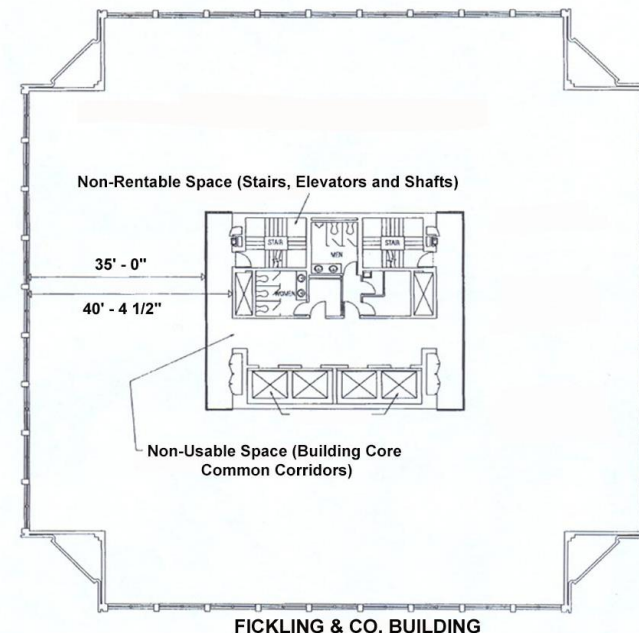
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