



BUILDING

- 15 Floor professional office building
- Heart of Macon's Central Business District
- Size: 165,000 RSF
- Standard floor plate: 13,086 SF

PARKING

- 466 parking spaces
- Direct covered access into building
- 24/7 Parking Deck access
- 24/7 onsite monitoring
- Card access system for after hours ingress

RENTAL RATES:

\$18.00 - \$21.00/SF Full Service

Tenant Finish Allowance Negotiable

CONTACT

Robert Chandler
478-746-9421 Office
470-278-0584 Cell
rchandler@fickling.com

Wendy H. Pierce
478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com



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

AVAILABLE SUITES: 582 to 35,000 SF

Suite #	Net Rentable SF	Description
100	2,744	Ideal corner location for financial institution or high-profile tenant. Excellent potential for restaurant or retail.
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 Street and courthouse. Open and unfinished. Can be combined with Suite 175.
500	9,373	Large, updated office space. Huge executive suite.
705	903	Small updated office space. 2 offices with conference room.
710	7,189	Quality office space. Large offices and updated finishes.
720	719	Small updated office space. 1 large office, conference room, reception, and lobby.
800	1,451 - 6,785	Quality office space. Can be divided 1,451-6,785 SF.
820	582	Small office space facing Second Street.
900	7,060	Quality office space. Will update to suit.
908	813	2 offices, lobby, and workroom.
910	765	Small office. Will update to suit.
912	1,161	5 offices, reception, and lobby.
1050	13,086	Will consider dividing. Mostly open.

CONTACT**Robert Chandler**

478-746-9421 Office
470-278-0584 Cell
rchandler@fickling.com

Wendy H. Pierce

478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com

AMENITIES

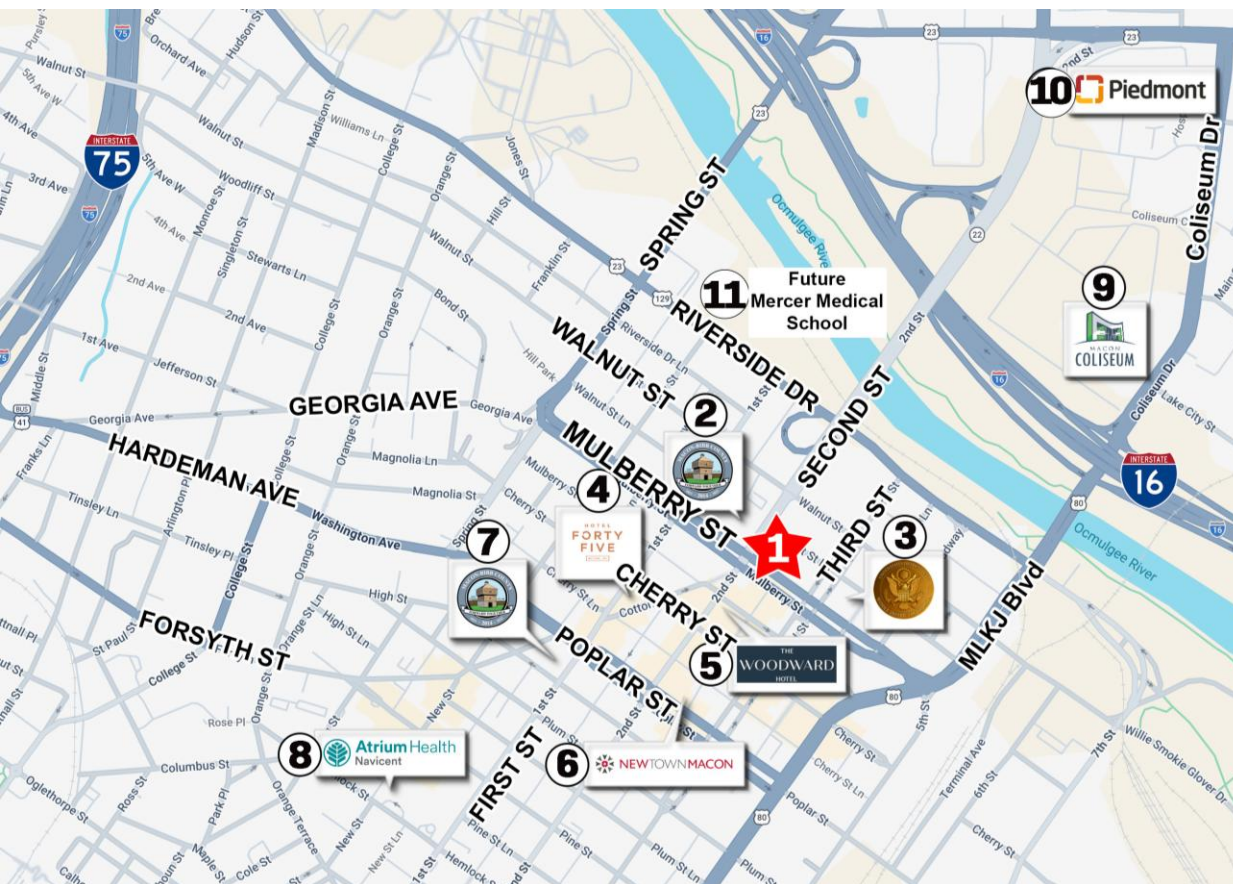
- Conference Center on the penthouse level
- Beautifully decorated lobby
- Walking access to Mulberry Street and downtown
- 24/7 Courtesy Officer
- On-site building engineer and property manager
- On-site climate-controlled secure storage

TENANT PROFILE

- Established, 100% professional office tenant mix in the tower
 - Wealth Management Firms
 - Accounting Firms
 - Law Firms
 - Corporate Headquarters
 - Charitable Foundations
 - Fickling & Company Real Estate Brokerage
- Retail and restaurant opportunities on the 1st floor



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



LOCATION HIGHLIGHTS

- Adjacent to the Bibb County Courthouse and offices
- Walking access to downtown shops and restaurants
- Easy access to I-75 and I-16 via the 2nd Street bridge (upon construction completion).

1 - SUBJECT: 577 Mulberry Street

- 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
- 11 - Future Mercer Medical School

CONTACT

Robert Chandler
478-746-9421 Office
470-278-0584 Cell
rchandler@fickling.com

Wendy H. Pierce
478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com



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