



**HIGHRIDGE  
CENTRE**

3920 Arkwright Road, Macon, GA 31210  
**NORTH MACON'S PREMIER PLACE TO OFFICE**





Suite	RSF	Rate	TIA	Notes
20	2,411	\$19.50/RSF	Negotiable	Lower lobby level

Landlord willing to finance TI above TIA listed above. Landlord has ability to fund TIA without any lender approval.



**NORTH MACON'S PREMIER  
PLACE TO OFFICE**

**3920 Arkwright Road  
Macon, GA 31210**

**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

**LEASING**

Fickling & Company (Macon, GA)

Wendy Pierce

478-746-9421

wpierce@fickling.com

**PARKING**

4 : 1,000 covered parking deck with adjoining surface parking. Covered walkway to building.

**BUILDING CONSTRUCTION**

Steel reinforced precast concrete with a ribbon window system.

**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) 310 ton Trane 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"

**AMENITIES**

Beautifully decorated and furnished lobby

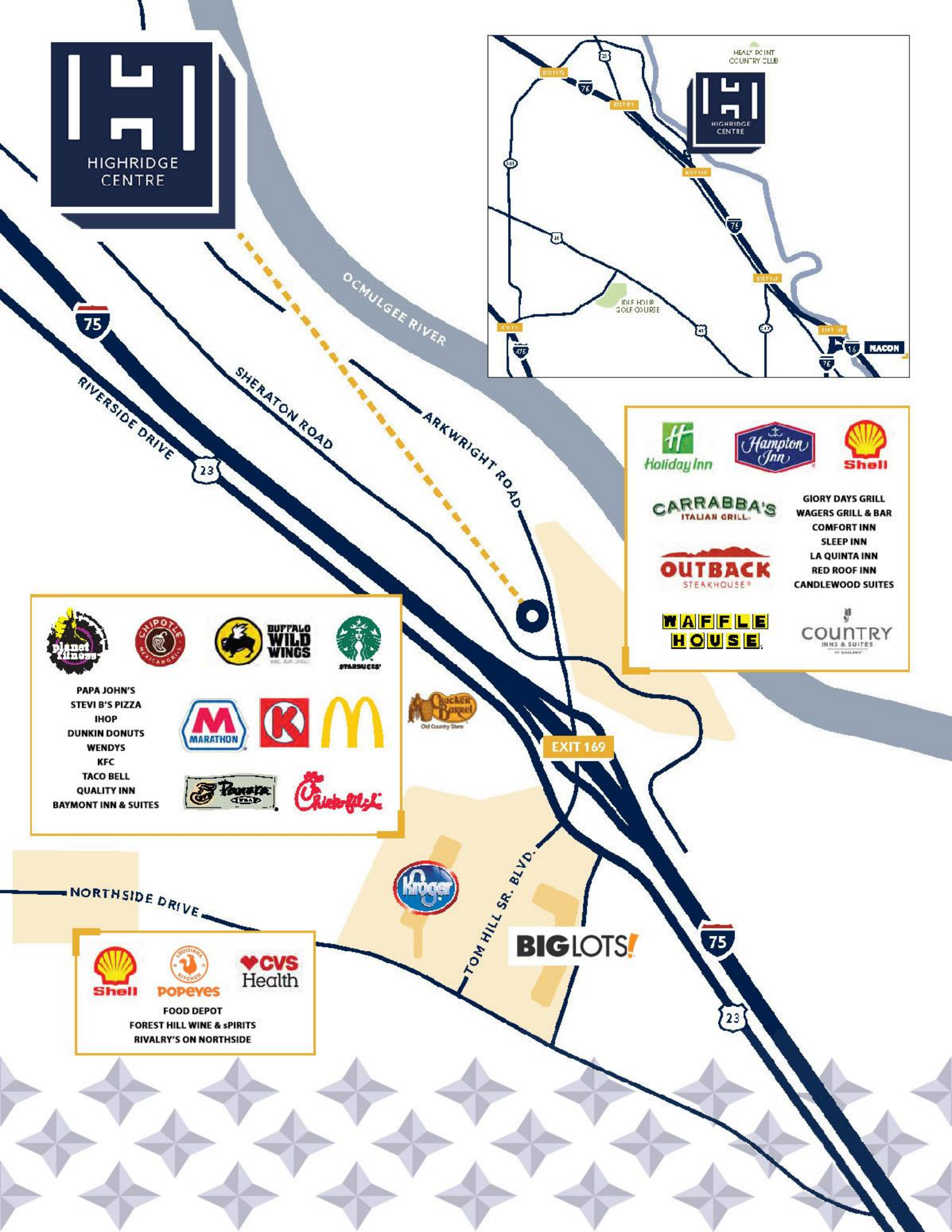
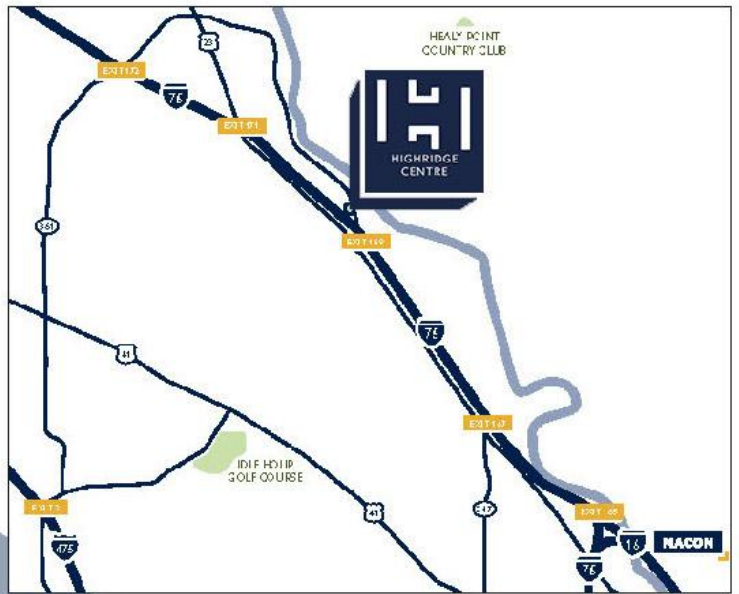
Professionally landscaped grounds

Fully equipped fitness center

On-site building engineers

Convenient access to surrounding restaurants and retail

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company.



<b>CARRABBA'S</b> ITALIAN GRILL	<b>GLORY DAYS GRILL</b> <b>WAGERS GRILL &amp; BAR</b> <b>COMFORT INN</b> <b>SLEEP INN</b> <b>LA QUINTA INN</b> <b>RED ROOF INN</b> <b>CANDLEWOOD SUITES</b>	
<b>OUTBACK</b> STEAKHOUSE®		
<b>WAFFLE HOUSE</b>		

<b>PAPA JOHN'S</b>	<b>STEVI B'S PIZZA</b>	<b>IHOP</b>	<b>DUNKIN DONUTS</b>
<b>WENDYS</b>	<b>KFC</b>	<b>TACO BELL</b>	<b>QUALITY INN</b>
<b>BAYMONT INN &amp; SUITES</b>			

<b>FOOD DEPOT</b>	<b>FOREST HILL WINE &amp; SPIRITS</b>	<b>RIVALRY'S ON NORTHSIDE</b>

**BIG LOTS!**



TOM HILL SR. BLVD.

