



HIGHRIDGE
CENTRE

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





Suite	RSF	Rate	TIA	Notes
035	2,411	Negotiable	\$30/RSF	Lower lobby level
045	1,401	Negotiable	\$30/RSF	Lower lobby level
180	1,802	\$18.50/RSF	\$20/RSF	First floor, East wing
330	7,832	\$18.50/RSF	\$30/RSF	Direct elevator lobby exposure
350	1,317	\$18.50/RSF	N/A	Move in ready
380	1,308	\$18.50/RSF	\$30/RSF	Third floor, West wing
400	6,506	\$18.50/RSF	\$30/RSF	Fourth floor, West wing

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

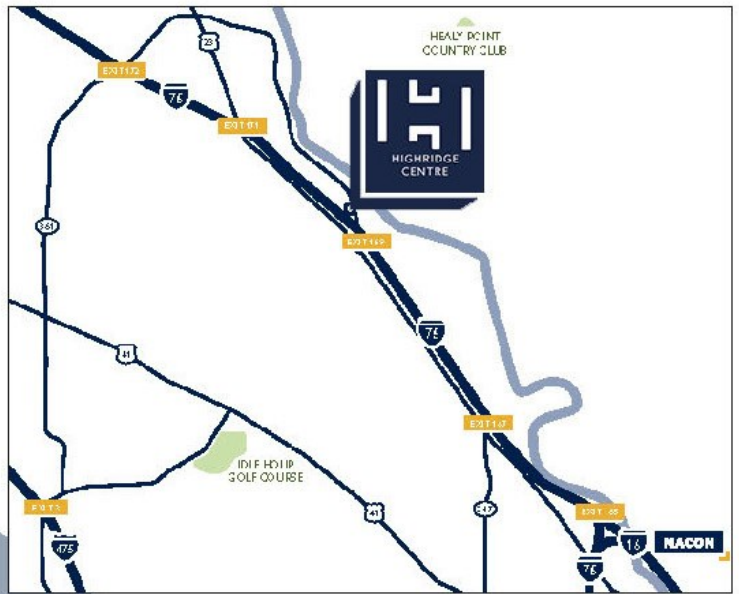
Professionally landscaped grounds

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.



CARRABBA'S ITALIAN GRILL	GLORY DAYS GRILL WAGERS GRILL & BAR COMFORT INN SLEEP INN LA QUINTA INN RED ROOF INN CANDLEWOOD SUITES	
OUTBACK STEAKHOUSE	WAFFLE HOUSE COUNTRY INNS & SUITES <small>BY HALLMARK</small>	

PAPA JOHN'S	STEVI B'S PIZZA	IHOP	DUNKIN DONUTS
WENDYS	KFC	TACO BELL	QUALITY INN
BAYMONT INN & SUITES			

FOOD DEPOT	FOREST HILL WINE & SPIRITS	RIVALRY'S ON NORTHSIDE