

OFFICE BUILDING FOR LEASE

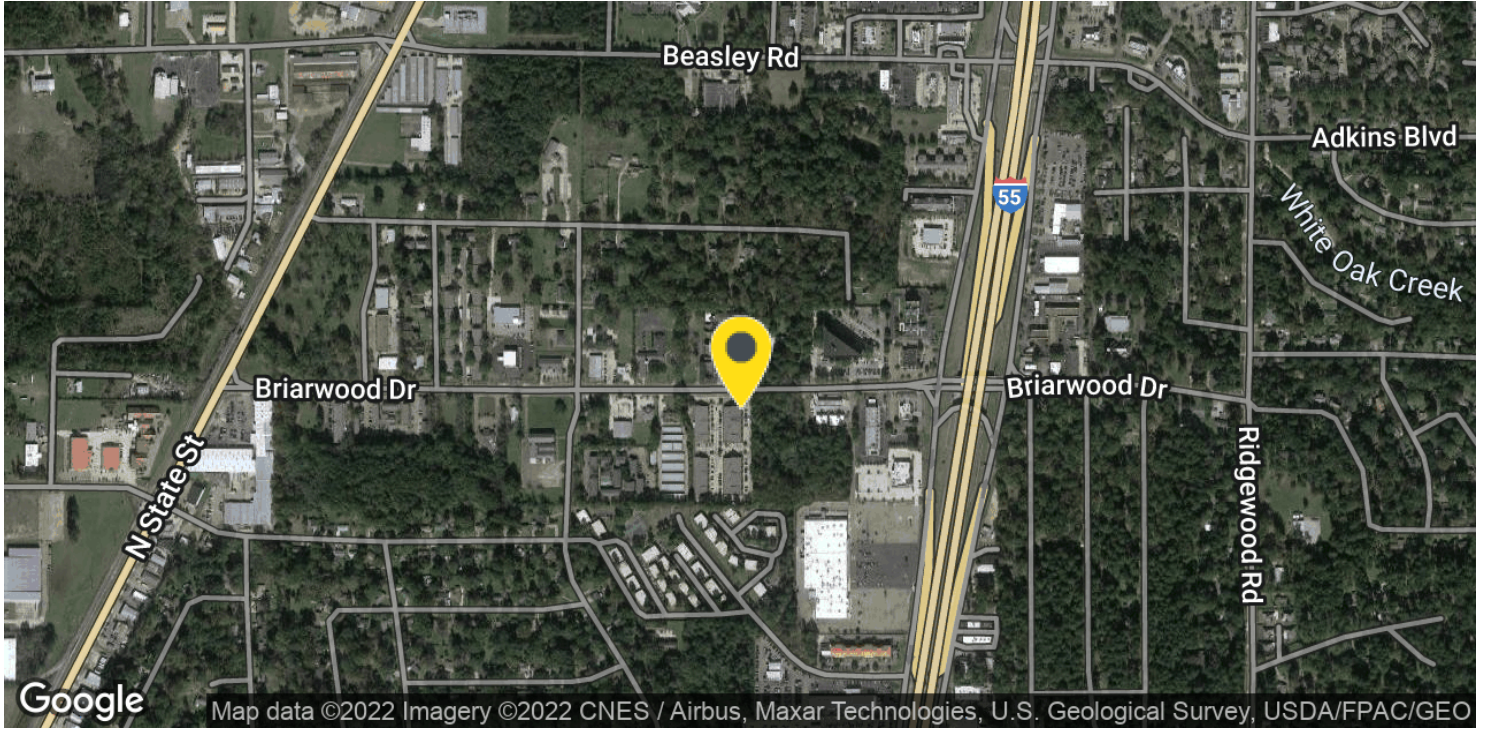
# WIND RIVER OFFICE PARK

405 BRIARWOOD DR JACKSON, MS 39206



JEFF SPEED, CCIM  
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jeff@speedcres.com

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**LOCATION DESCRIPTION**

The Wind River complex is located on Briarwood Drive, less than an 1/8 mile off of I-55 in North Jackson. The buildings are located very close to several hotels and restaurants available to serve your clients. Public transportation is also provided by the City of Jackson to the facility.

To view office spaces, please contact Melissa at [melissa@speedcres.com](mailto:melissa@speedcres.com) or call (601) 987-0202!

**OFFERING SUMMARY**

Number of Units:	4
Available SF:	110 - 2,660 SF
Lot Size:	5.5 Acres
Building Size:	94,000 SF

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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	110 - 2,660 SF	Lease Rate:	\$350.00 - \$3,500.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
103 C	Available	190 - 1,080 SF	\$375 per month
103 A	Available	140 SF	\$350 per month
103 G	Available	120 SF	\$350 per month
104 C	Available	1,080 SF	\$1,000 - 1,600 per month
106 D	Available	725 SF	\$820 - 1,100 per month
108 G	Available	160 SF	\$350 - 500 per month
108 H	Available	150 SF	\$350 - 500 per month
108 I	Available	120 SF	\$350 - 500 per month
108 J	Available	160 SF	\$350 - 500 per month
108 K	Available	225 SF	\$350 - 500 per month
108 N	Available	110 SF	\$350 - 500 per month
108 O	Available	110 SF	\$350 - 500 per month
205 B2	Available	195 SF	\$375 - 500 per month
205 C	Available	1,267 SF	\$1,000 - 1,500 per month
205 F	Available	195 SF	\$375 - 500 per month
210 B & C	Available	610 SF	\$760 - 1,000 per month
210 E	Available	610 SF	\$675 - 1,000 per month
222 A	Available	250 SF	\$350 - 500 per month
222 B	Available	800 SF	\$900 - 1,200 per month
301	Available	1,400 SF	\$1,635 - 2,000 per month
302	Available	2,660 SF	\$2,500 - 3,500 per month

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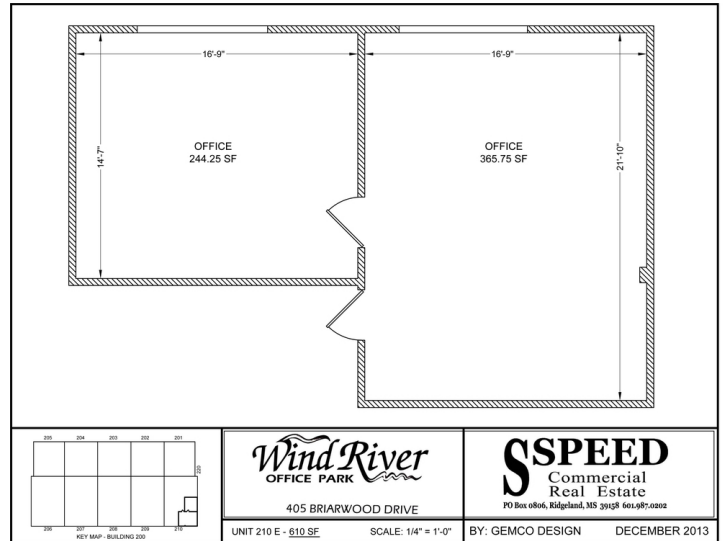
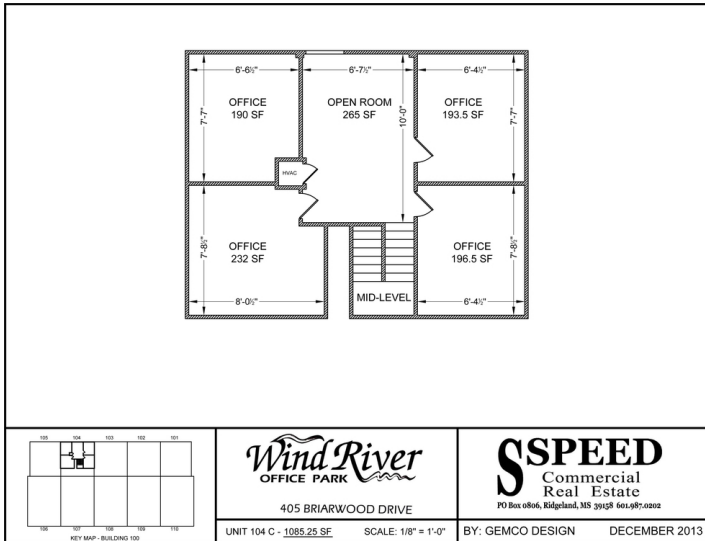
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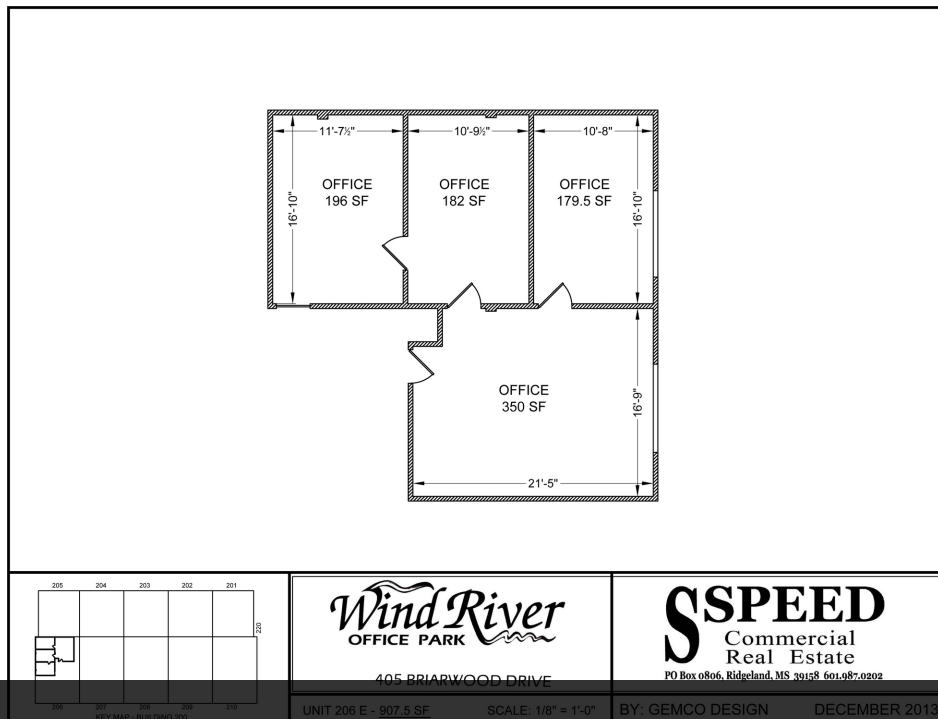
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104 C

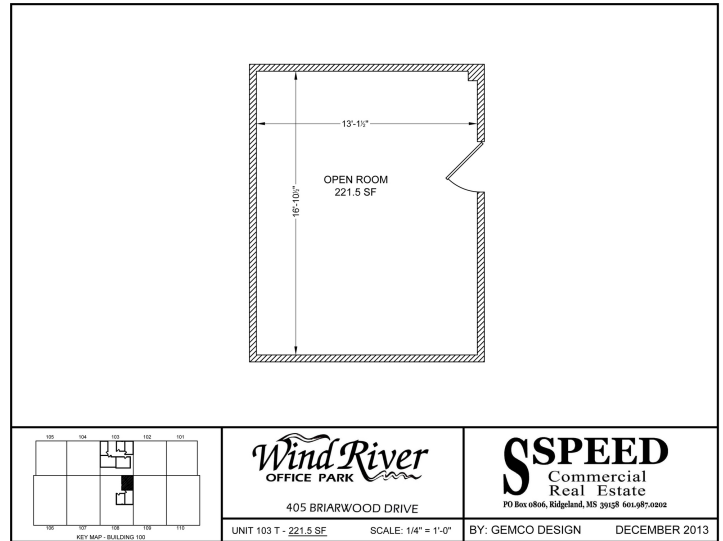
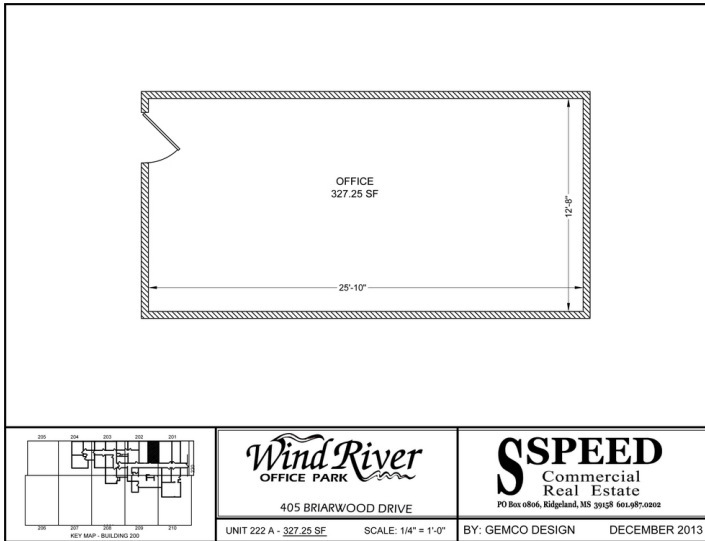
210 E



222 A

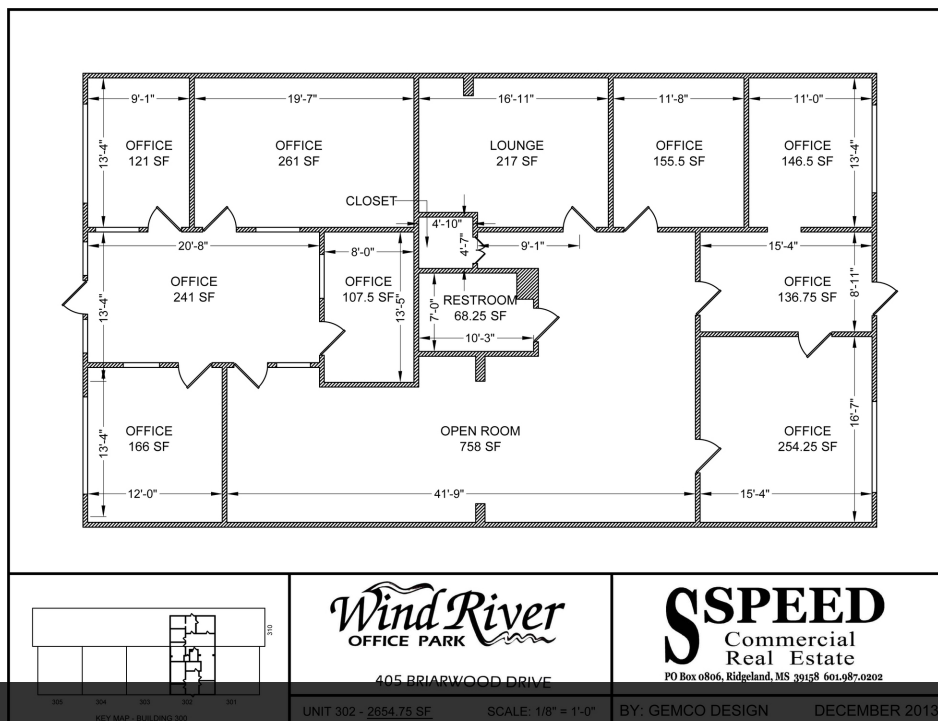
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104 C

210 E

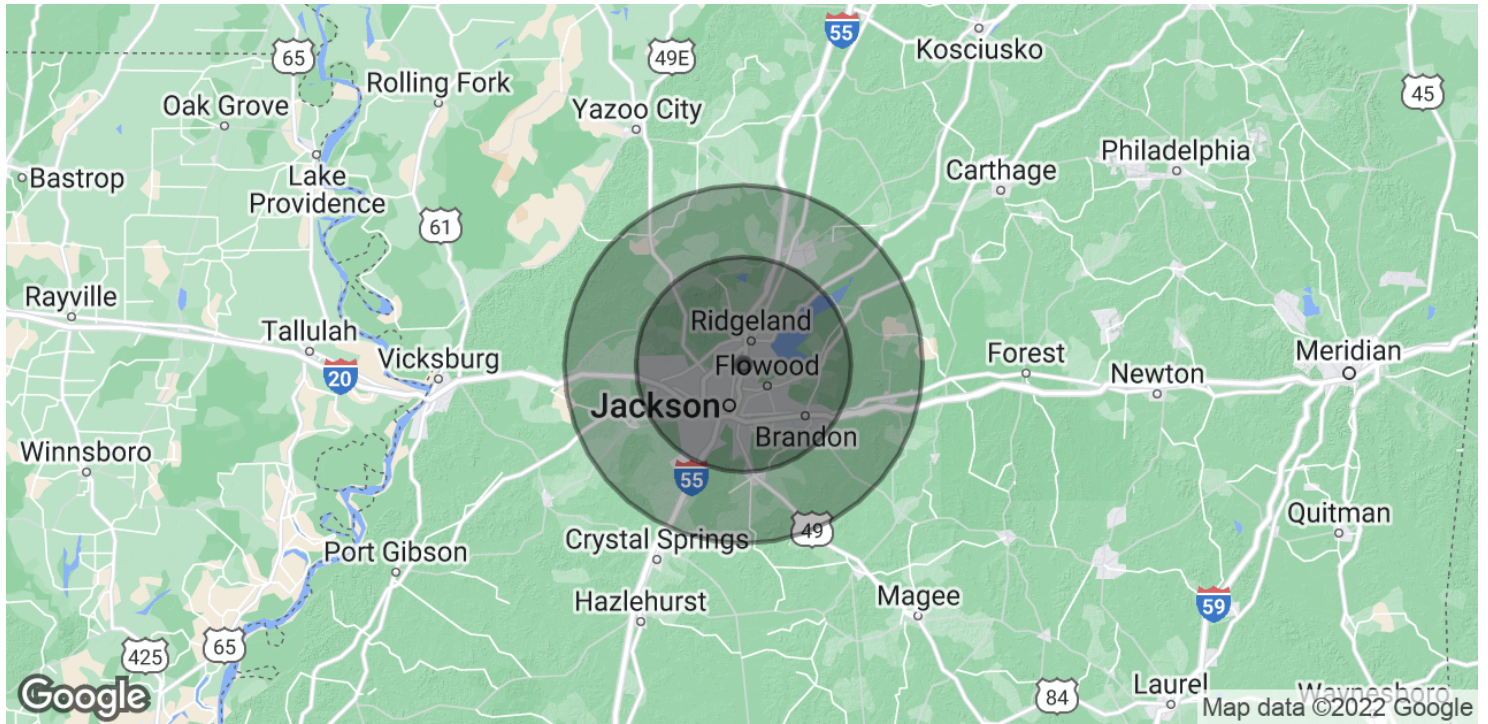


302

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# WIND RIVER OFFICE PARK

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POPULATION	1 MILE	15 MILES	25 MILES
Total Population	8,037	400,848	480,943
Average age	35.3	37.1	37.5
Average age (Male)	31.9	36.0	36.2
Average age (Female)	39.6	38.5	39.0
HOUSEHOLDS & INCOME	1 MILE	15 MILES	25 MILES
Total households	4,306	169,181	202,429
# of persons per HH	1.9	2.4	2.4
Average HH income	\$49,999	\$72,040	\$70,079
Average house value	\$83,310	\$165,046	\$161,806

\* Demographic data derived from 2020 ACS - US Census

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