



Offering Summary

Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	48,600 SF
Available SF:	2,234 - 6,800 SF
Year Built:	1967
Renovated:	2018
Zoning:	CBD

Property Overview

Six story building with office space for lease on the 4th floor, ranging from 2,200 SF - 5,800 SF. The property has great downtown views of Jackson from every office. The space features a lobby and reception area as well as a server room. There is a large open area in the middle that can serve as a conference room, private event space or additional office spaces. The property has 24/7 secure access control, onsite management and onsite parking in newly paved lot.

Location Overview

In the heart of Downtown Jackson across from Smith Park. One block from the State Capitol, Governor's Mansion, and Capitol Street.

Spaces

Lease Rate

Space Size

Suite 400	\$18.00 SF/yr	2,234 SF
Suite 401	\$18.00 SF/yr	3,303 SF
Suite 600	\$18.00 SF/yr	6,800 SF

NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 375 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 6,700 local market professionals, managing over 380 million square feet of property.

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200 North Congress

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Jackson, Mississippi 39201

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Property Highlights

- 4th Floor Spaces
- Onsite Management
- 24/7 Secure Access Control
- Two Blocks from the State Capital
- Onsite Parking in Newly Paved Lot
- Excellent Location in Downtown Jackson

For More Information

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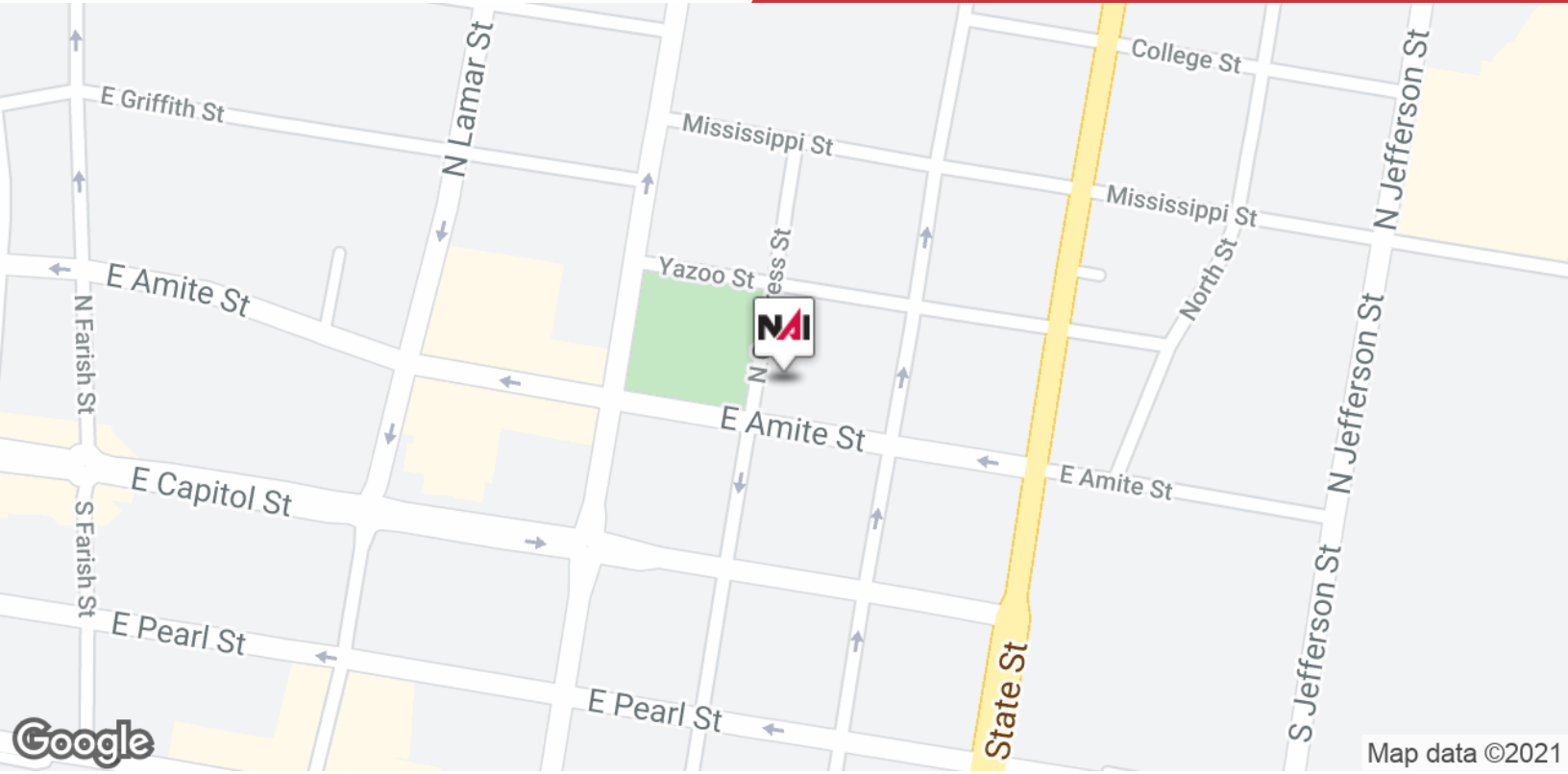
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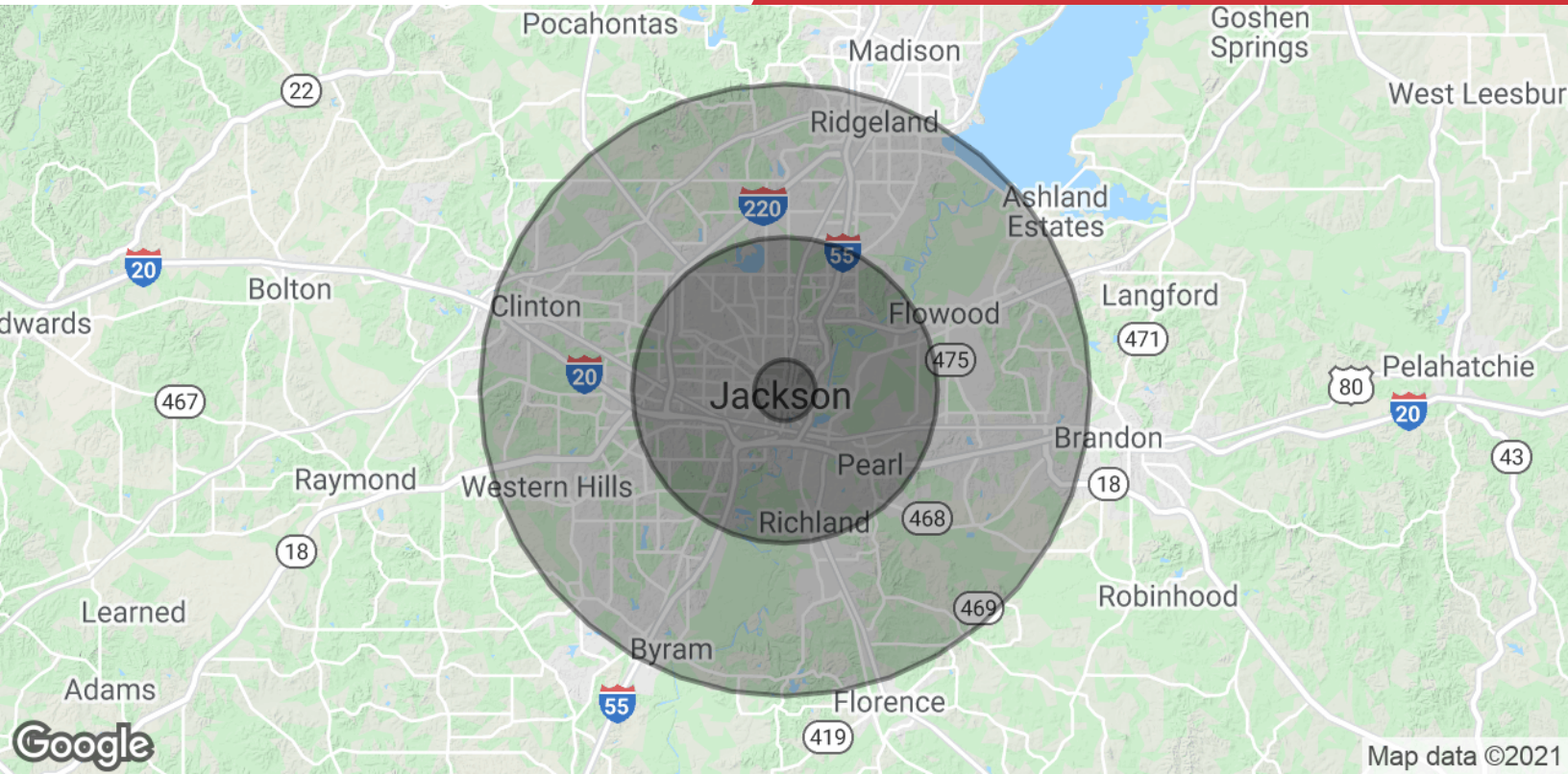
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	4,182	128,438	310,559
Average age	30.7	31.7	32.9
Average age (Male)	31.6	30.0	31.3
Average age (Female)	29.9	32.9	34.4
Households & Income			
Total households	1,605	45,819	114,287
# of persons per HH	2.6	2.8	2.7
Average HH income	\$33,655	\$45,872	\$55,835
Average house value	\$50,794	\$153,460	\$153,513

* Demographic data derived from 2010 US Census

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