

Executive Summary

Sublease Available

Spring Lake Cove - Sublease Opportunity



Property Summary

Available SF:	1,859 - 9,635 SF
Lease Rate:	\$13.00 - 14.00 SF/yr (MG)
Lot Size:	1.46 Acres
Building Size:	19,356 SF
Building Class:	A
Year Built:	1987
Renovated:	2012
Zoning:	C-1

Property Overview

This building is located in the Spring Lake Cove and is on very secluded street with a lake view. Office features include an open reception area, 9 offices, a break room with kitchen, large executive style conference room, a work room, 4 restrooms and more! 100% of the buildings interior has been updated since it was built. Ample parking is available and current tenants include Weyerhaeuser and the VA. Very hard to find office space with this kind of corporate feel in Pearl. GREAT ACCESS, less than 1 mile to I-20 and the Jackson Evers Airport.

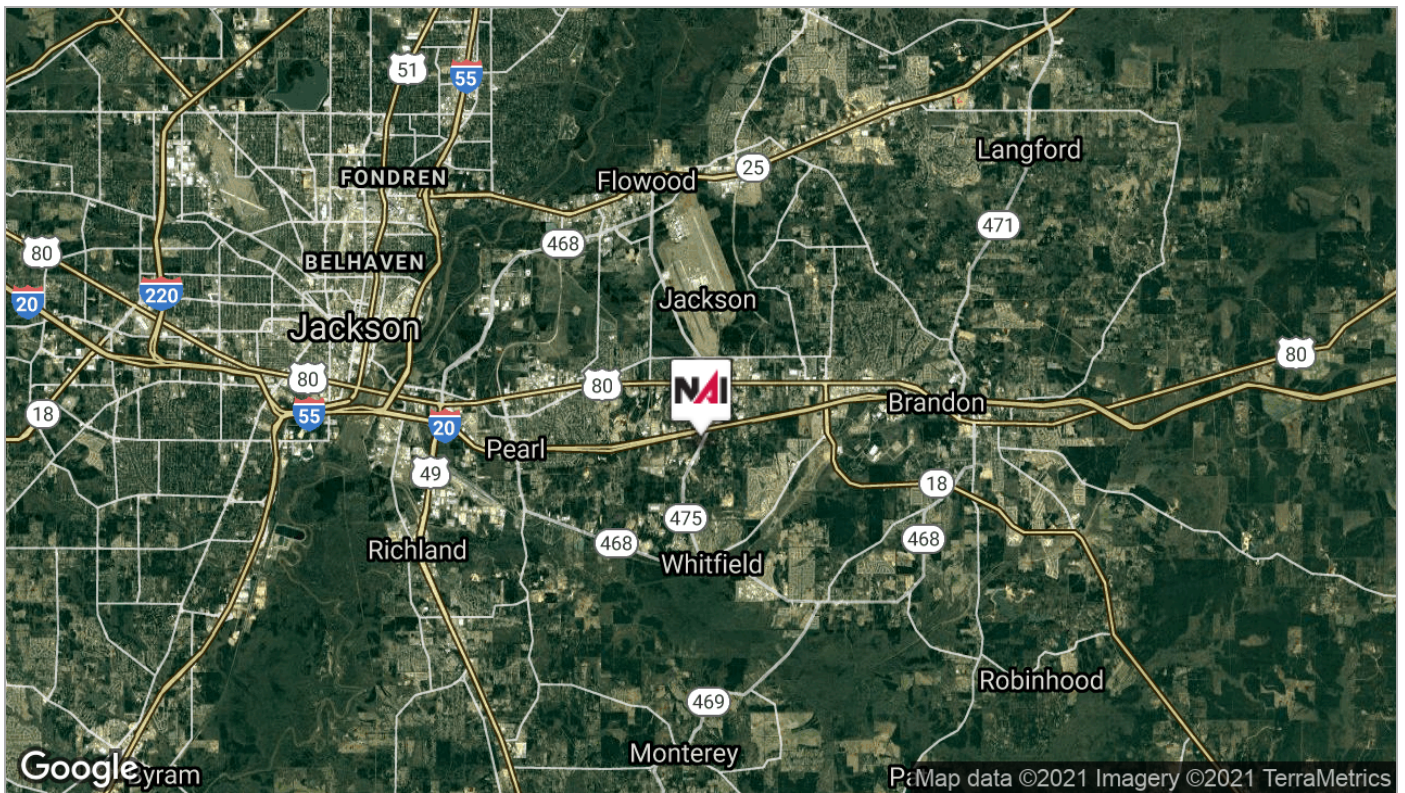
Location Overview

Located directly behind the Mattress Direct Building on Airport Road, just south of Miskelly's Furniture near the intersection of Hwy 80.

Location Maps

For Lease

Spring Lake Cove - Sublease Opportunity



Additional Photos

For Lease

Spring Lake Cove - Sublease Opportunity



Property Details

For Lease

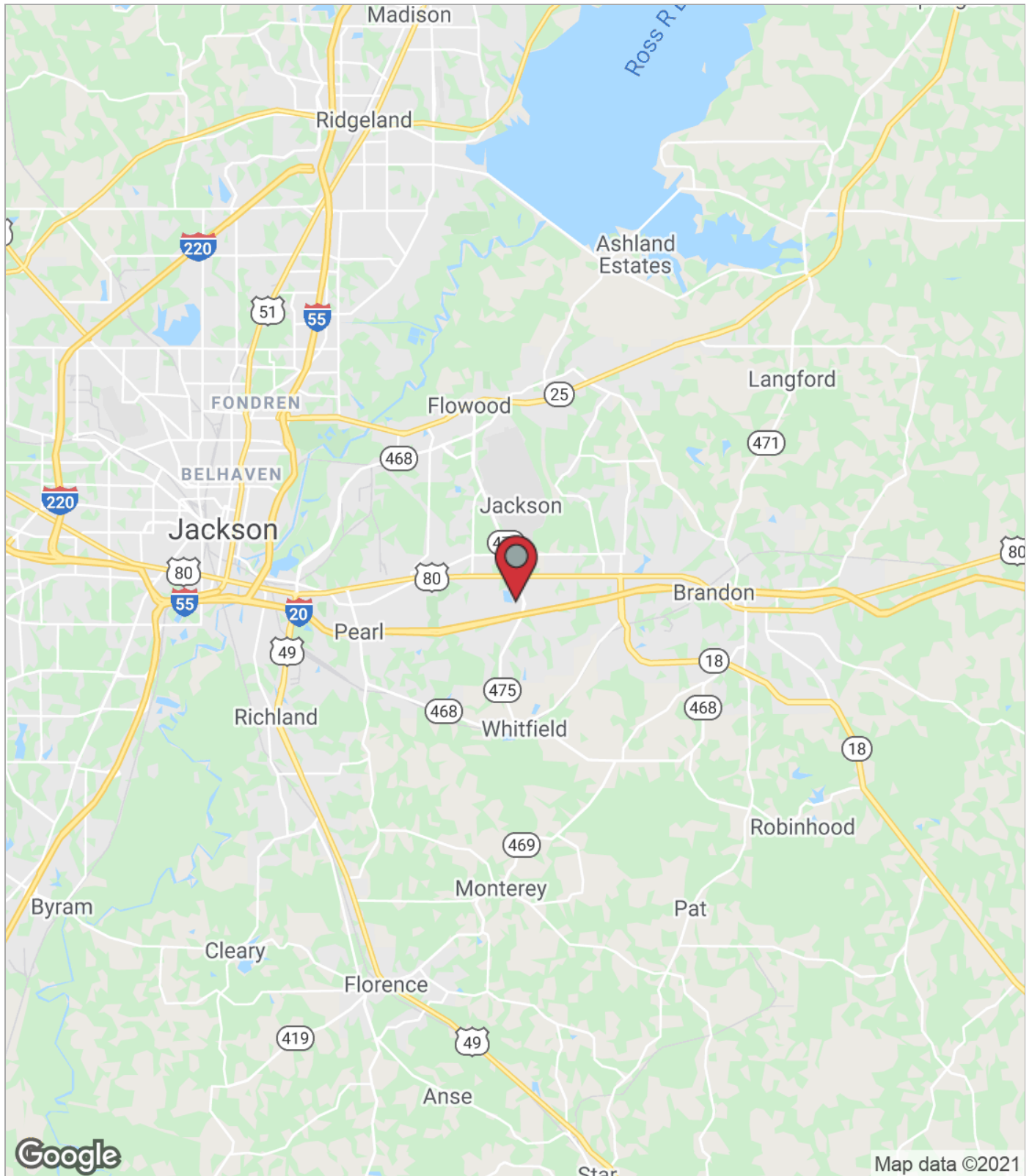
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Property Name:	Corporate Office Space Spring Lake Cove Office Park in Pearl
Property Address:	200 Spring Lake Cove Pearl, MS 39208
Property Type:	Office
APN:	F08Q000022 00000
Lot Size:	1.46 AC
Building Class:	A
Zoning:	C-1
Parking Spaces:	119
Parking Ratio:	6.15
Year Built:	1987
Number Of Stories:	2
Average Floor Size:	9,705
Foundation:	Concrete Slab
Walls:	Drywall with some wall covering; the ground floor has 9' exterior wall heights; the upper level also has 9' wall heights; inter

Regional Map

For Lease

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Aerial Map

For Lease

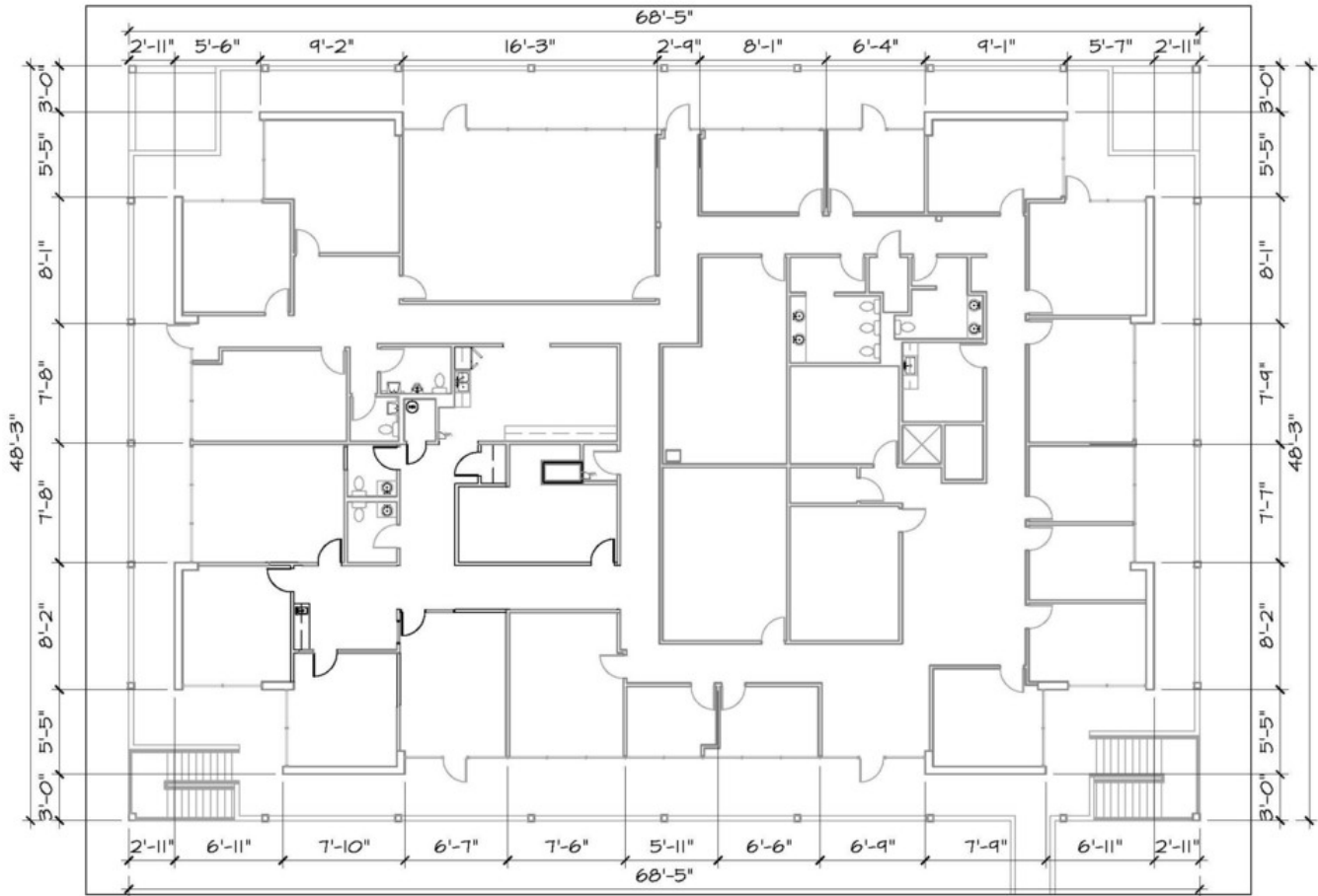
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Floor Plans

For Lease

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Overall Plan B3

1/8" = 1'-0"

EXISTING LEASE SPACE 7,716 sq.ft. ADDITIONAL LEASE SPACE 1,859 sq.ft. TOTAL: 9,635 sq.ft.