

FOR SALE

PROPERTY SUMMARY

Seaway Center in Gulfport, MS is a 2-story office building consisting of 34,866 SF. Conveniently located less than 2 miles from I-10 and 3 miles from Gulfport-Biloxi International Airport, the site offers generous parking and has 2 acres of unimproved land which may be used for secure laydown yard. Seaway Center is well-suited for medical or other professional office use. The above unimproved land makes the site ideal for transportation or construction offices. Vacancies include up to approximately 20,000 SF of former medical office space on the ground floor, as well as two spaces on the second floor of 1,567 and 2,897 SF.

Please contact Jill Meeks (251-421-0695) or Jason Scott (251-942-7728) for more information, or to schedule an appointment to tour the available space.

AVAILABLE

- Suite 100 – 20,000 ± RSF
- Suite 202 – 1,567 ± RSF
- Suite 205 – 2,897 ± RSF

TENANTS

- Primary Care Plus, Progressive Insurance Company, American Esoteric Laboratories, Encore Construction Group

LEASE RATE

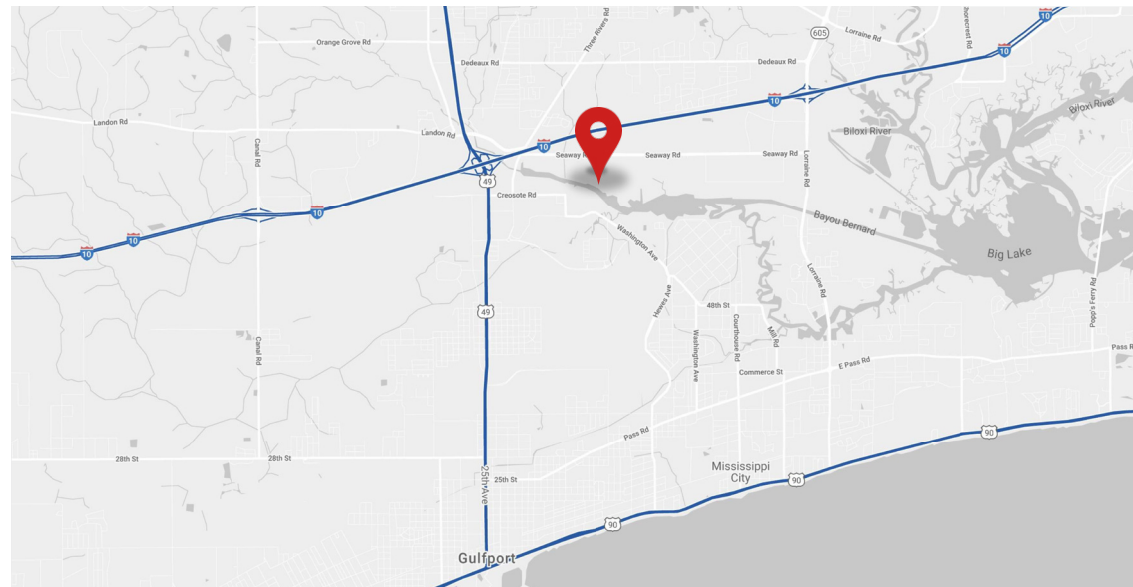
- \$14.50 - \$16.50 PSF Annually

AREA BUSINESSES

- Mississippi Gulf Coast Community College, Gulfport-Biloxi International Airport, Gulfport Premium Outlets

TRAFFIC COUNTS (ADT 2019)

- On I-10, north of site: 65,000
- On Three Rivers Road, south of site: 14,000



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