

THE METRO'S NEWEST, MOST EFFICIENT A+ OFFICE BUILDING

# FOR LEASE-THE HORNE BUILDING

661 SUNNYBROOK ROAD, RIDGELAND, MS 39157



## PROPERTY DESCRIPTION

The Cress Group is pleased to offer space for lease in the newly constructed HORNE building. The HORNE building is a Class A+ facility with three floors and 95,000 square feet of office space, cutting-edge design, energy management practices and amenities. HORNE occupies two thirds of the building and employs over 250 people in the location. With over 20 locations across the United States and Puerto Rico, HORNE focuses its industry knowledge and experience in banking construction, franchise, government, healthcare, and private wealth.

The building offers unparalleled visibility for occupants with traffic counts of over 100,000 vehicles/day as well as convenient access to Interstate 55 for tenants and customers. Other notable tenant's include Priority One Bank, Smith ShellNut Wilson and The Cress Group. This building is ready for occupancy and has on-site management and operating services provided by The Cress Group.

## PROPERTY HIGHLIGHTS

- Two available space configurations
- First Floor Available Space 1- 3,888 SF
- First Floor Available Space 2- 5,448 SF
- Located on Interstate 55 in Ridgeland
- Tenant Improvement Allowance
- Onsite management services

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Gross)
Available SF:	3,888 - 5,448 SF
Building Size:	95,712 SF

### CHAD HIRN, CCIM

Principal Broker/Investment Brokerage  
601.707.1300  
chirn@cresscre.com

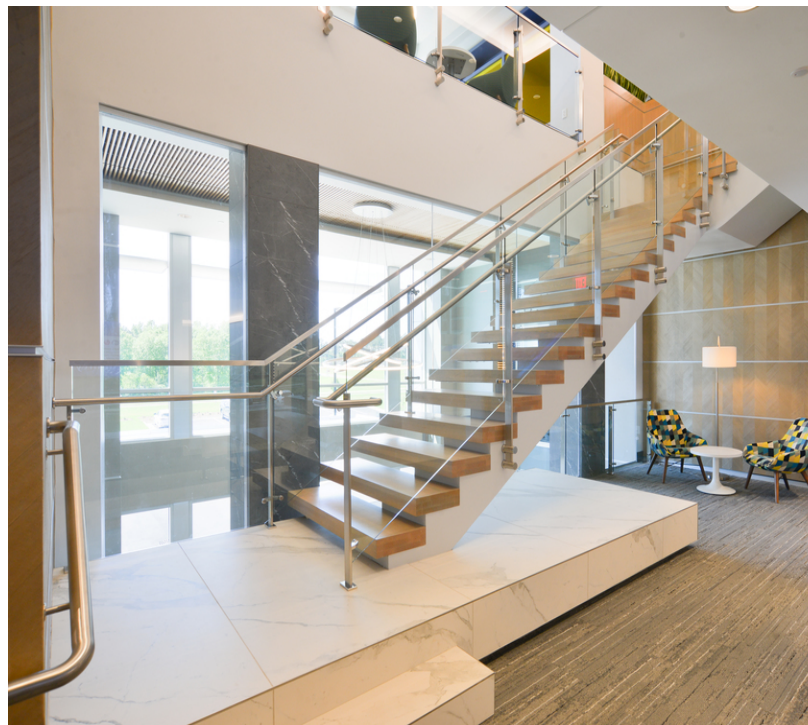


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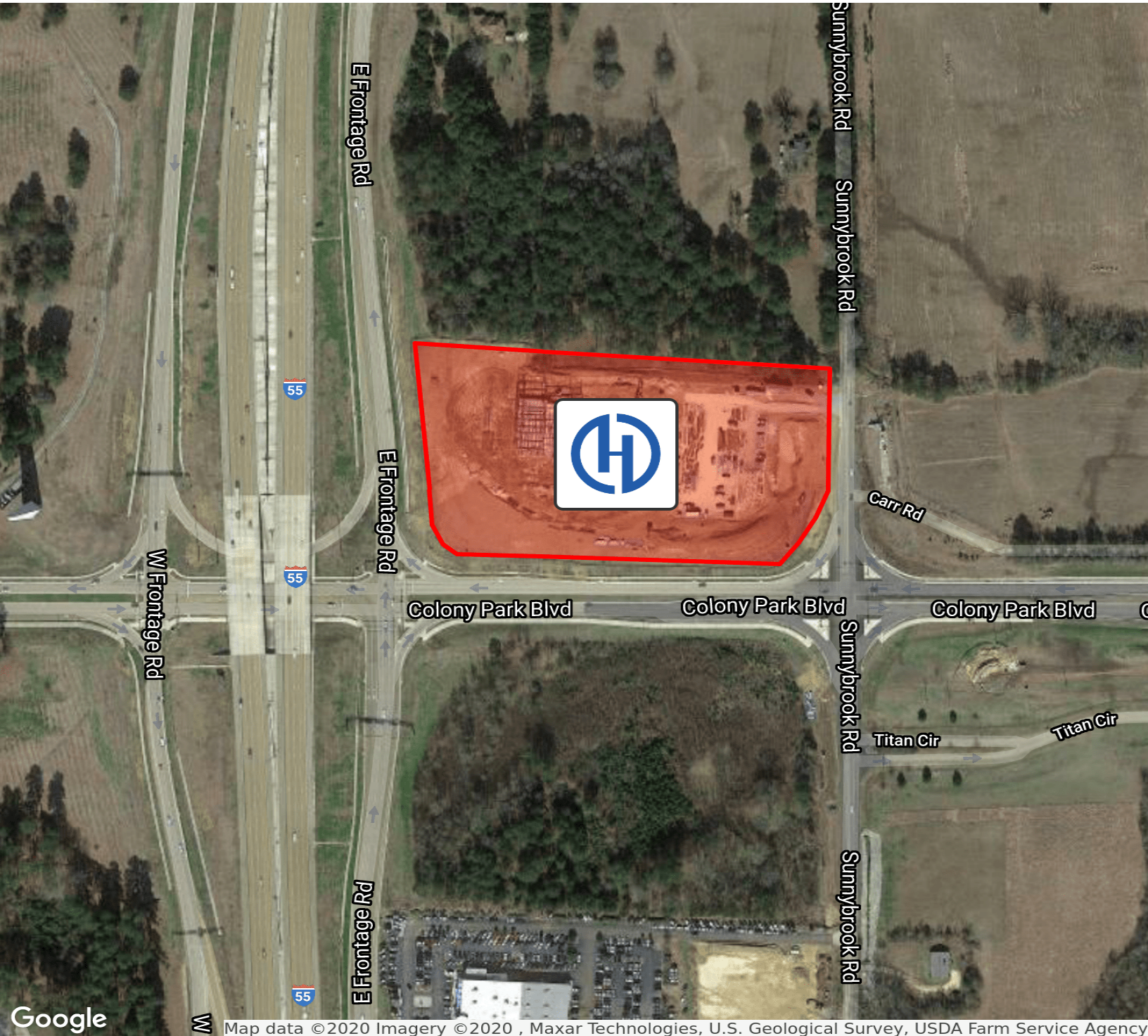


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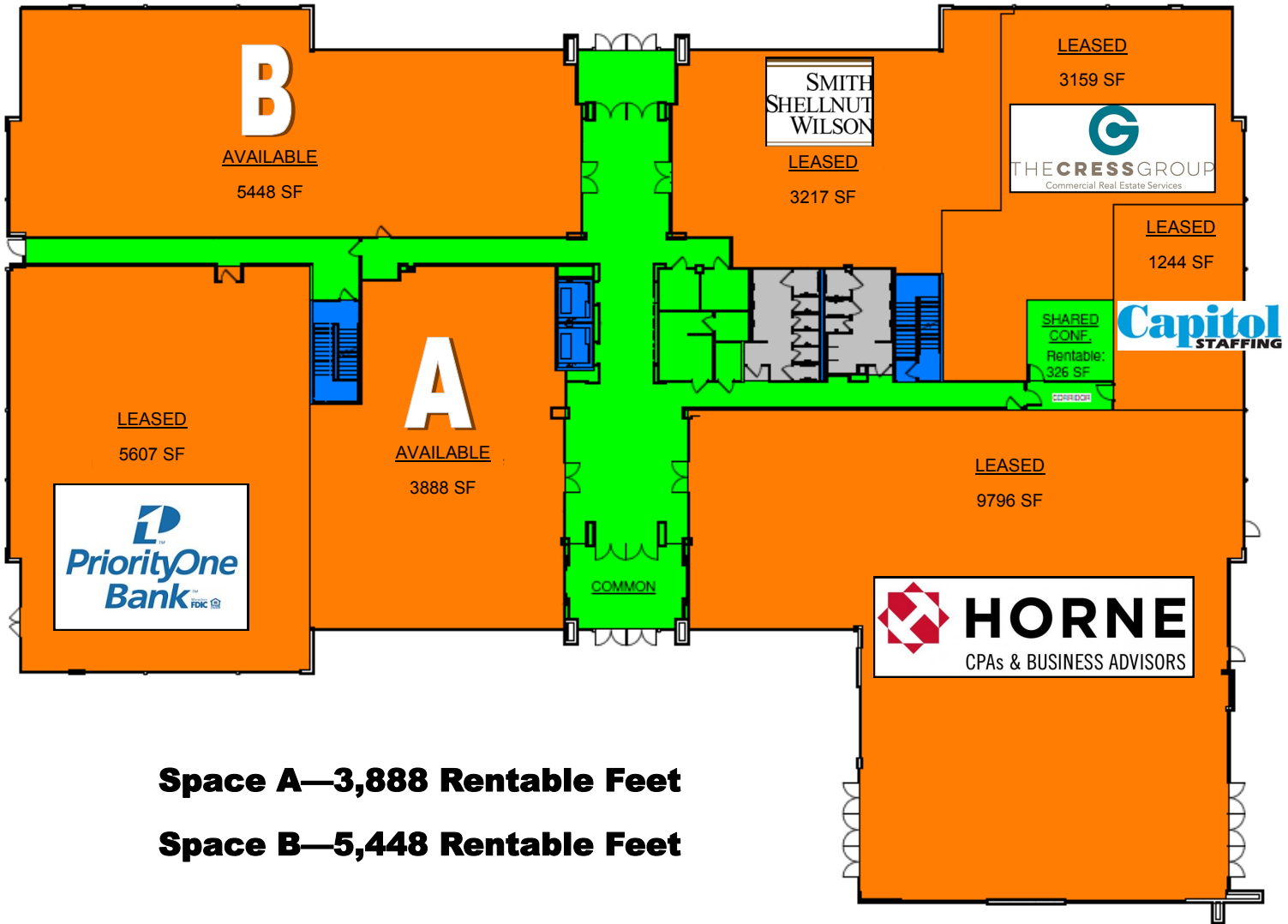
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**Space A—3,888 Rentable Feet**

**Space B—5,448 Rentable Feet**

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