

OFFICE BUILDING FOR LEASE

# ATRIUM BUILDING

805 S. WHEATLEY ST. RIDGELAND, MS 39157



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**LOCATION DESCRIPTION**

The Atrium Building is nestled in the vibrant business district in Ridgeland, MS. This prime location offers easy access to a myriad of dining, shopping, and entertainment options nearby, as well as convenient access to the Jackson metro area. Just minutes away, tenants can enjoy the upscale Renaissance at Colony Park shopping center, with its array of high-end retailers and restaurants, perfect for client meetings or team outings. Additionally, the area boasts a variety of cultural attractions, including the Mississippi Museum of Art and the Mississippi Agriculture & Forestry Museum, making it an ideal location for professionals seeking a dynamic work-life balance.

SPACES	LEASE RATE	SPACE SIZE
210	\$18.50 SF/yr	1,143 SF
310	\$18.50 SF/yr	2,400 SF
510	\$18.50 SF/yr	1,396 SF
540	\$18.50 SF/yr	962 SF
560	\$18.50 SF/yr	2,556 SF
570	\$18.50 SF/yr	1,813 SF

**OFFERING SUMMARY**

Lease Rate:	\$18.50 SF/yr (Full Service)
Available SF:	962 - 2,556 SF
Lot Size:	3.05 Acres
Building Size:	69,681 SF

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**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	962 - 2,556 SF	Lease Rate:	\$18.50 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 210	Available	1,143 SF	Full Service	\$18.50 SF/yr	Reception area with a large open room, 4 good size office spaces and a kitchen nook. All offices have windows.
■ 310	Available	2,400 SF	Full Service	\$18.50 SF/yr	Large space featuring open area, large windows and 7 private offices.
■ 320	320	1,652 SF	Full Service	\$17.00 SF/yr	4 private offices
■ 500	-	3,025 SF	Full Service	\$17.00 SF/yr	Large suite that includes 2 private offices, 1 large conference room, large break room and private bathroom with a shower.
■ 510	Available	1,396 SF	Full Service	\$18.50 SF/yr	Large suite that includes an open space with 2 private offices.
■ 540	Available	962 SF	Full Service	\$18.50 SF/yr	Large suite that includes reception area, and 4 private offices.
■ 560	Available	2,556 SF	Full Service	\$18.50 SF/yr	Space has open area, (7) private offices, (2) break areas and large reception areas.
■ 570	Available	1,813 SF	Full Service	\$18.50 SF/yr	Large suite with break area, 3 large offices and spaces that can be opened up or walled off for individual offices.

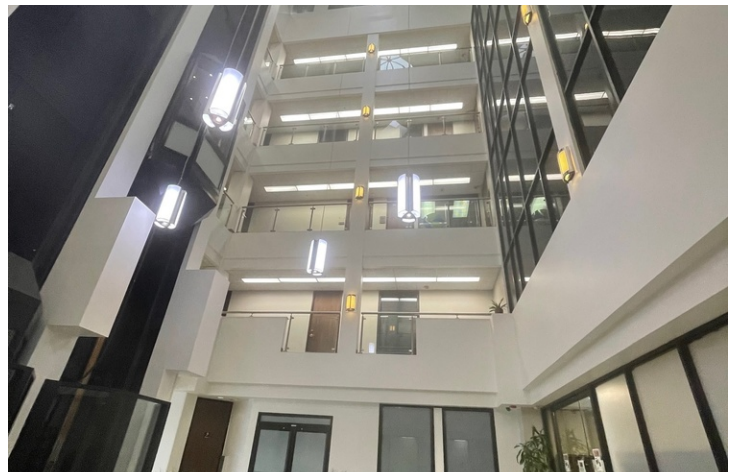
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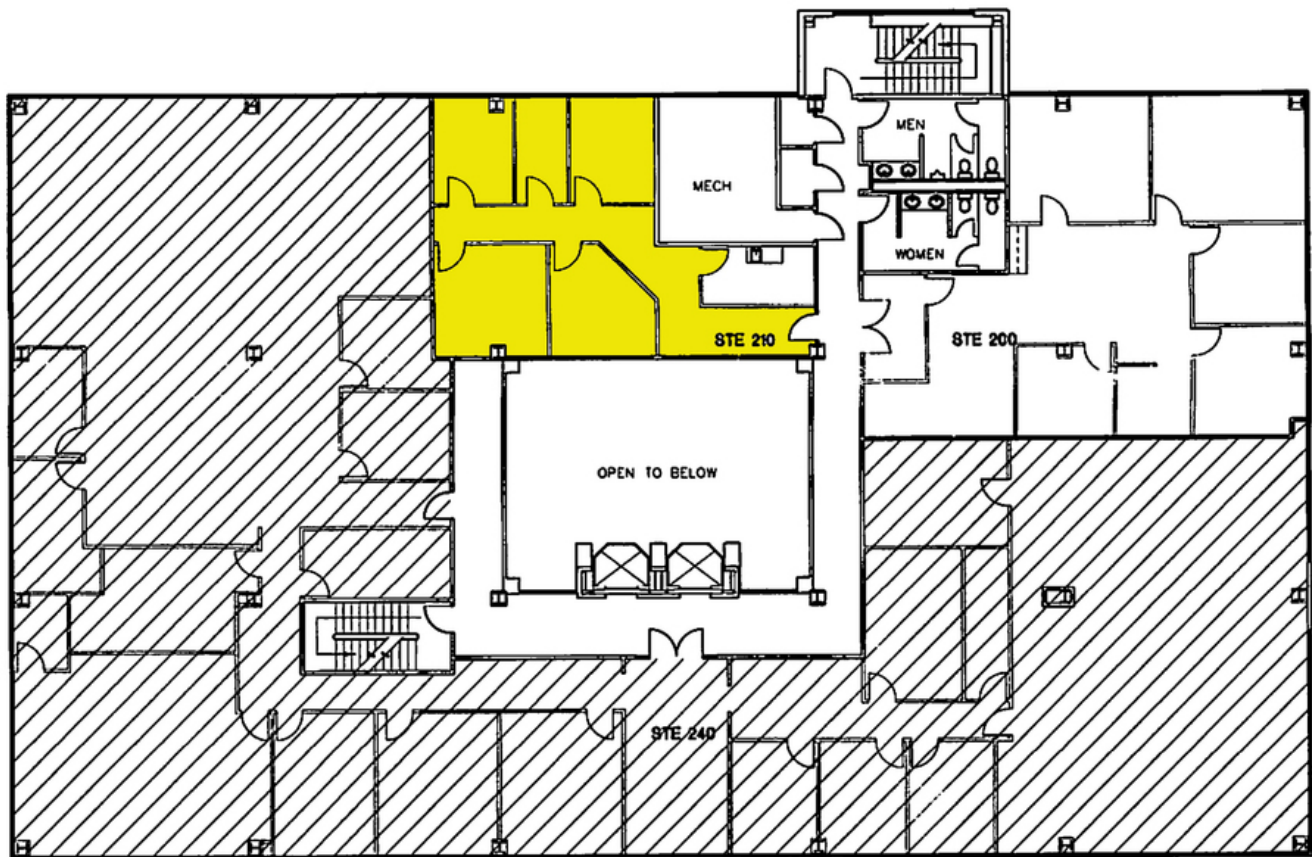
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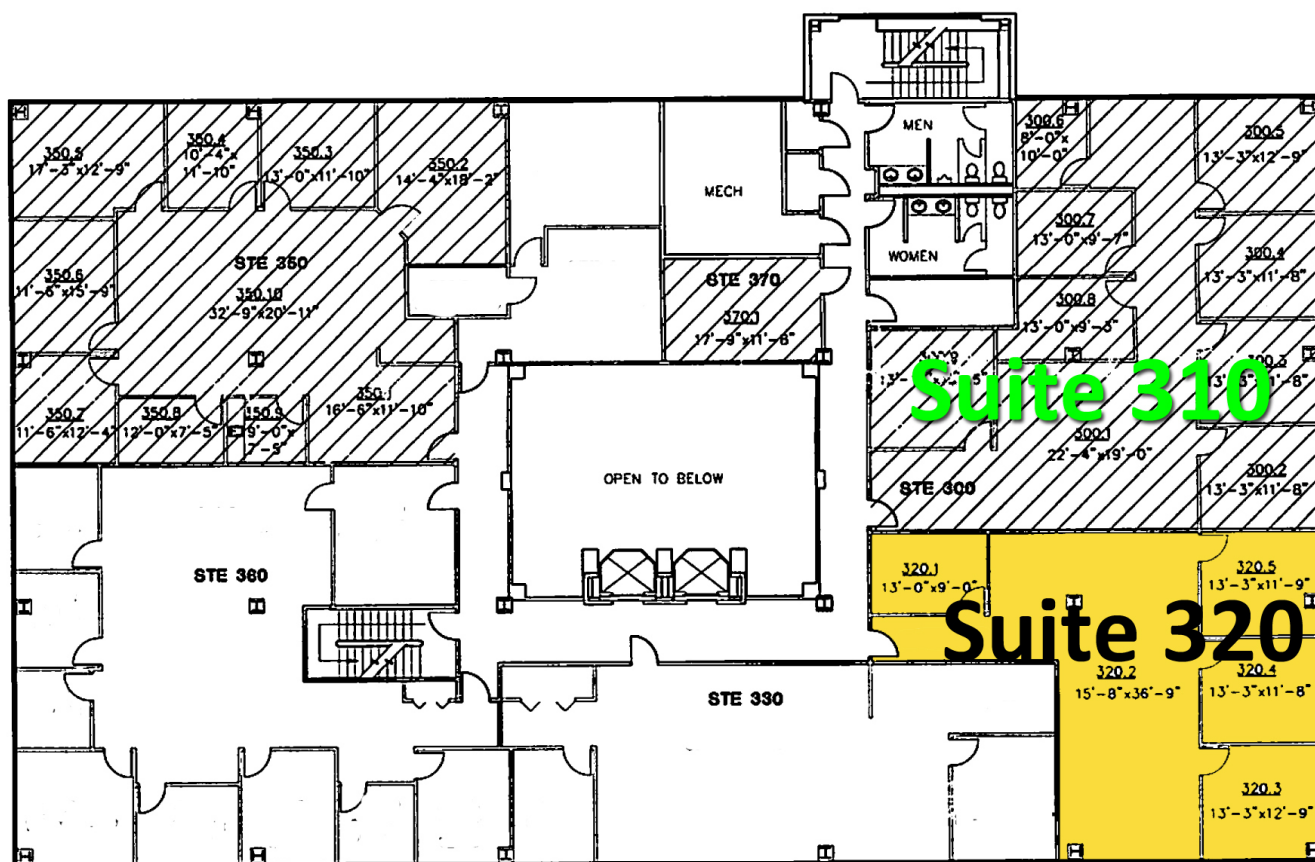
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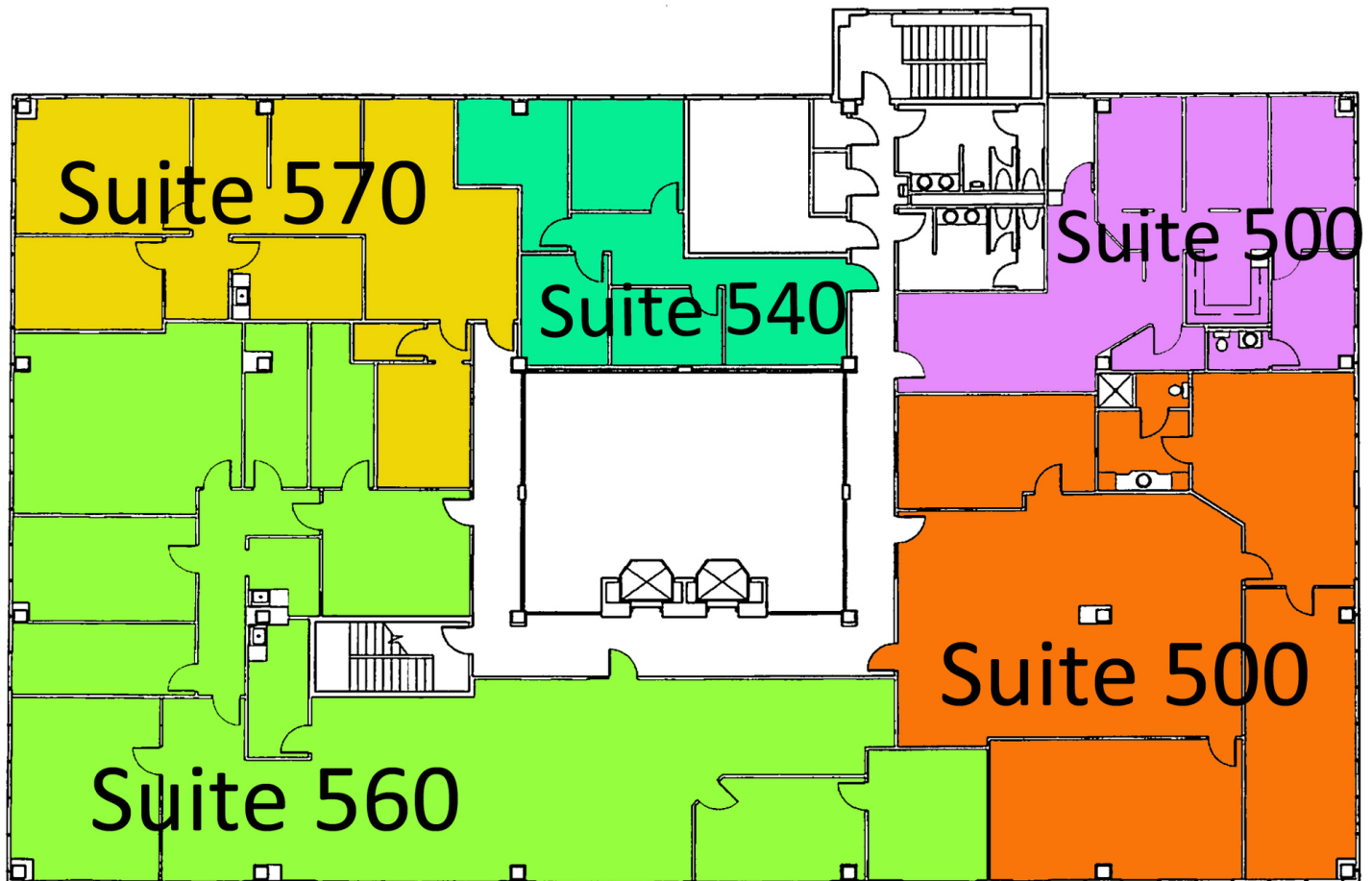


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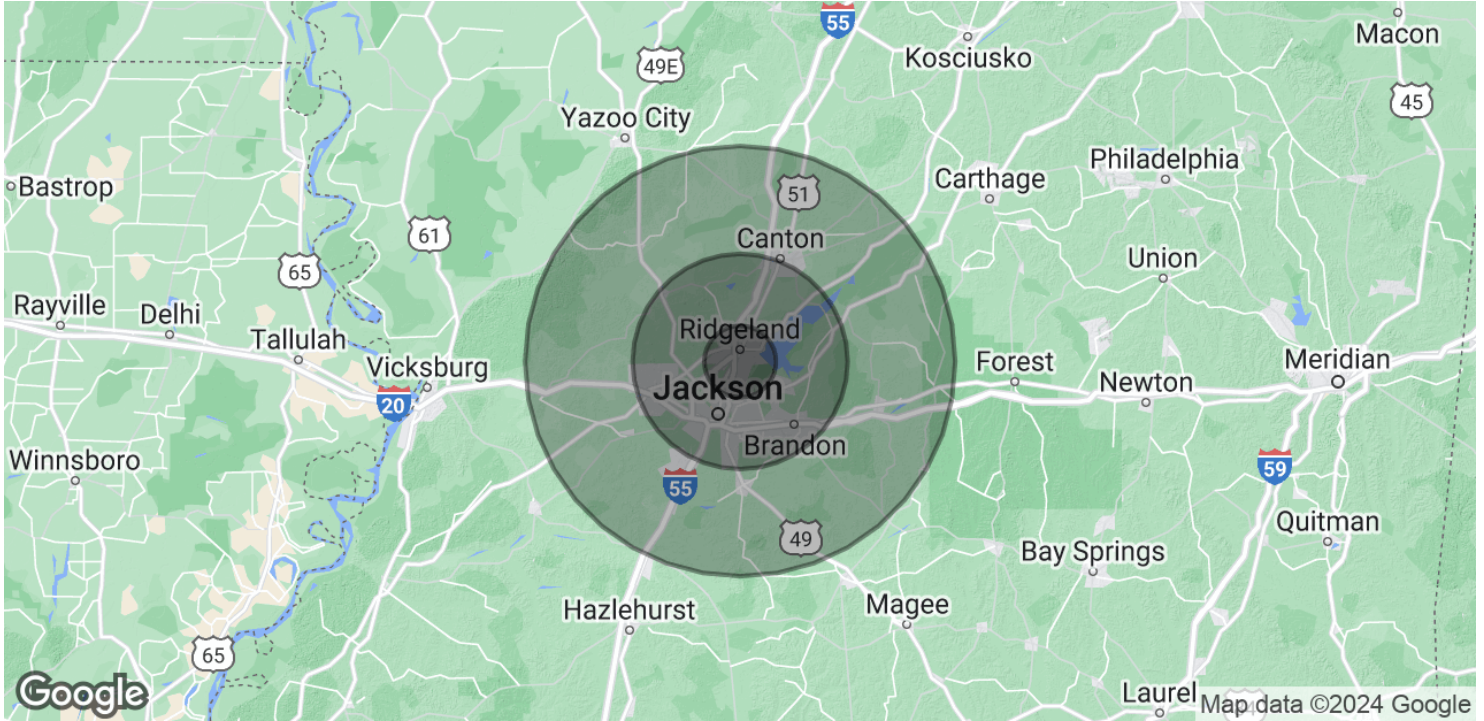
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	102,220	406,728	563,354
Average age	35.3	34.4	34.8
Average age (Male)	34.5	33.1	33.3
Average age (Female)	36.1	35.5	36.1

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	41,631	150,714	206,101
# of persons per HH	2.5	2.7	2.7
Average HH income	\$76,119	\$65,927	\$64,786
Average house value	\$218,209	\$174,139	\$166,182

\* Demographic data derived from 2020 ACS - US Census

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MS #16810

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