

OFFICE BUILDING FOR LEASE

HERITAGE BUILDING

401 E CAPITOL ST JACKSON, MS 39201

SPEED
COMMERCIAL
REAL ESTATE



JEFF SPEED, CCIM
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SPEED COMMERCIAL REAL ESTATE

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LOCATION DESCRIPTION

The Heritage Building is located in the historic district of downtown Jackson across the street from the Governor's mansion. Move-in ready spaces perfect for law firms, engineering, and other professionals. Close proximity to Hinds County Courthouse, Municipal Court building, US Courthouse, MS Supreme Court. This building sits in a prime location close to multiple businesses, shops, and restaurants.

OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	177 - 4,324 SF
Lot Size:	0.58 Acres
Building Size:	95,061 SF

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	177 - 4,324 SF	Lease Rate:	Call for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
100	Available	3,950 SF	Full Service	Call for pricing
101	Available	1,315 SF	Full Service	Call for pricing
102	Available	783 SF	Full Service	Call for pricing
205	Available	1,850 SF	Full Service	Call for pricing
305	Available	4,324 SF	Full Service	Call for pricing
410	Available	3,928 SF	Full Service	Call for pricing
510	Available	177 SF	Full Service	Call for pricing
520	Available	2,300 SF	Full Service	Call for pricing
525	Available	2,300 SF	Full Service	Call for pricing
615	Available	177 SF	Full Service	Call for pricing
620	Available	250 SF	Full Service	Call for pricing
630	Available	2,300 SF	Full Service	Call for pricing

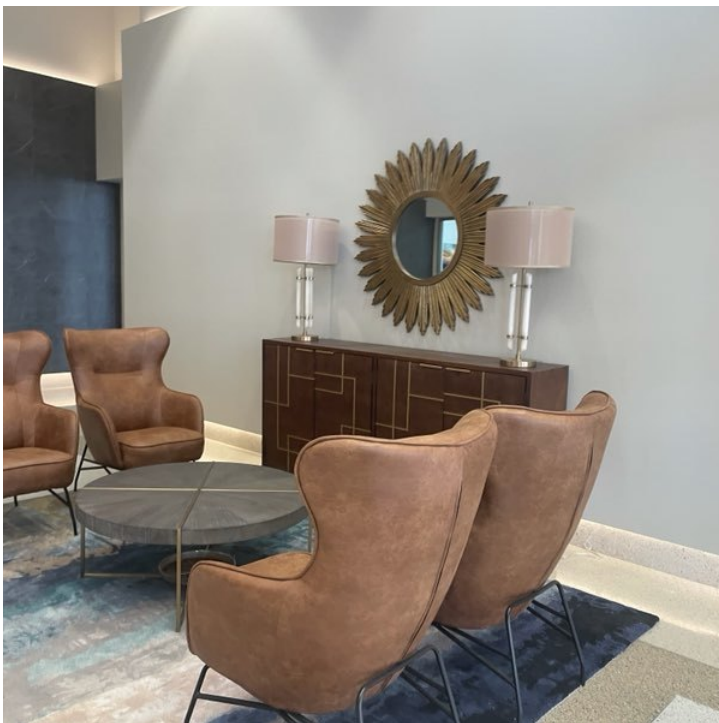
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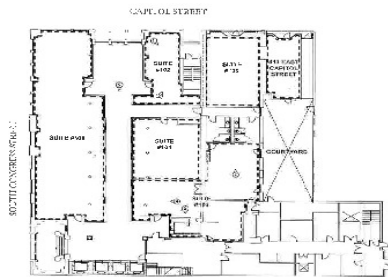


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Heritage Building | Level One

401 East Capitol St | Jackson, MS 39201
Contact Jeff Speed @ 601.624.8380



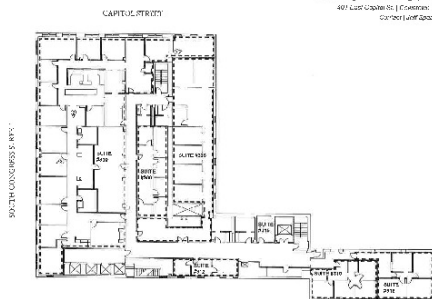
Heritage Building | Level Two

401 East Capitol St | Jackson, MS 39201
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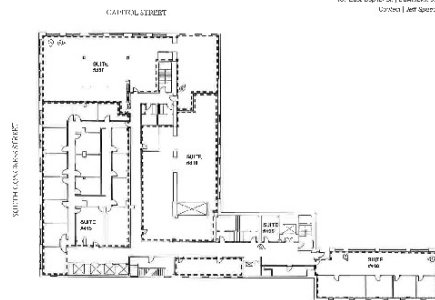
Heritage Building | Level Three

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Heritage Building | Level Four

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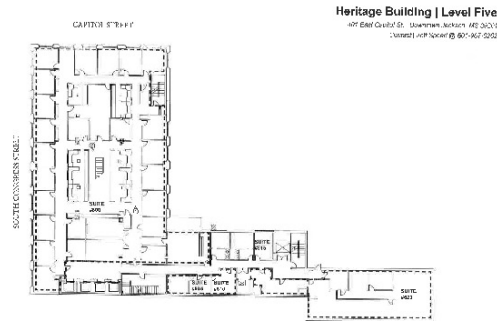


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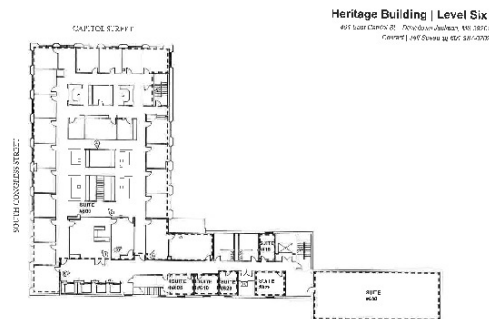
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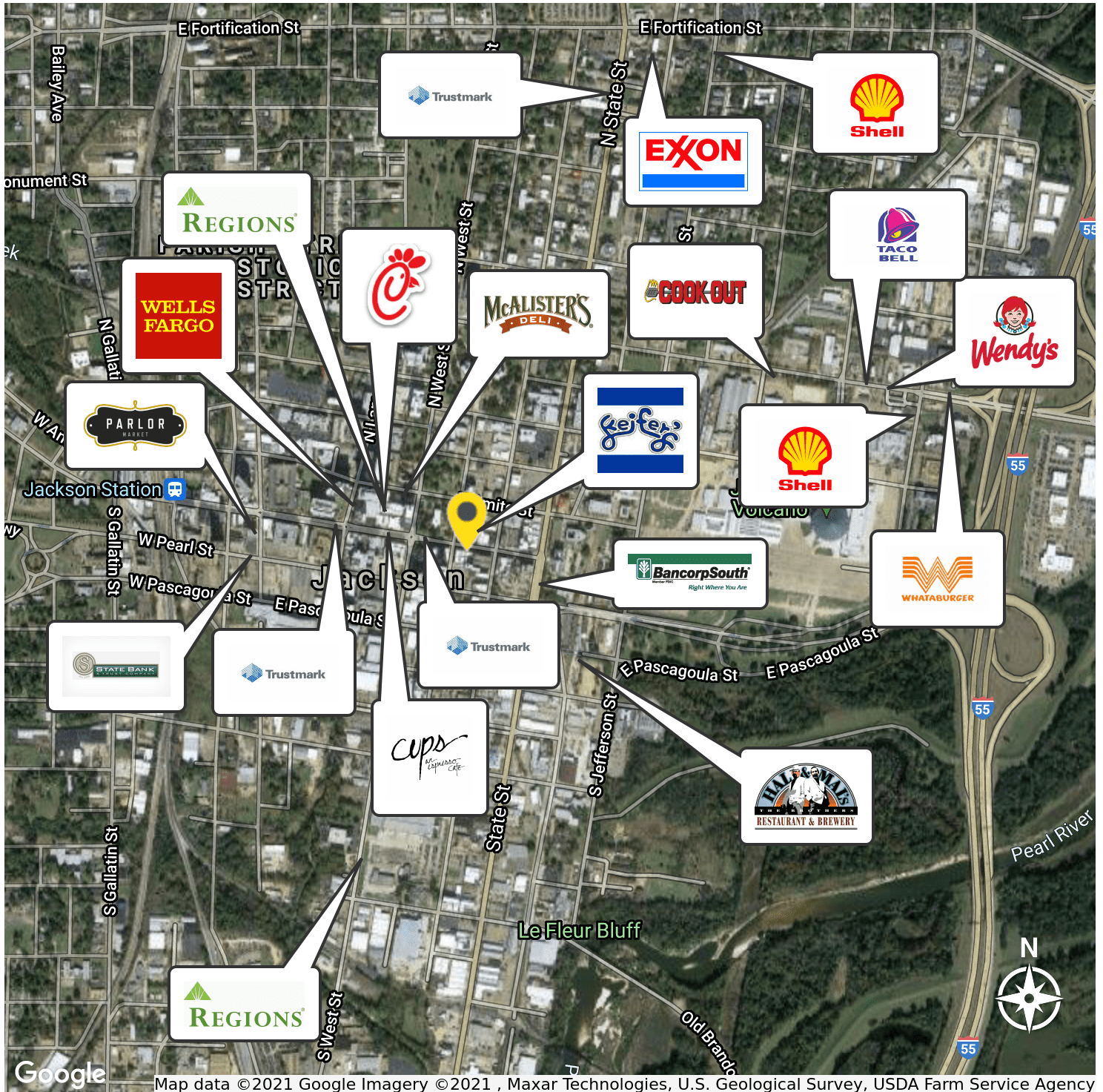


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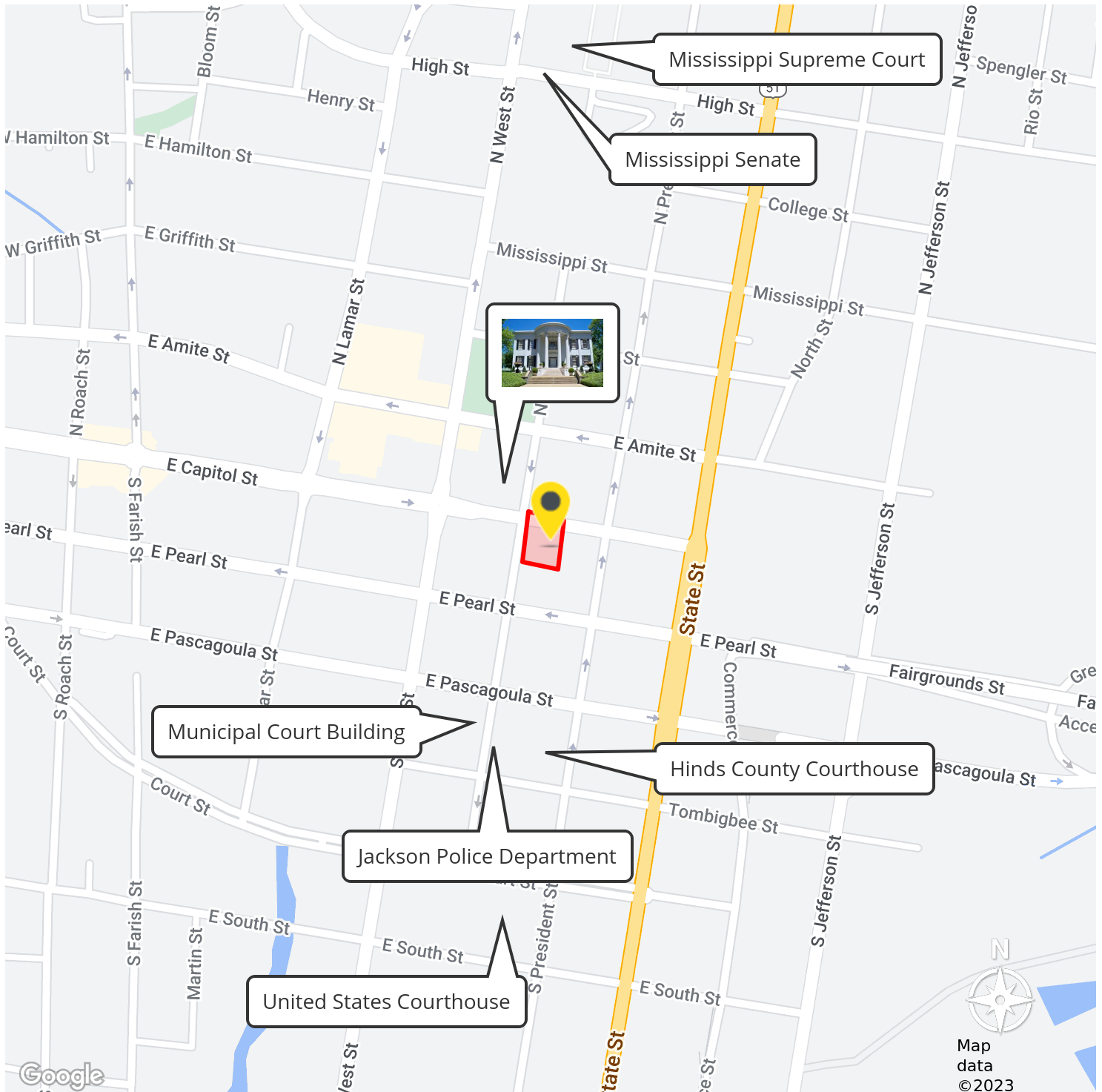


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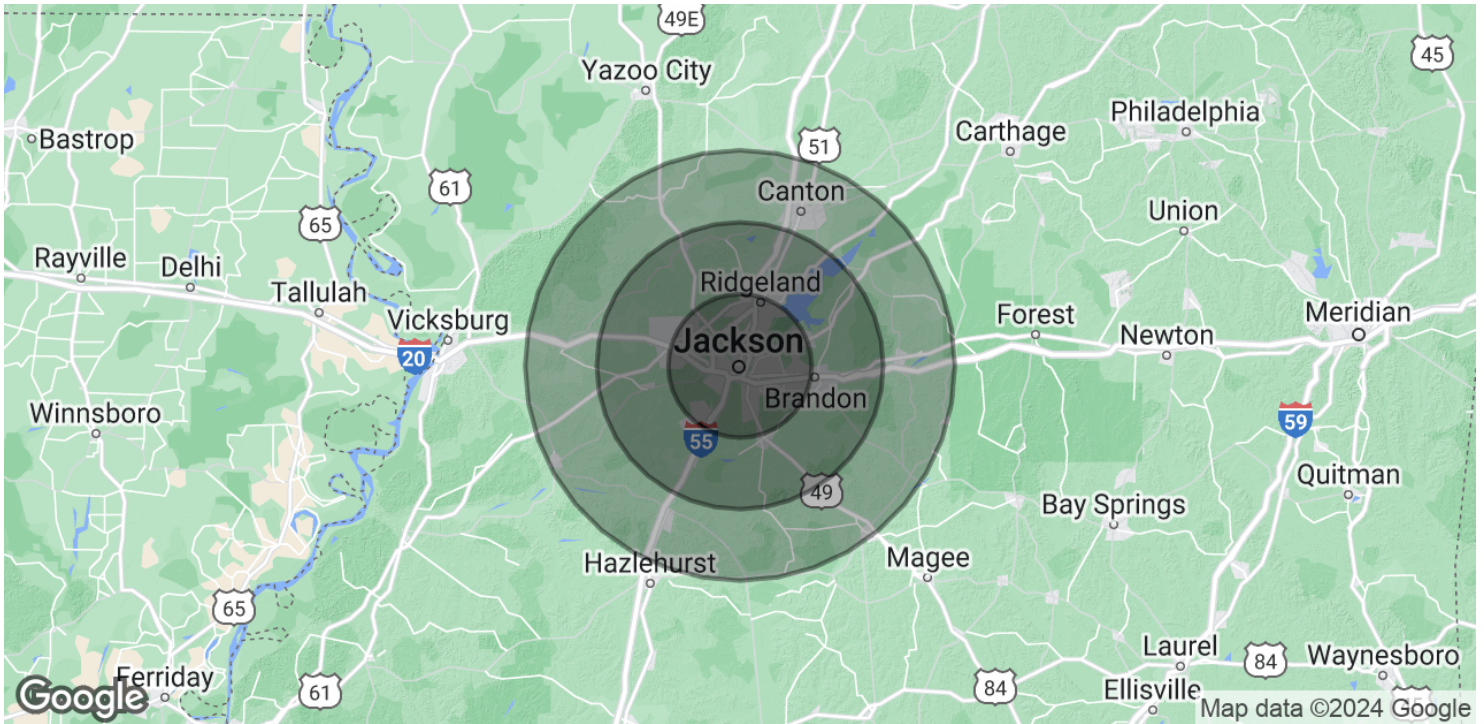


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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	309,525	484,726	571,479
Average age	32.9	34.8	34.8
Average age (Male)	31.3	33.4	33.3
Average age (Female)	34.3	36.0	36.1
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	113,904	179,036	209,050
# of persons per HH	2.7	2.7	2.7
Average HH income	\$55,762	\$65,702	\$64,273
Average house value	\$152,836	\$171,451	\$162,373

* Demographic data derived from 2020 ACS - US Census

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