

GALLERIA OFFICE PARK—LOT 24



FRONT ELEVATION

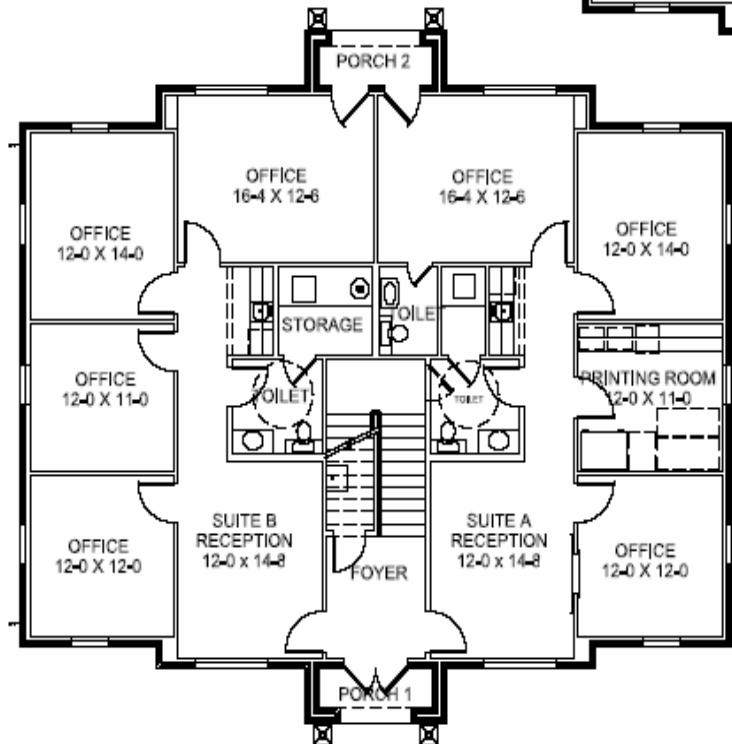
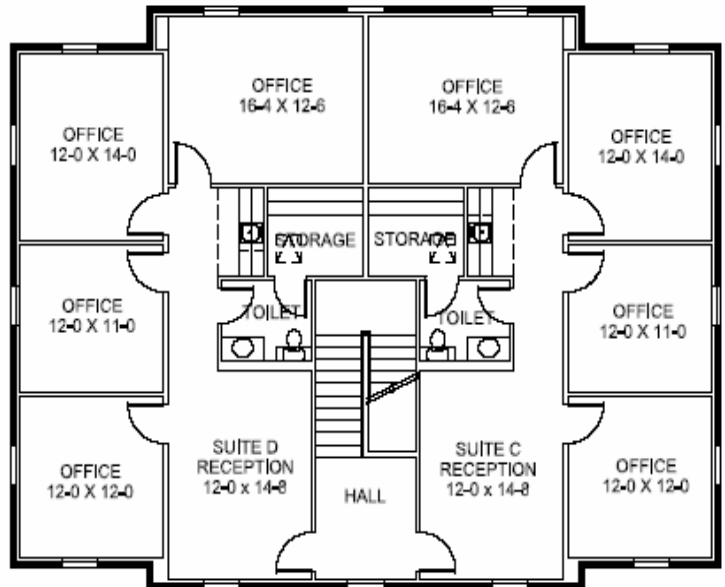


REAR ELEVATION

DEVELOPED BY....
CEDARCREST PROPERTIES, LLC

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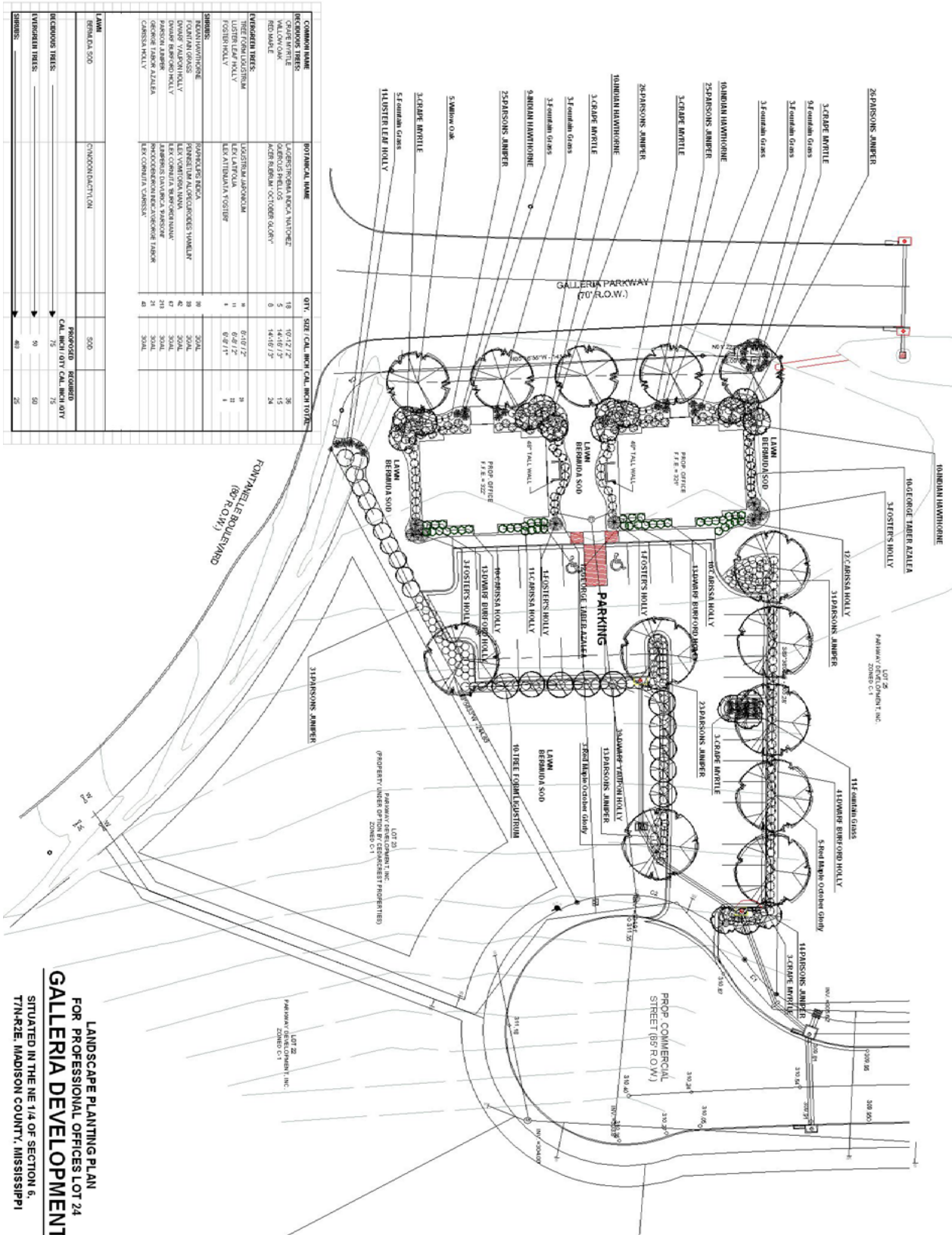
FLOOR PLAN



WIDTH: 59'-2"
DEPTH: 52'-2"

1ST FLOOR AREA
2ND FLOOR AREA
TOTAL AREA

	FRAMED	WITH BRICK
1ST FLOOR AREA	2397 SQ. FT.	2482 SQ. FT.
2ND FLOOR AREA	2397 SQ. FT.	2482 SQ. FT.
TOTAL AREA	4794 SQ. FT.	4964 SQ. FT.



LANDSCAPE PLANTING PLAN
FOR PROFESSIONAL OFFICES LOT 24
GALLERIA DEVELOPMENT
SITUATED IN THE NE 1/4 OF SECTION 6,
T7N-R2E, MADISON COUNTY, MISSISSIPPI

GALLERIA OFFICE PARK—LOT 24

GENERAL INFORMATION

BUILDING INFORMATION:

- TWO BUILDINGS—APPROXIMATELY 5,000 SQ. FT. EACH
- APPROXIMATELY 1250 SQ. FT. SUITES OR LARGER
- APPROXIMATELY 1 ACRE OF LAND
- GALLERIA PARKWAY FRONTAGE
- ESTIMATED COMPLETION IN SUMMER 2007
- POTENTIALLY “GO-ZONE” QUALIFIED
- LOCATED IN MADISON, MISSISSIPPI
- LESS THAN 10 MINUTES FROM DOWNTOWN JACKSON
- LESS THAN 5 MINUTES FROM NISSAN PLANT

CONSTRUCTION MATERIAL INFORMATION:

- BRICK EXTERIOR—GEORGETOWN BRICK
- TAMKO—LAMORITE SLATE ROOF
- COPPER WORK ON EXTERIOR
- ALUMINUM CLAD/WOOD WINDOWS

FOR SALE OR LEASE:

IRA HARVEL
CEDARCREST PROPERTIES, LLC
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IHARVEL@JAM.RR.COM
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601.506.5364

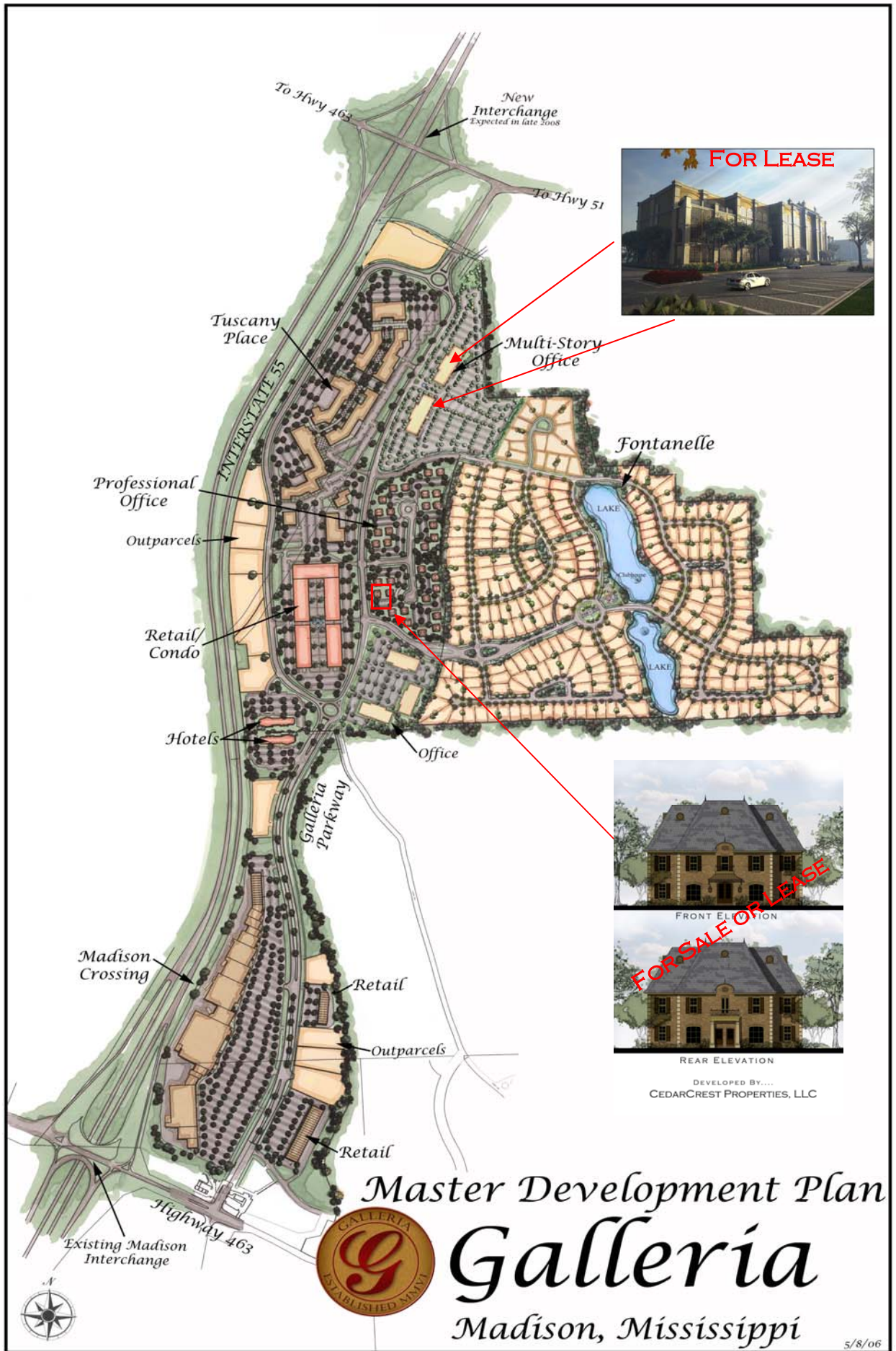


FRONT ELEVATION



REAR ELEVATION

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Vicinity Map

CITY OF MADISON INFORMATION

PRIMARY MARKET AREA:

- MADISON POPULATION – 23,767
- JACKSON MSA NEARLY 500,000
- 2004-2009 PROJECTED ANNUAL GROWTH RATE – 1.9 PERCENT
- MEDIAN HOUSEHOLD INCOME - \$78,305
- HOUSEHOLDS WITH INCOMES ABOVE \$75,000 – 53.5 PERCENT
- PERCENTAGE OF ADULT POPULATION WITH BACHELOR'S DEGREE – 38 PERCENT
- PERCENTAGE OF ADULT POPULATION WITH GRADUATE DEGREE – 16 PERCENT

HIGHLIGHTS

- LEADS MISSISSIPPI IN ALL MAJOR SOCIOECONOMIC CATEGORIES
- RANKED AS MISSISSIPPI'S SAFEST CITY
- 10 MINUTES FROM STATE CAPITAL

