

For Lease

# 587 Highland Colony



## PROPERTY DESCRIPTION

Located in the vibrant heart of Ridgeland, MS, 587 Highland Colony Parkway presents a remarkable leasing opportunity for discerning businesses. This newly renovated 16,000 SF office building offers a modern work environment with top-tier amenities.

### Property Highlights:

- High-Quality Renovations: Experience newly installed hardwood floors, fresh finishes, and a contemporary aesthetic designed to inspire productivity and creativity.
- Flexible Office Layouts: From spacious cubicle areas to large conference rooms, the building caters to a variety of business needs, ensuring comfort and efficiency.
- Strategic Location: Positioned directly across from the Paragon Center home of BancPlus Corporation expansion, the office benefits from high visibility and accessibility. It's also just minutes away from the new Amazon Web Services Center, making it ideal for technology and professional service firms seeking proximity to major business hubs.
- 2 Miles from both Interstate 55 and Interstate 220

### Features Include:

- Hardwood floored offices for a touch of elegance.
- Large conference rooms equipped for all types of business meetings and presentations.
- Spacious cubicle areas that can be customized to suit different team sizes and company needs.

587 Highland Colony Parkway not only offers an excellent office environment but also places your business in the midst of Ridgeland's commercial activity. Take advantage of this prime location and elevate your business presence in a place designed for success.

## PROPERTY HIGHLIGHTS

- 3 Suites Available
- Suite 102 - 4,400 SF
- Suite 201 - 4,200 SF
- Suite 202 - 2,300 SF
- Prime location on Highland Colony Parkway
- Modern and professional office space
- Flexible floor plan to suit various business needs
- Ample parking for employees and visitors
- High visibility with signage opportunities
- Energy-efficient, sustainable design
- State-of-the-art building amenities
- Close proximity to major business, dining and retail

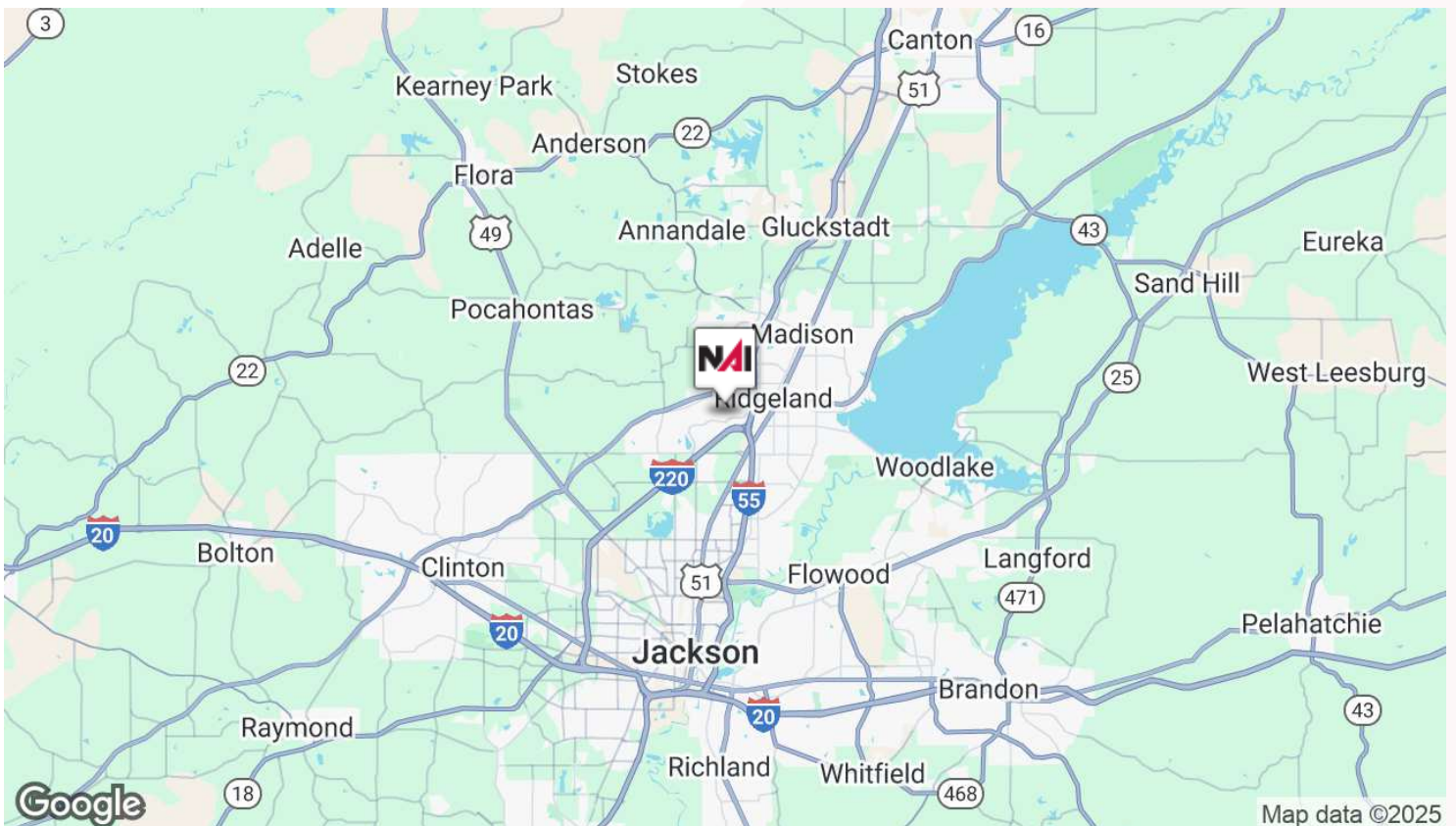
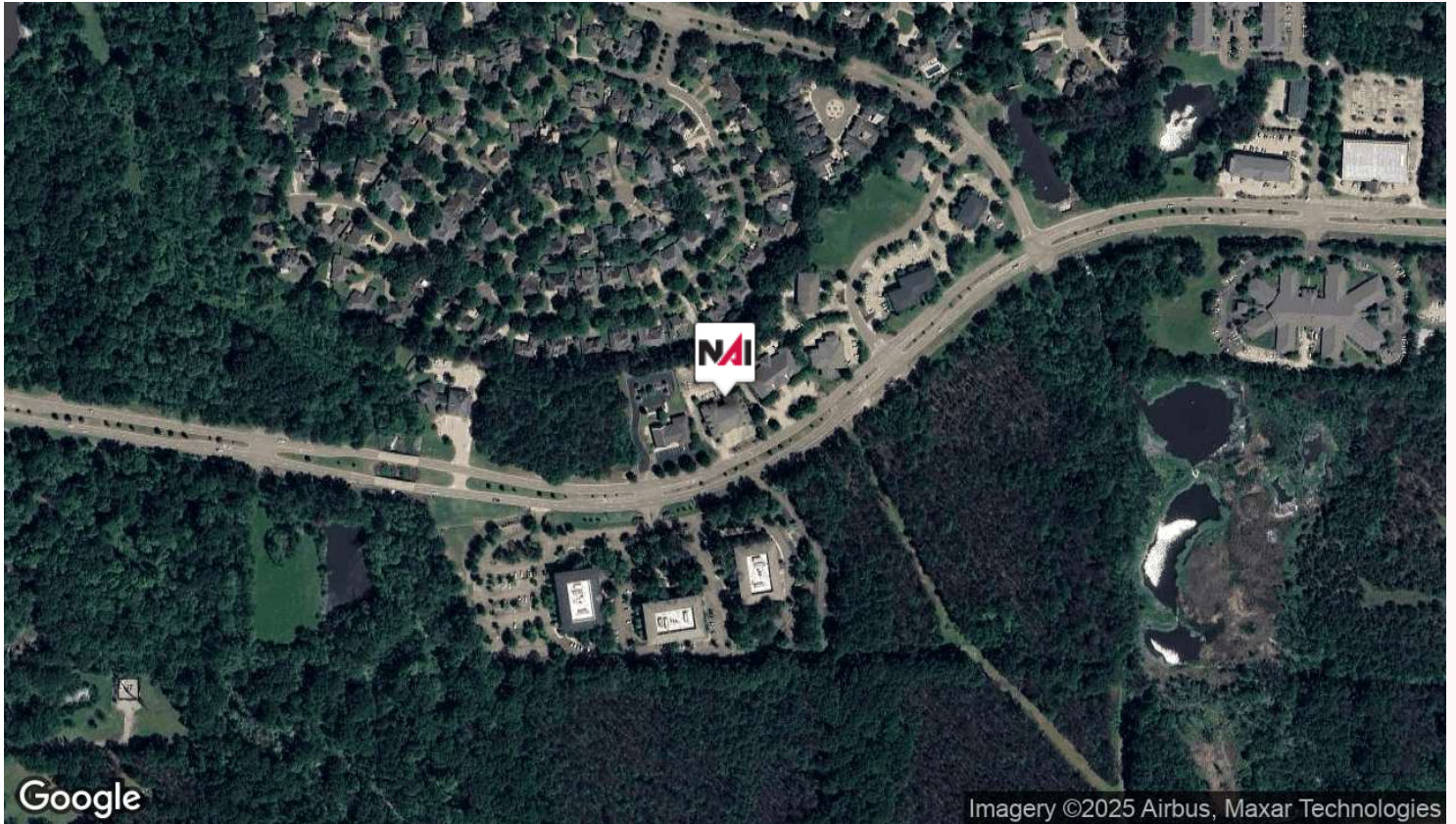
## OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (Full Service)
Available SF:	2,300 - 4,400 SF
Lot Size:	53,374 SF
Building Size:	16,000 SF



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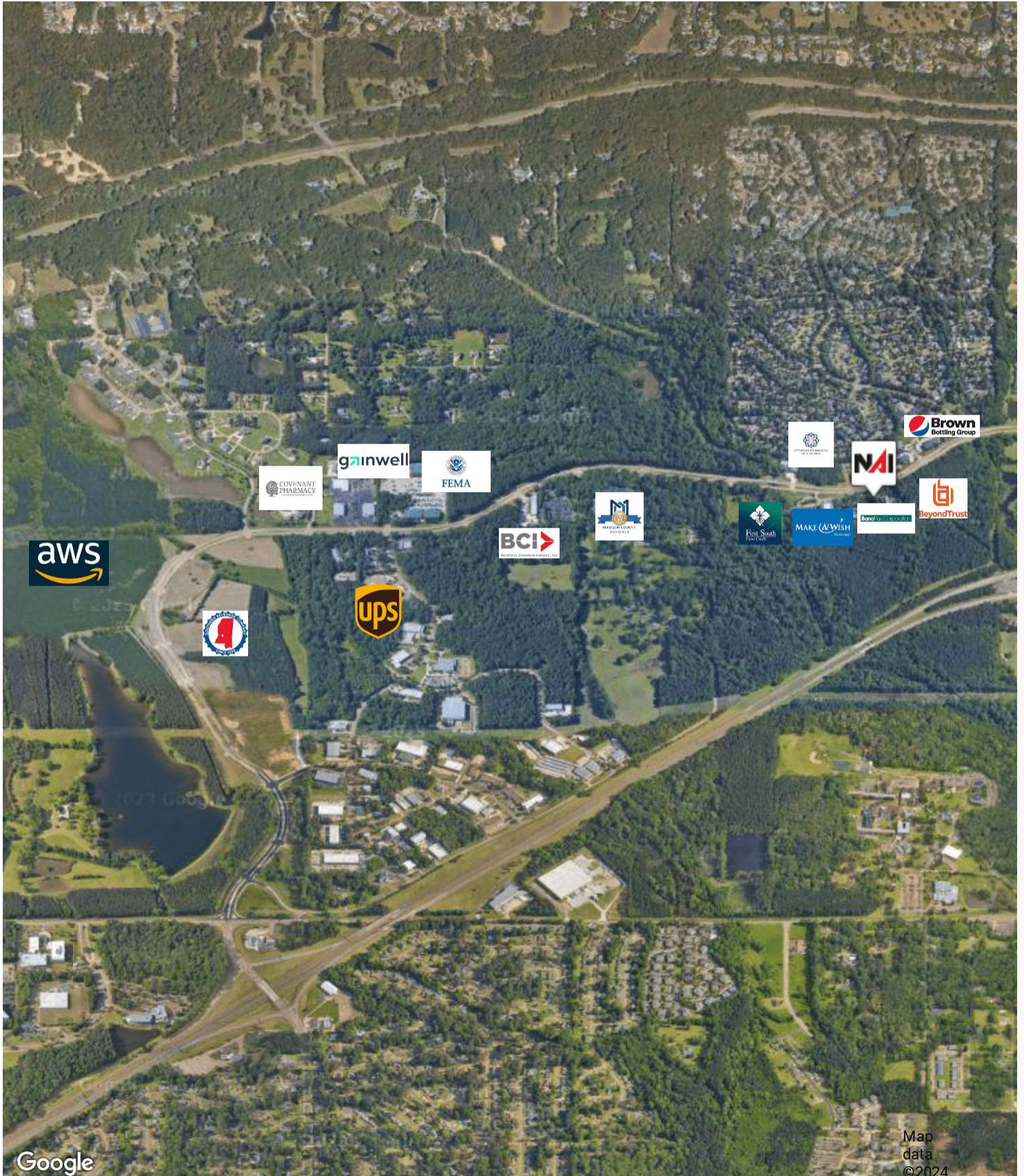
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