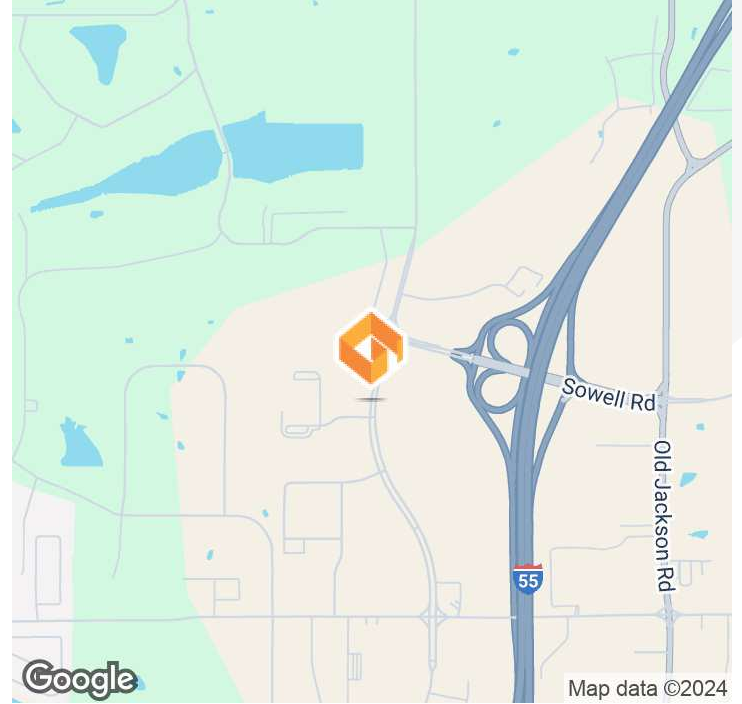




264 CALHOUN STATION PARKWAY

264 CALHOUN STATION PARKWAY
MADISON, MS 39110

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	1,500 - 8,000 SF

PROPERTY OVERVIEW

This property offers premier lease opportunities with modern and customizable office spaces, complete with state-of-the-art amenities. Tenants can enjoy ample parking, flexible floor plans, and high-speed internet connectivity, all within a professionally managed and well-maintained facility. With its convenient location and stunning architectural design, the property provides a prestigious business address ideal for companies seeking a sophisticated and productive work environment. Whether launching a new venture or expanding an established enterprise, this property offers the perfect fusion of functionality and style for the discerning occupant.

PROPERTY HIGHLIGHTS



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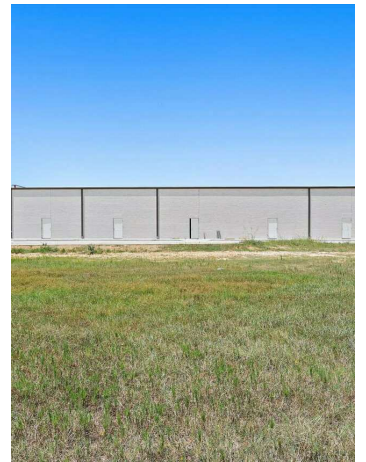
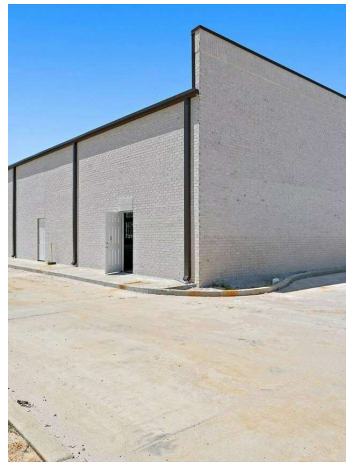
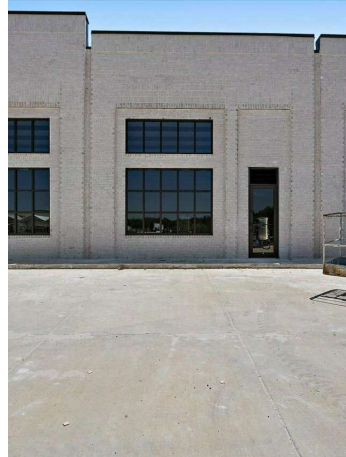
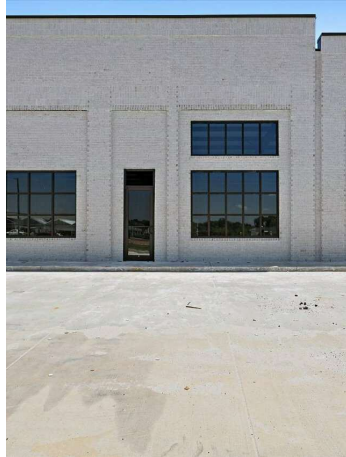
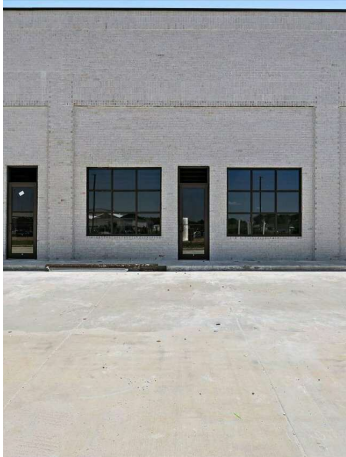
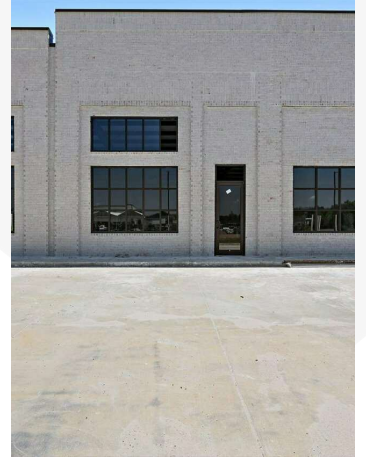
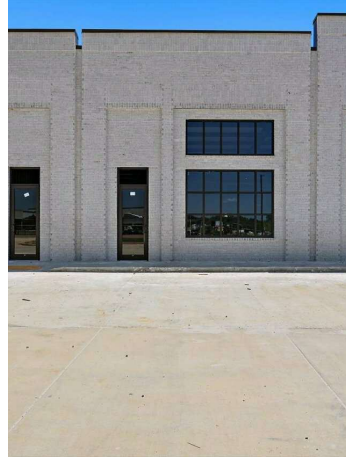
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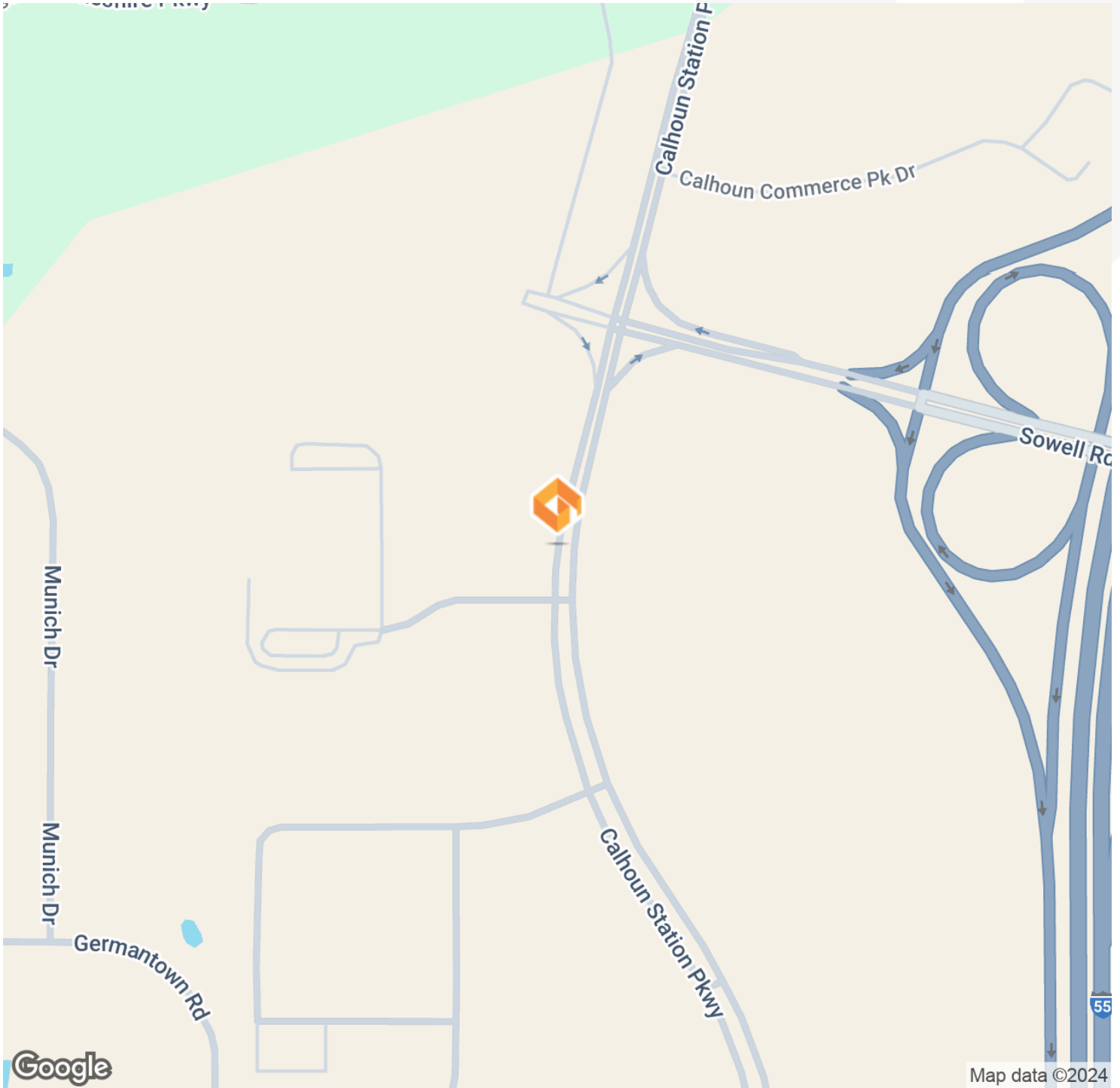
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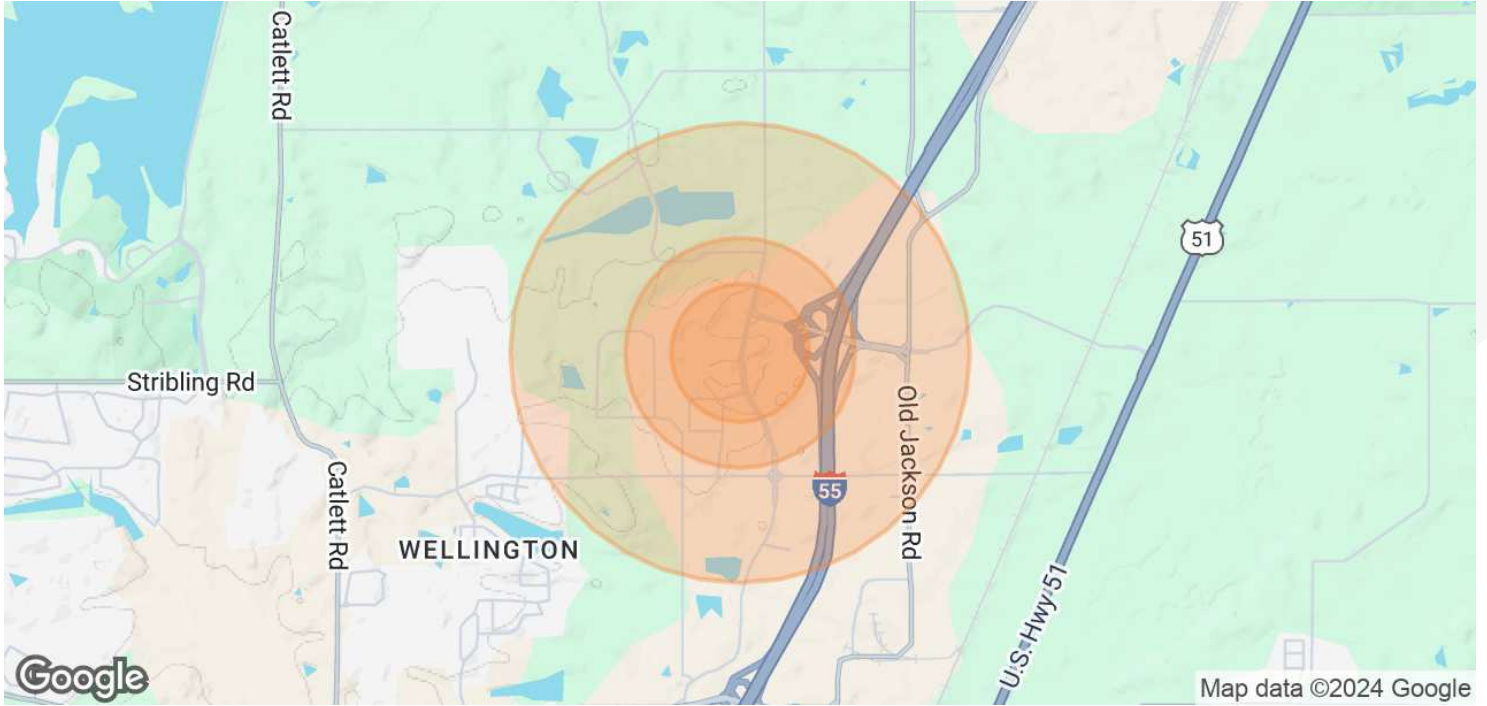
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17	144	833
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	52	300
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$128,379	\$128,379	\$127,748
Average House Value	\$363,154	\$363,154	\$361,774

Demographics data derived from AlphaMap



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