



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



OLIVE BRANCH PROFESSIONAL OFFICE SPACE

FOR LEASE // ***OWNER-AGENCY DISCLOSURE -PAGE 2***
OFFICE BUILDING

PRESENTED BY //

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OLIVE BRANCH PROFESSIONAL OFFICE SPACE

DISCLAIMER & OWNER-AGENCY DISCLOSURE

The information provided within this Marketing Flyer has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the subject property and the suites/spaces available for lease ("Property"). Any interested party must independently investigate the Property, particularly from a physical, financial, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the Property, as it is the responsibility of the interested tenant to conduct full due diligence with their advisors. The data contained within this Marketing Flyer is for informational purposes only and is not sufficient for evaluation of Property for potential lease.

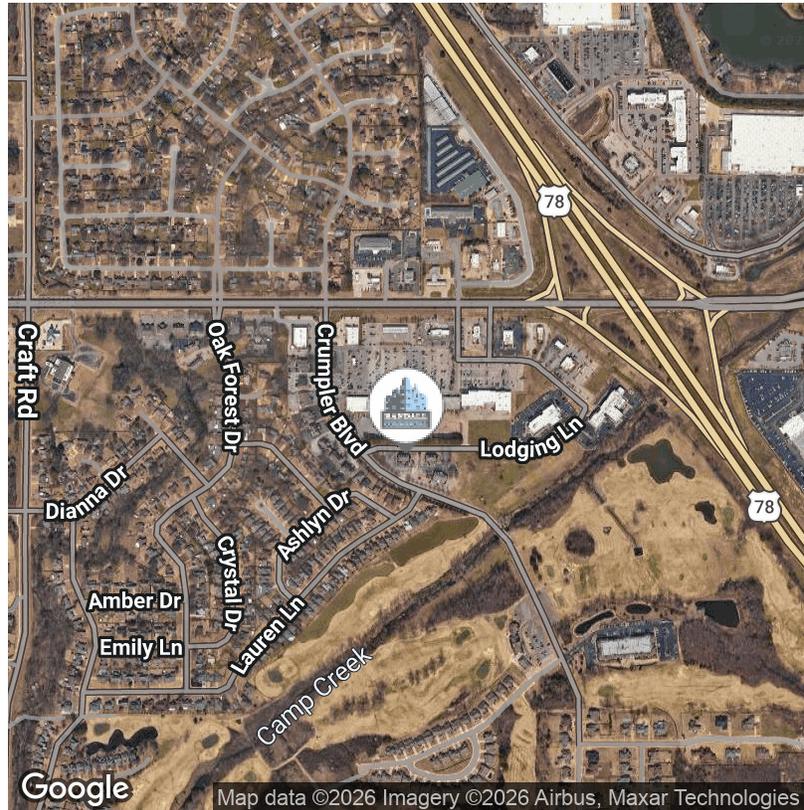
Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property. Furthermore, no due diligence has been performed regarding the future for this location. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance do not guarantee future performance. Potential tenants bear the full risk and exposure of all business, events, and liability associated with such properties. The size and square footage of the Property have been provided by a 3rd party and should be independently verified. Unless a fully executed lease agreement has been executed, the Landlord and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to lease the Property and to terminate negotiations and discussions with any person or entity reviewing this Marketing Flyer or making an offer to lease the Property unless a lease agreement of Property has been executed and delivered.

In no event shall prospective tenant or its agent have any claims against the Landlord or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or lease of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

Owner-Agency Disclosure: The Owner of the 6812 Crumpler Blvd., Olive Branch, MS (the "Property") is a licensed real estate broker and owns Randall Commercial Group, LLC, the brokerage firm representing the owner in leasing the Property. Therefore, an owner-agency relationship exists. Randall Commercial Group, LLC solely represents the landlord in the leasing of this property.

OLIVE BRANCH PROFESSIONAL OFFICE SPACE



OFFERING SUMMARY

LEASE RATE:	\$525.00 - 2,200.00 per month (MG)
BUILDING SIZE:	5,129 SF
AVAILABLE SF:	80 - 1,282 SF
LOT SIZE:	0.82 Acres
YEAR BUILT:	2004
ZONING:	PUD

PROPERTY OVERVIEW

Randall Commercial Group, LLC offers FOR LEASE a professional office building in Cherokee Valley Corporate Office Park, Olive Branch, MS. Located off Goodman Rd. near I-22, it features a strong tenant mix and is adjacent to Cherokee Valley Golf Course and the Kroger-anchored Village Shops, less than 20 minutes from Memphis International Airport.

PROPERTY HIGHLIGHTS

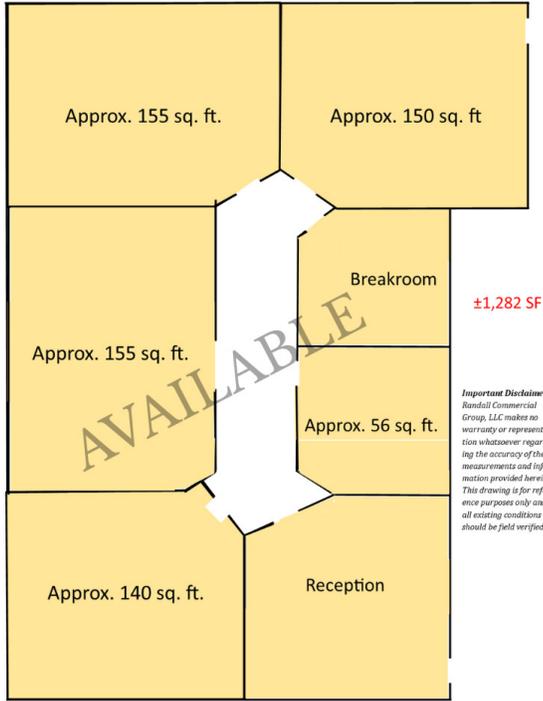
- Lease Term Requirements: Lease Terms are negotiable, but based on a minimum of a 3-year lease and personal guarantee of the lease, if an entity
- Lease Rates: Rates will vary if lease term is shorter than 3-years - Rates subject to Landlord's lease terms
- Security Deposit: Security Deposit and 1st Month's Rent are required at lease execution
- Lease Guarantee: Landlord to perform credit check or financial review of tenant entity or guarantor
- Lease Structure: Modified Gross Lease (i.e. taxes, insurance, and common area maintenance provided)
- Tenant Insurance: Tenant to provide landlord with proof of general liability insurance
- Rent Payment: Rent to be paid before due date via ACH, wire, Venmo, or electronically
- TI Allowance: Negotiable depending on lease terms

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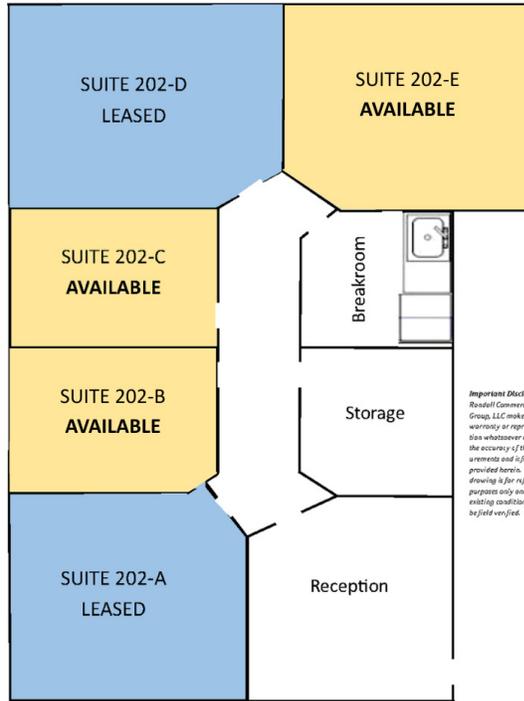
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Suite 100 OR Suite 100-A for a portion of Suite 101
—may be subdivided



Important Disclaimer:
Randall Commercial Group, LLC makes no warranty or representation whatsoever regarding the accuracy of the measurements and information provided herein. This drawing is for reference purposes only and all existing conditions should be field verified.



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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	80 - 1,282 SF	LEASE RATE:	\$525.00 - \$2,200.00 per month

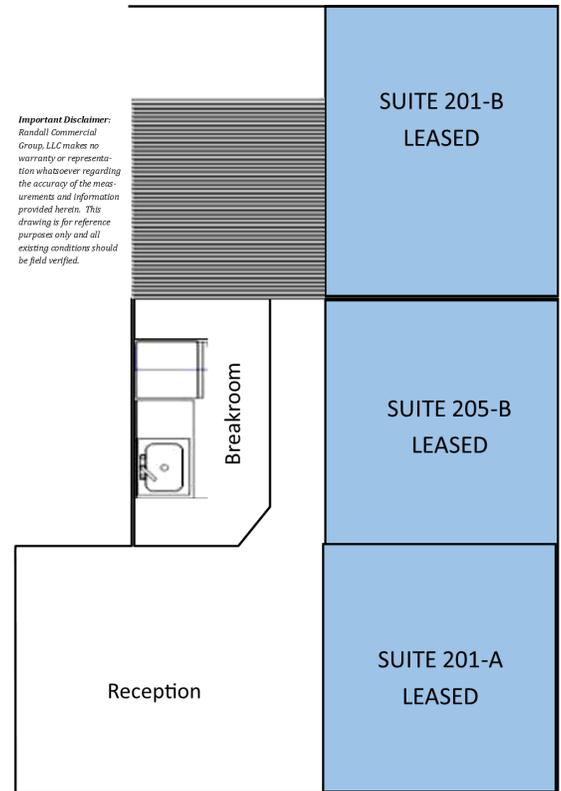
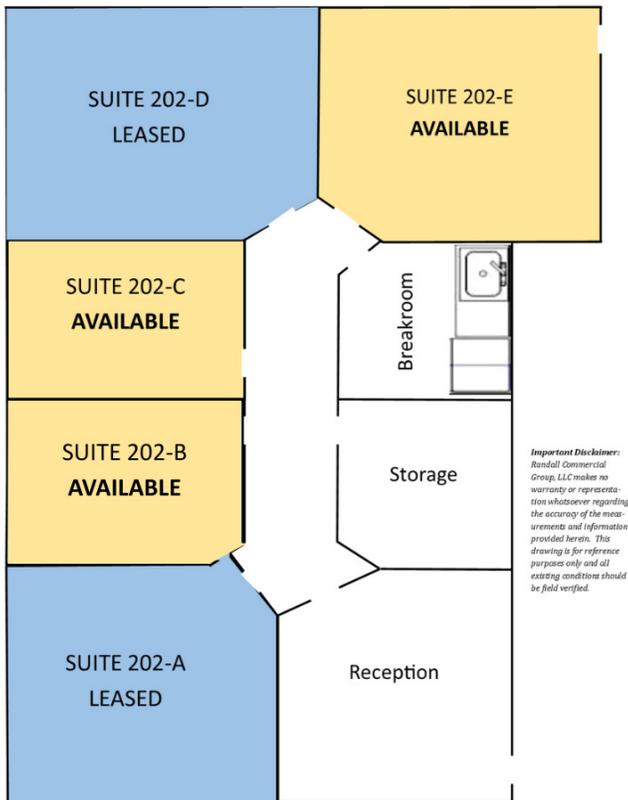
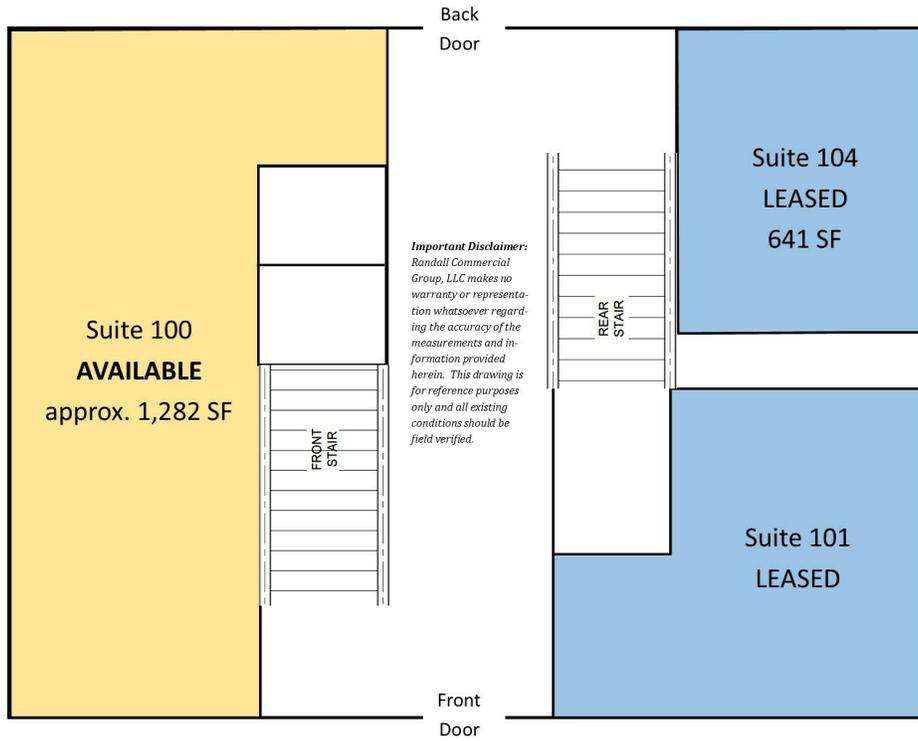
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 100	Available	641 - 1,282 SF	Modified Gross	\$2,200 per month	The space contains a reception area, conference room, 3-4 individual offices, storage, and breakroom. Can be divided to create a 641 SF suite with access to common areas. Tenant to pay electrical as additionally rent. Year 1 base rent with annual base rent escalations.
■ Suite 100-A	Available	641 SF	Modified Gross	\$1,300 per month	Suite 100 can be divided to create a 641 SF suite with access to the common areas. Tenant to pay electrical as additionally rent. Year 1 base rent with annual base rent escalations.
■ Suite 202-B	Available	80 SF	Modified Gross	\$525 per month	Executive office suite with shared reception area, breakroom, & storage. Year 1 base rent with annual base rent escalations.
■ Suite 202-C	Available	80 SF	Modified Gross	\$650 per month	Executive office suite with shared reception area, breakroom, & storage. Year 1 base rent with annual base rent escalations.
■ Suite 202-E	Available	150 SF	Modified Gross	\$725 per month	Executive office suite with shared reception area, breakroom, & storage. Year 1 base rent with annual base rent escalations.

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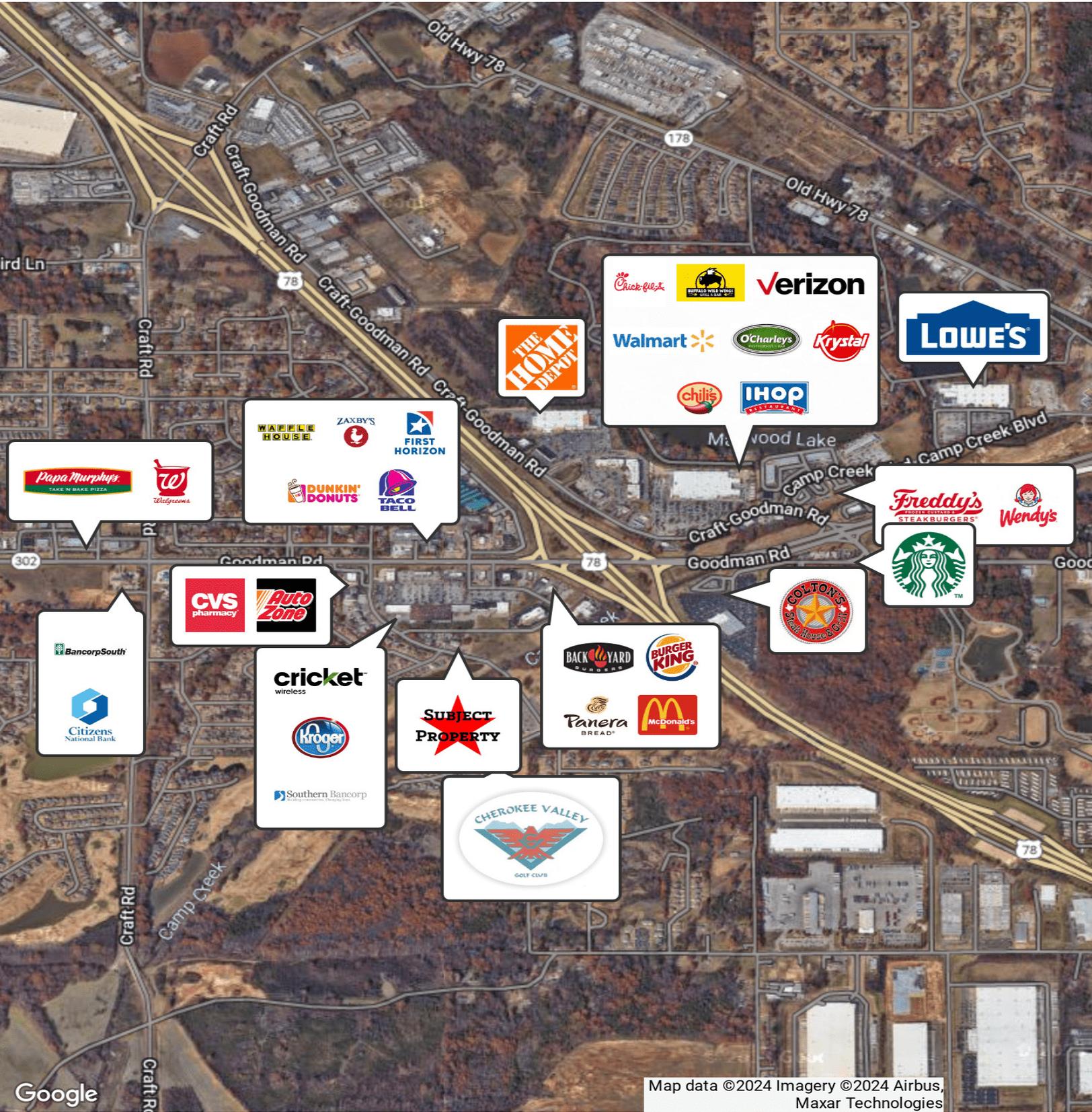
FULL BUILDING LAYOUT AND AVAILABILITY



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Google

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SUITE 100 PICTURES



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ADDITIONAL PHOTOS // PAGE 7

INDIVIDUAL OFFICE (SUITE 200) REPRESENTATIVE PHOTOS



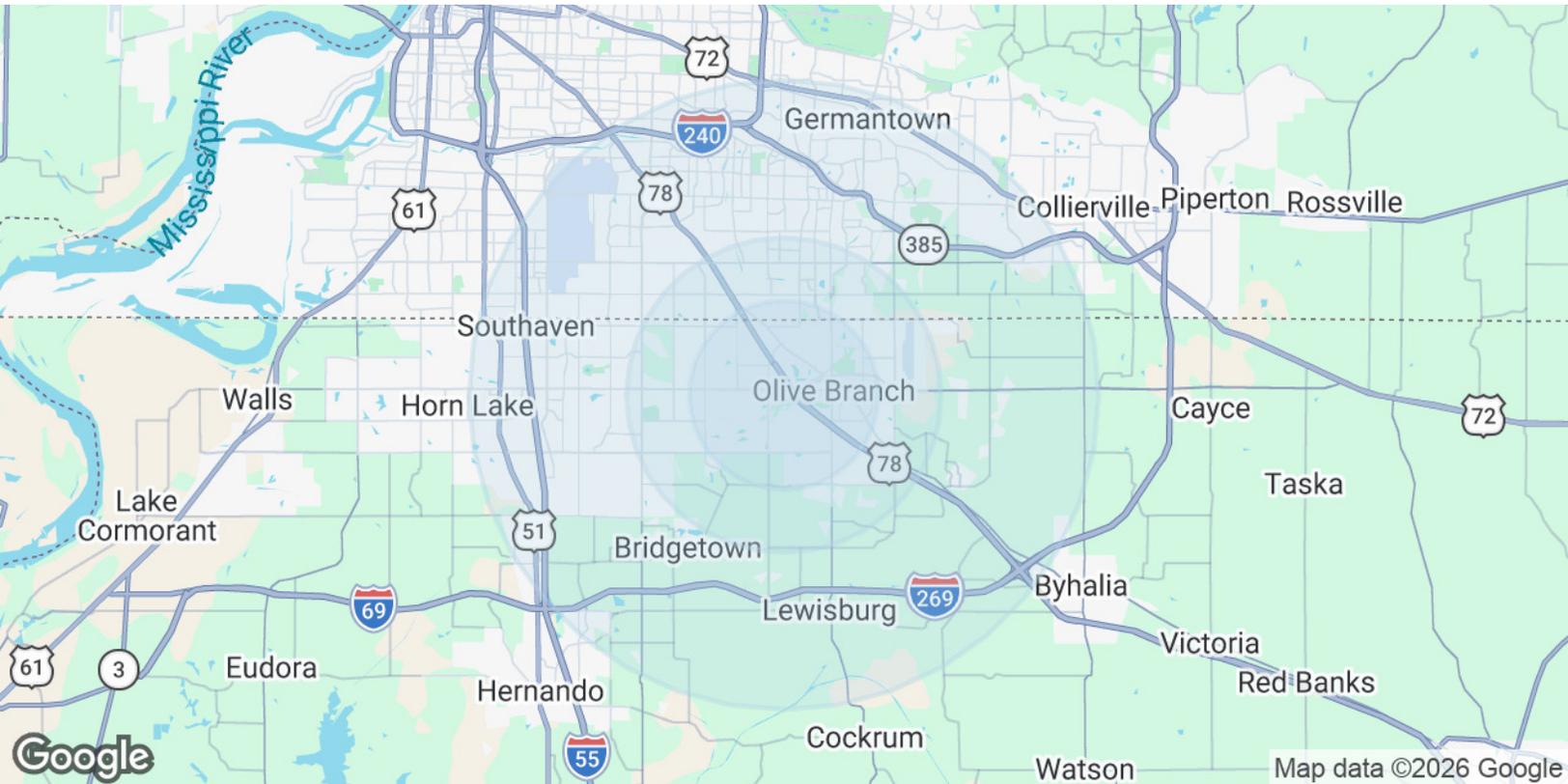
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ADDITIONAL PHOTOS // PAGE 8



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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	32,451	86,180	359,923
AVERAGE AGE	39	38.4	36.7
AVERAGE AGE (MALE)	41	37	37
AVERAGE AGE (FEMALE)	44	40	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	12,135	31,037	138,104
# OF PERSONS PER HH	2.67	2.77	2.59
AVERAGE HH INCOME	\$114,726	\$115,841	\$101,576
AVERAGE HOUSE VALUE	\$322,822	\$267,997	\$261,292

* Demographic data derived from 2020 ACS - US Census & STDB.

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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.



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MREC Agency Disclosure Form A

Approved 05/14/2024 by
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39236

WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:
➤ To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
➤ To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:
➤ To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
➤ To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ A Disclosed Dual Agent may not disclose:

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
- Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
- Customer (The Licensee is not my Agent.)

****Use "Customer signature" space, below****

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Client signature)	(Date)	Port Campany & Elizabeth Randall**	7/22/25	(Customer signature)	(Date)
(Client signature)	(Date)	Randall Commercial Group, LLC	(Licensee Brokerage)	(Customer signature)	(Date)

LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files.

MREC Rev. 05/14/2024

** Note: Elizabeth Randall - Owner Agency Relationship Exist **