

OFFICE BUILDING FOR LEASE



601 CRESCENT BLVD

RIDGELAND, MS 39157

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





LOCATION DESCRIPTION

601 Crescent Blvd, Suite 300, is ideally situated in Ridgeland's prestigious Highland Colony Parkway, one of the city's prime business districts. Located less than 0.5 miles from Interstate 55, this premier office space offers unmatched accessibility and convenience for professionals and clients alike.

The property is also just moments away from some of the area's finest dining and upscale shopping destinations, including Renaissance at Colony Park and The Township at Colony Park, making it an exceptional location for businesses seeking a prestigious address. Surrounded by corporate offices, financial institutions, and professional services, this Class A office space provides the perfect blend of high visibility, convenience, and a thriving business environment.

PROPERTY HIGHLIGHTS

- Available: 1,323 SF (Expandable up to 3,301 SF or 7,325 SF)
- Lease Rate: \$34/SF
- Prime Location - Highland Colony Parkway
- High Visibility & Accessibility
- Close to Major Roadways, Businesses, & Amenities
- Previously Occupied by Guaranty Bank - Ideal for Financial Institutions/Office Users

PROPERTY DESCRIPTION

601 Crescent Blvd offers an exceptional opportunity for professional service office users seeking a premier location in the heart of Ridgeland's Highland Colony Parkway corridor. There are three Class A suites available currently which can be leased individually or combined from 1,323 SF to a combined square footage of 7,325 SF between these three available suites. This is an ideal opportunity for businesses looking for flexibility in their workspace.

Previously occupied by Guaranty Bank, the suite features a modern, professional layout that can accommodate financial services, law firms, consulting groups, medical office users, and other corporate professionals. The building boasts high visibility, easy accessibility, and proximity to some of the area's top dining, retail, and business establishments.

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (Full Service)
Number of Units:	4
Available SF:	1,323 - 7,325 SF
Lot Size:	62,419 SF
Building Size:	13,652 SF

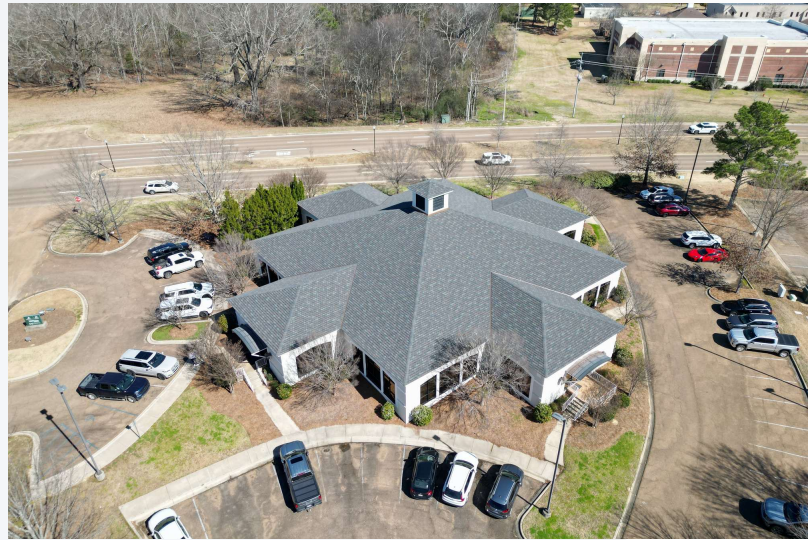
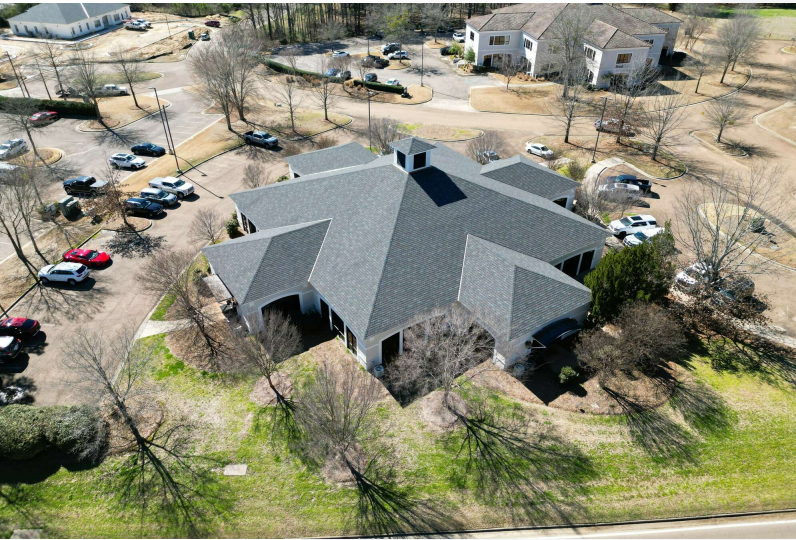
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ADDITIONAL PHOTOS



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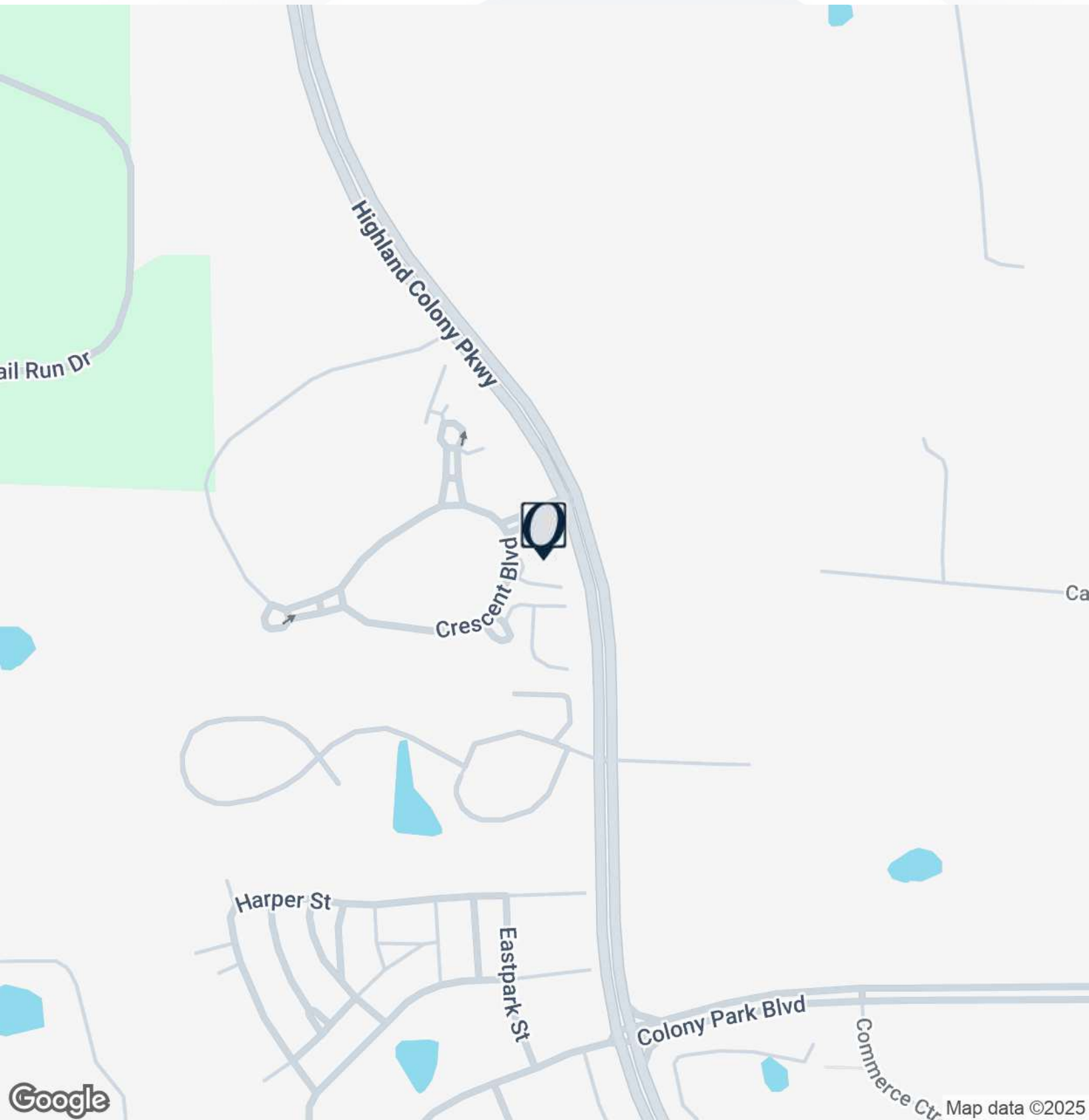


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FOR LEASE 601 CRESCENT BLVD

LOCATION MAP



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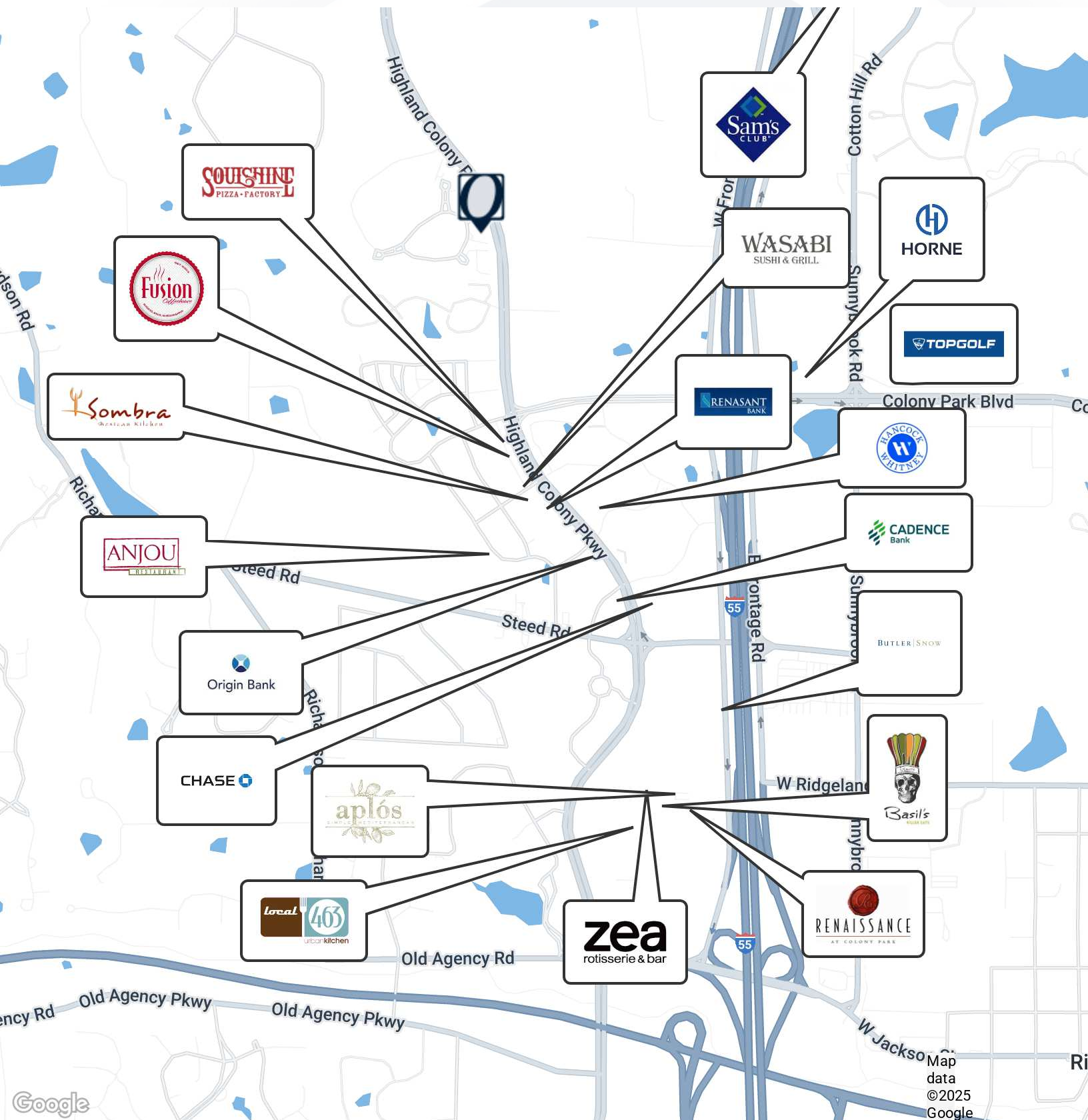


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RETAILER MAP



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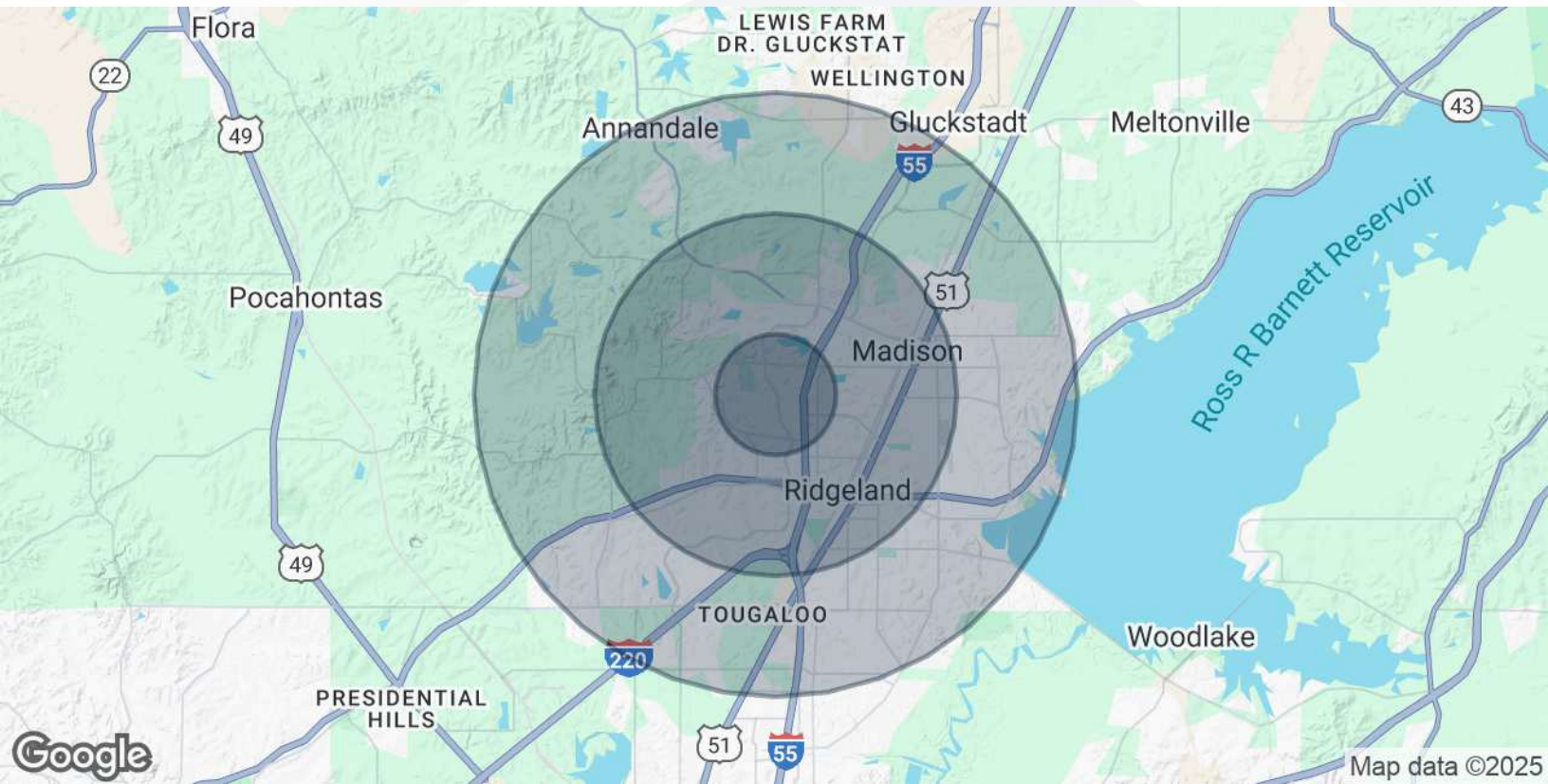


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,721	21,418	70,414
Average Age	49	44	41
Average Age (Male)	46	42	40
Average Age (Female)	50	46	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	658	8,182	28,883
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$176,135	\$141,477	\$117,793
Average House Value	\$529,788	\$409,178	\$342,820

Demographics data derived from AlphaMap

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MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

Treasurer - 2026 - Mississippi CCIM Chapter
Awarded - 2024 - National Commercial Award - National Association of Realtors
President - 2024 - Central Mississippi Realtors
Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
President - 2023 - Mississippi Commercial Association of Realtors
President Elect - 2023 - Central Mississippi Realtors
President Elect - 2022 - Mississippi Commercial Association of Realtors
First Vice President - 2022 - Central Mississippi Realtors
Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
Director - 2020-21 Board of Directors - Central Mississippi Realtors
Awarded - 2019 Community Champion - Mississippi Association of Realtors
Member - Mississippi CCIM Chapter
Member - Mississippi Commercial Association of Realtors
Member - Mississippi Agricultural, Industrial, & Commercial Realtors
Member - Mississippi Association of Realtors
Member - National Association of Realtors

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