

120 North Congress Street  
**Jackson, MS**  
**39201**

# The Plaza

*Historical Landmark*

Premier Class A Mixed-Use Building  
Located at the corner of North  
Congress and Amite in Downtown  
Jackson



**Tower Capital**  
2098 2<sup>nd</sup> Ave N  
Suite 410  
Birmingham, Alabama 35204

Jeff Dyl  
Leasing Manager  
205-454-1781  
[jdyl@towercapital.net](mailto:jdyl@towercapital.net)



## AVAILABLE SUITES

Suite 300	<b>±8,064 SF</b>	
Suite 401	<b>±3,837 SF</b>	} Contiguous Full Floor 8,064SF
Suite 400	<b>±4,227 SF</b>	
Suite 500	<b>±4,225 SF</b>	} Contiguous Full Floor 8,064SF
Suite 510	<b>±3,839 SF</b>	
Suite 608	<b>±553 SF</b>	
Suite 635	<b>±552 SF</b>	
Suite 640	<b>±320 SF</b>	
Suite 726	<b>±323 SF</b>	
Suite 730	<b>±2,064 SF</b>	
Suite 800	<b>±8,064 SF</b>	
Suite 901	<b>±980 SF</b>	
Suite 904	<b>±1,486 SF</b>	

### LEASE RATE

**\$12.00 – \$14.00/sf/yr Full Service**

## BUILDING FEATURES

- > 12 Story mixed use building with ±96,521SF
- > Located in downtown Jackson, directly across from Governor's Mansion
- > Building is located within blocks of state capital building, supreme court and headquarters of nearly all major state agencies.
- > Numerous parks, restaurants (two on-site), museums and convention complexes are a short walk away.
- > 24/7 on-site security.
- > Adjacent parking deck along and surrounding lots offer multiple parking options
- > New building wide HVAC system installed in 2019



Walking Distance  
to Amenities



Ample On-Site  
Parking



Class A  
Building





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a real estate investment & development co.











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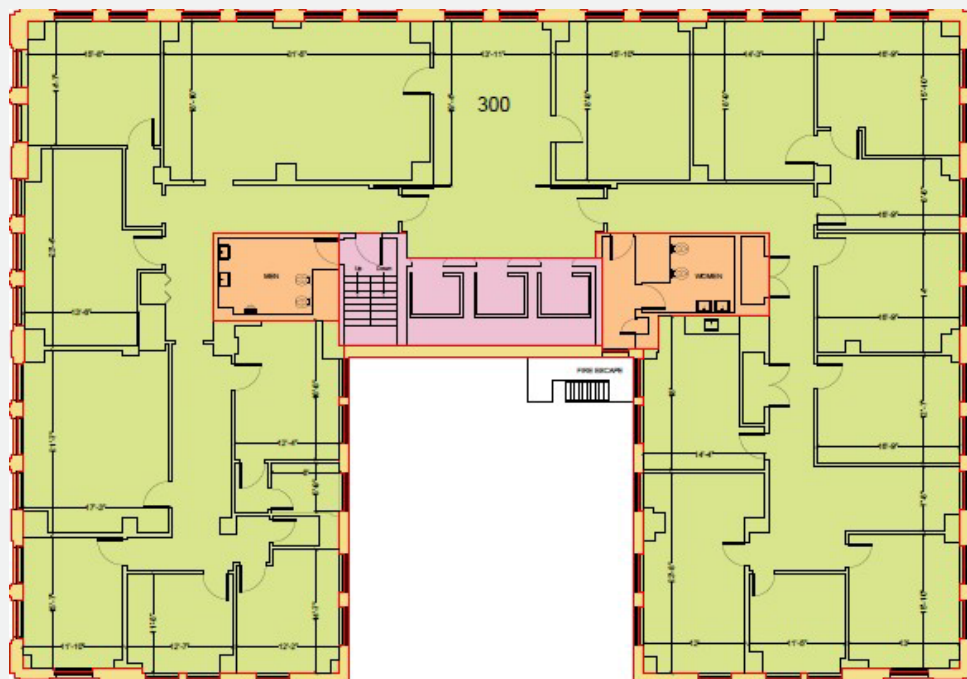


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FLOOR PLAN



## 3<sup>rd</sup> FLOOR SUITE SPECIFICATIONS

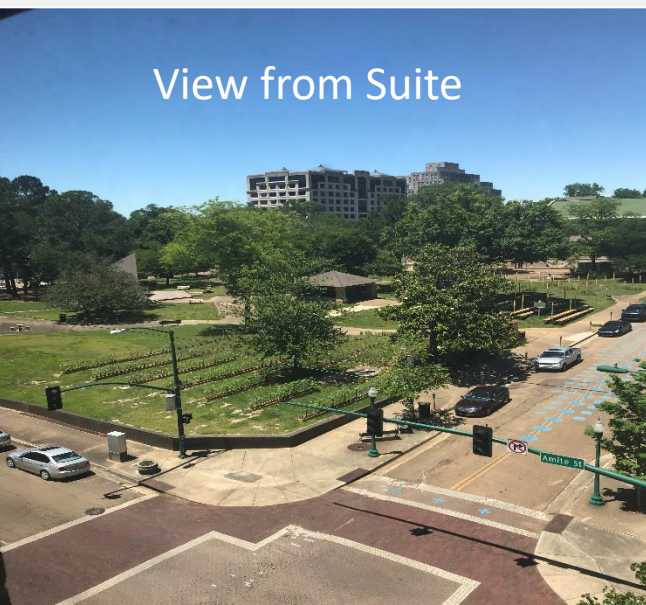
Lease Rate

**\$12.50/sf/yr Full Service**



**Suite 300— ±8,064SF\***

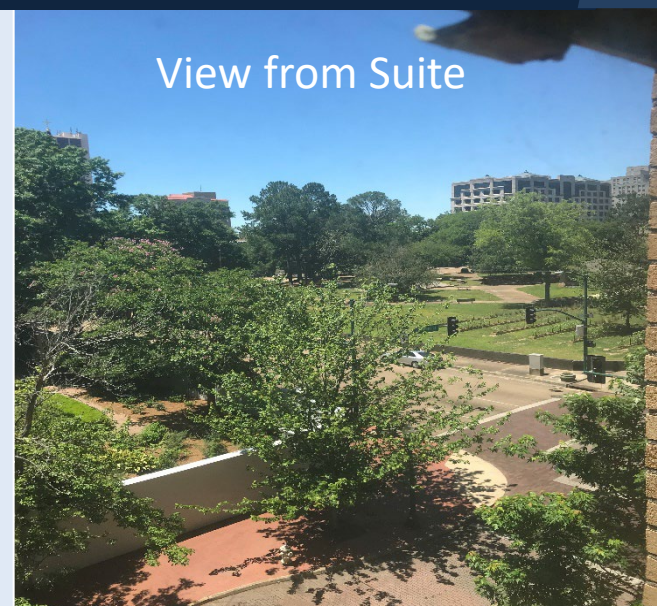
View from Suite



View from Suite

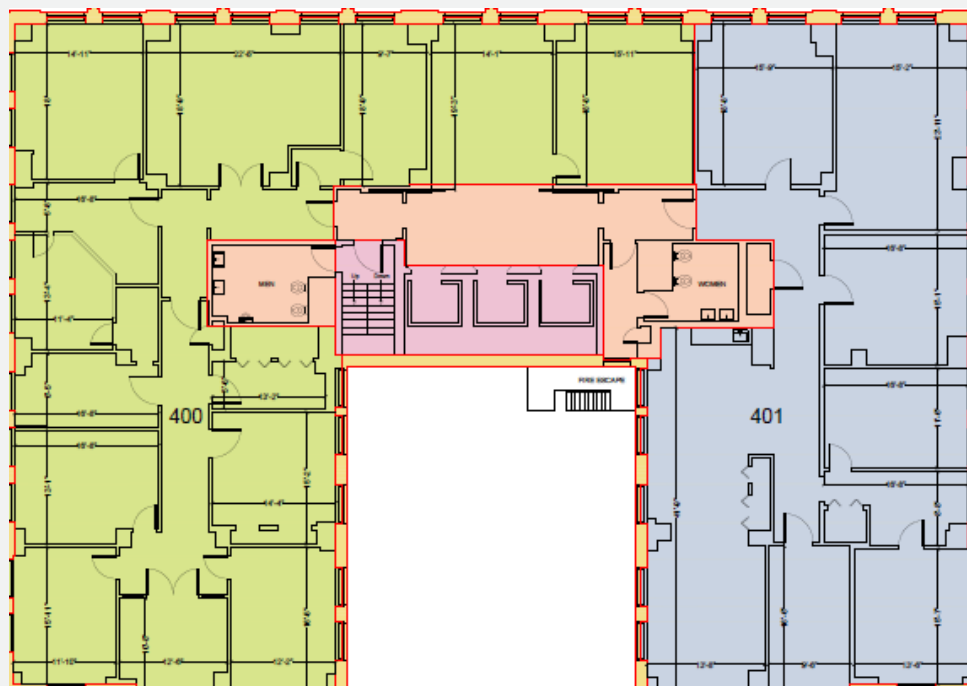


View from Suite





FLOOR PLAN



## 4th FLOOR SUITE SPECIFICATIONS

Lease Rate

**\$15.00– \$17.50/sf/yr Full Service**



**Suite 401– ±3,837SF\***



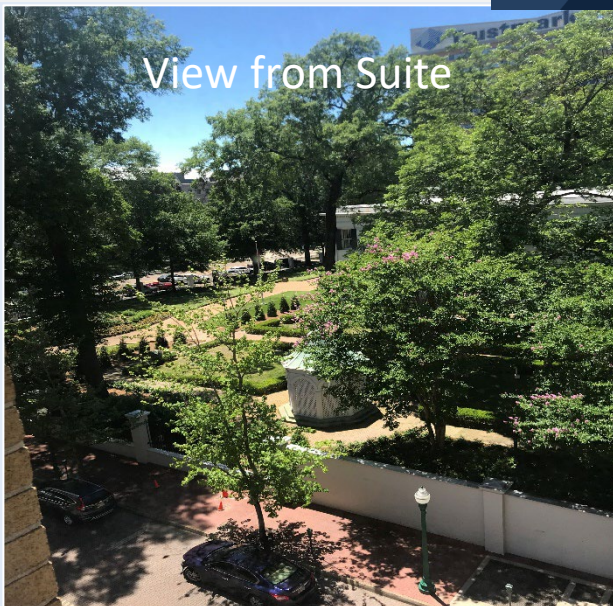
**Suite 400- ±4,227SF\***

**\*Can Be Combined for  
8,064SF full floor suite**

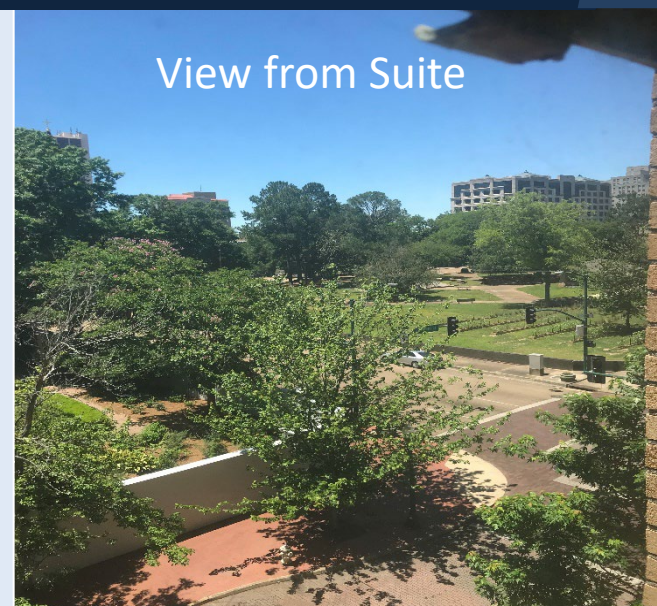
View from Suite



View from Suite

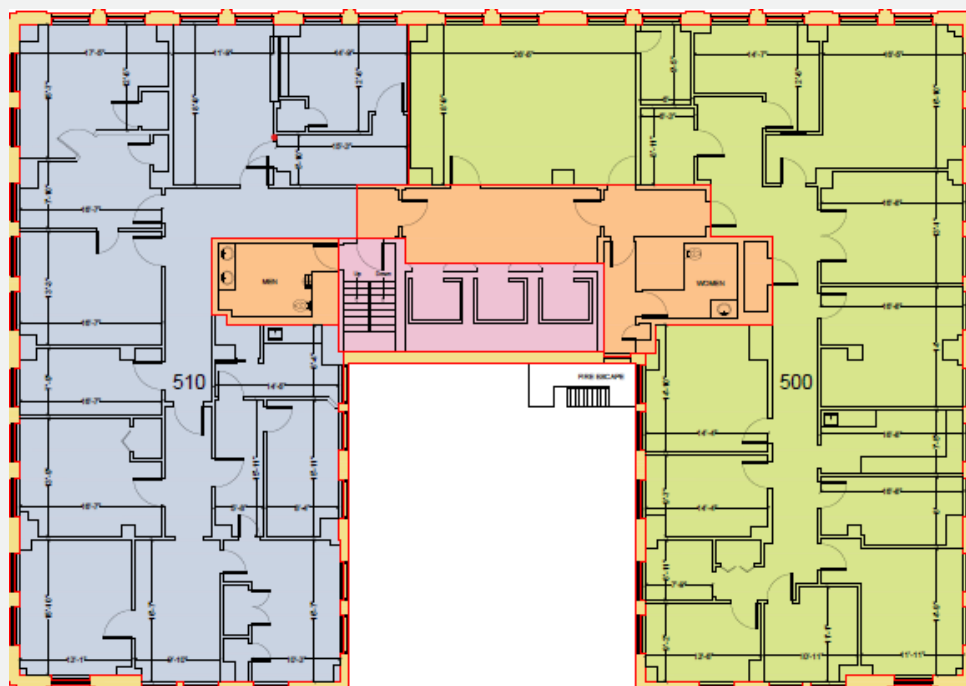


View from Suite





FLOOR PLAN



## 5th FLOOR SUITE SPECIFICATIONS

Lease Rate **\$12.50/sf/yr Full Service**

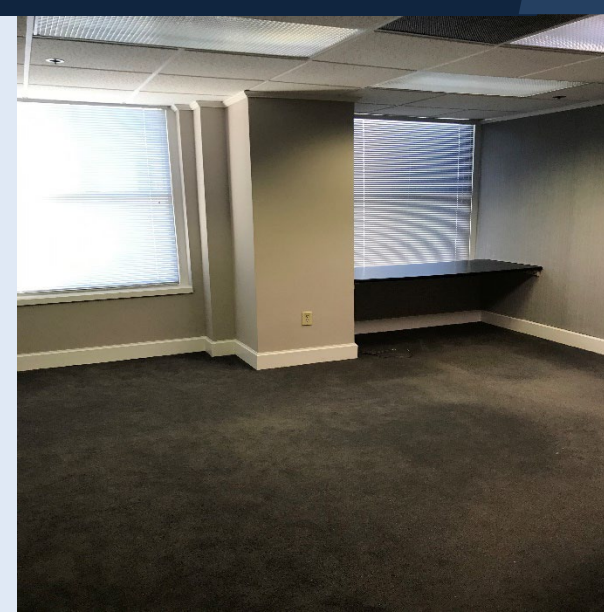


**Suite 500 – ±4,225SF\***



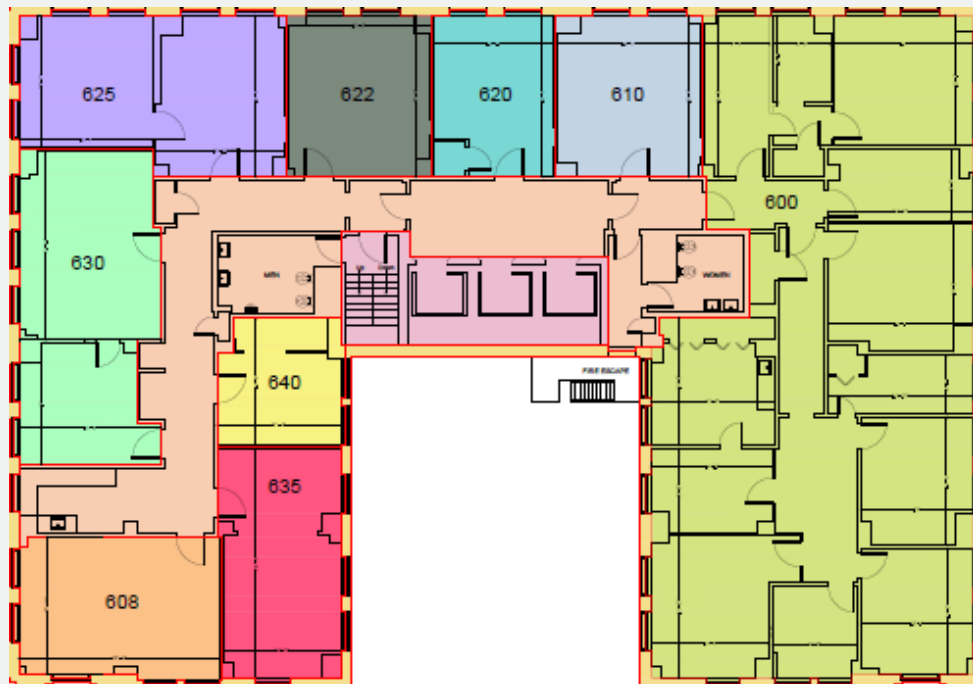
**Suite 510 – ±3,839SF\***

\*Can be combined for  
8,064SF full floor suite





FLOOR PLAN



## 6th FLOOR SUITE SPECIFICATIONS

Lease Rate **\$14.00 sf/yr Full Service**



**Suite 608— ±553SF**



**Suite 635— ±552SF**

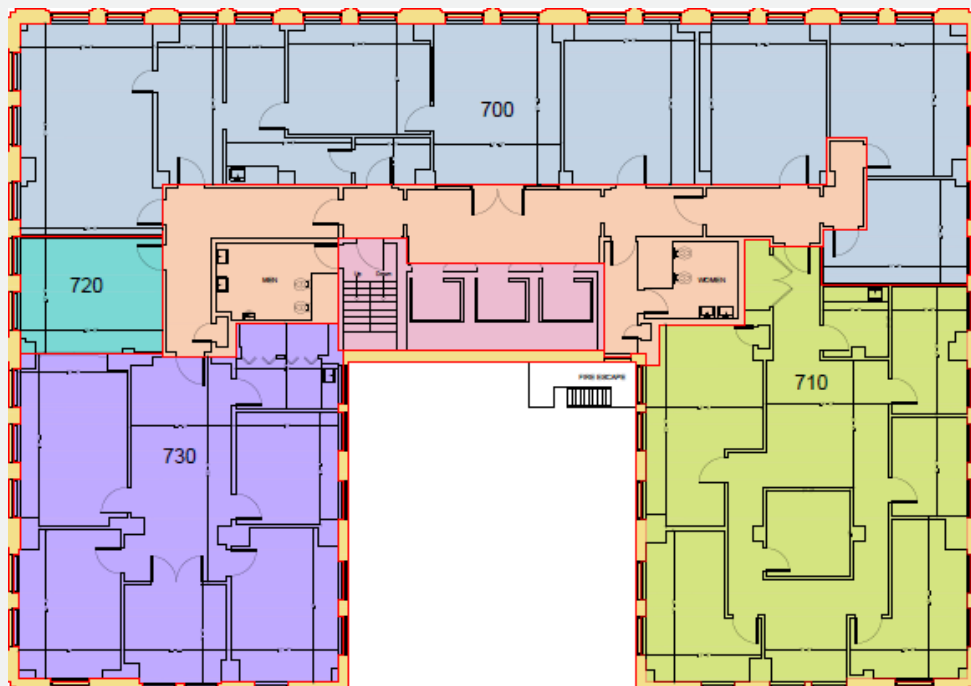


**Suite 640- ±320SF**





FLOOR PLAN



## 7th FLOOR SUITE SPECIFICATIONS

Lease Rate **\$13.00-\$13.50 /sf/yr Full Service**



**Suite 700 – ±3,728SF**

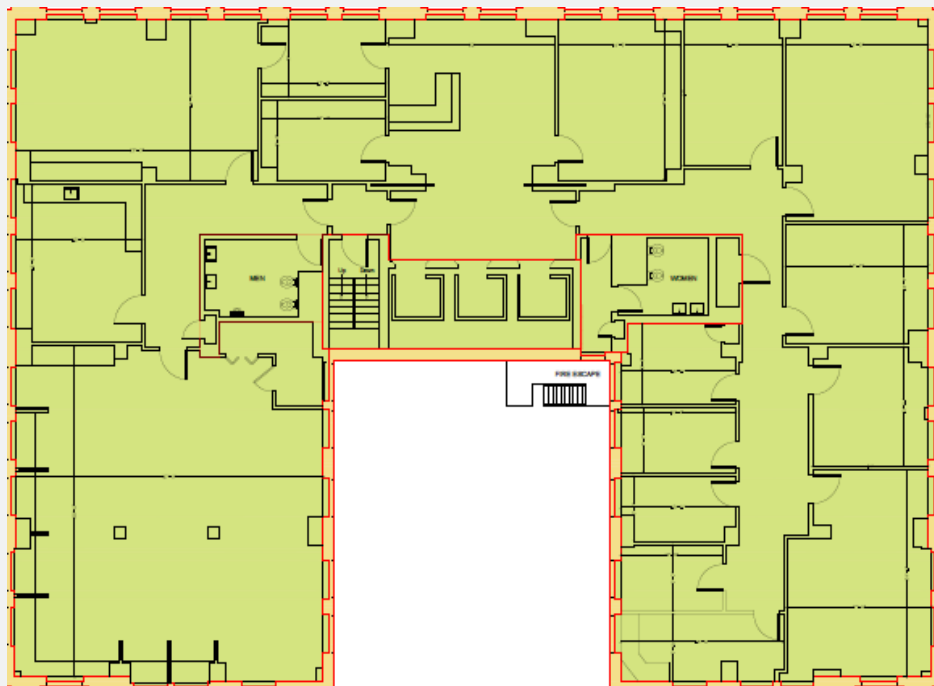


**Suite 730 – ±2,064SF**





FLOOR PLAN



## 8th FLOOR SUITE SPECIFICATIONS

Lease Rate **\$14.00/sf/yr Full Service**



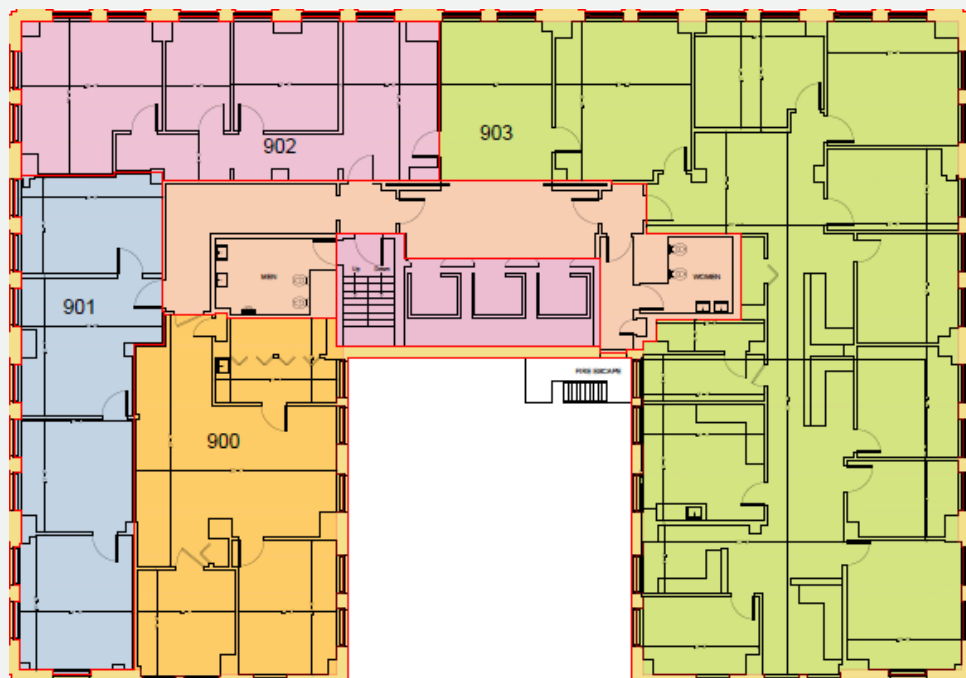
**Suite 800—±8,064SF – Full Floor**

Entire floor recently updated with  
high end renovations. Rent Ready!





FLOOR PLAN



## 9th FLOOR SUITE SPECIFICATIONS

Lease Rate **\$14.00 sf/yr Full Service**



**Suite 901 – ±980SF**



**Suite 902 – ±1,376 SF**

Both Suites rent ready







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Christian Life Center  
of First Baptist Jackson

MISSISSIPPI STATE  
**FAIR**



Cathedral of St. Peter

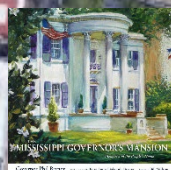
Smith Park

OLD CAPITOL INN  
**ROOFTOP  
BAR**

Chick-fil-A  
Takeout • Delivery



Ship Center



The Plaza

Mississippi Department of  
**MDAH**  
Archives and History

St Andrew's  
Episcopal Cathedral

Taste of the Island  
Takeout

MISSISSIPPI DEPARTMENT OF  
**AGRICULTURE  
& COMMERCE**

The Clarion Ledger  
PART OF THE USA TODAY NETWORK







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