

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, LLC
a real estate investment & development co.

Tower Capital
2098 2nd Ave N
Suite 410
Birmingham, Alabama 35204

Jeff Dyl
Leasing Manager
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AVAILABLE SUITES

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

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

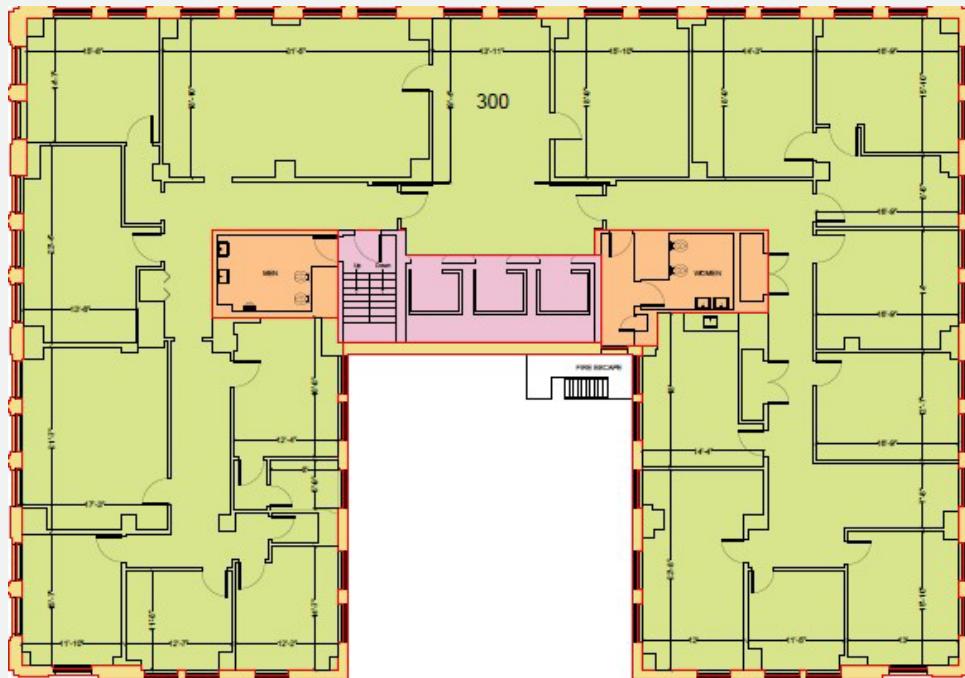








FLOOR PLAN

**3rd FLOOR SUITE
SPECIFICATIONS**

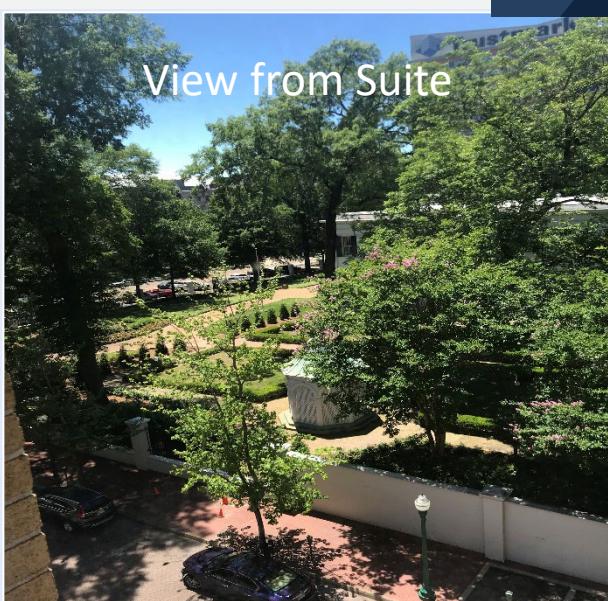
Lease Rate

\$12.50/sf/yr Full Service**Suite 300—±8,064SF***

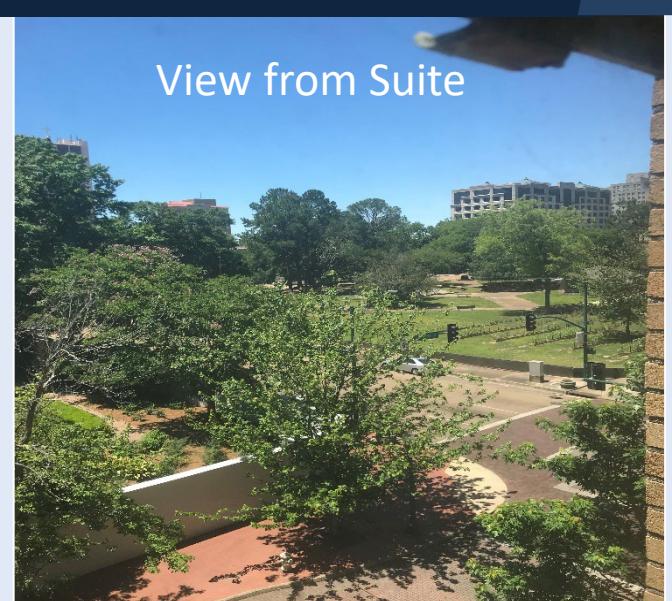
View from Suite



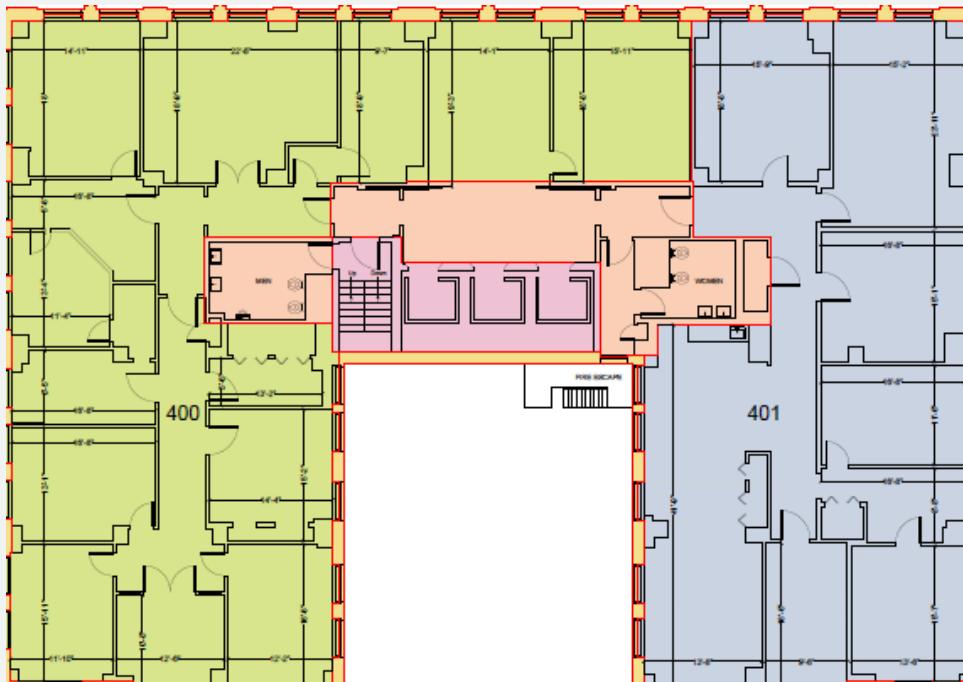
View from Suite



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



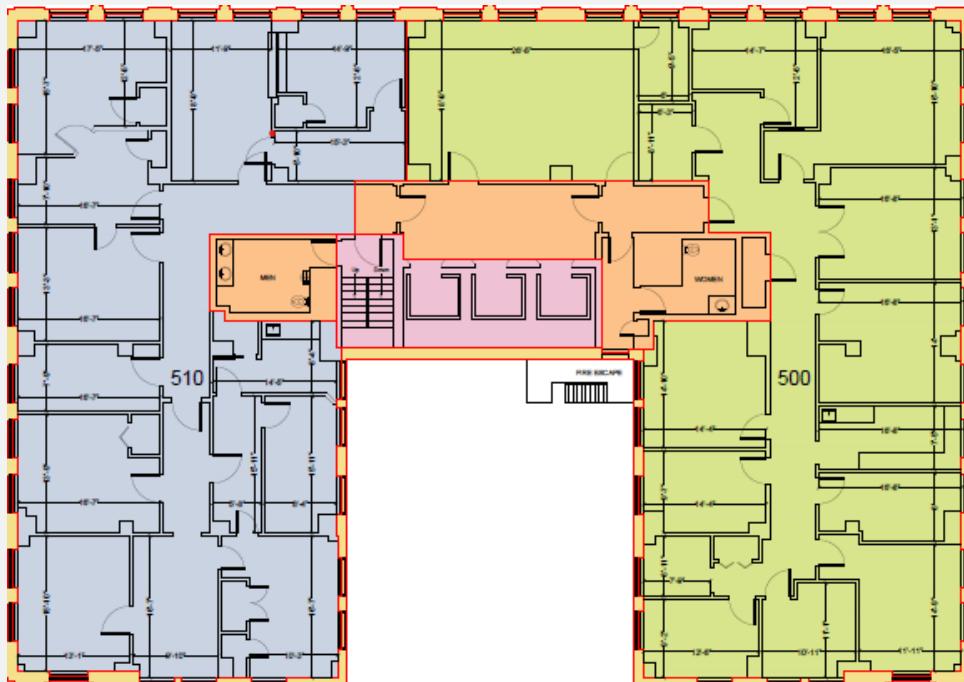
View from Suite



View from Suite



FLOOR PLAN



5th FLOOR SUITE SPECIFICATIONS

Lease Rate

\$12.50/sf/yr Full Service

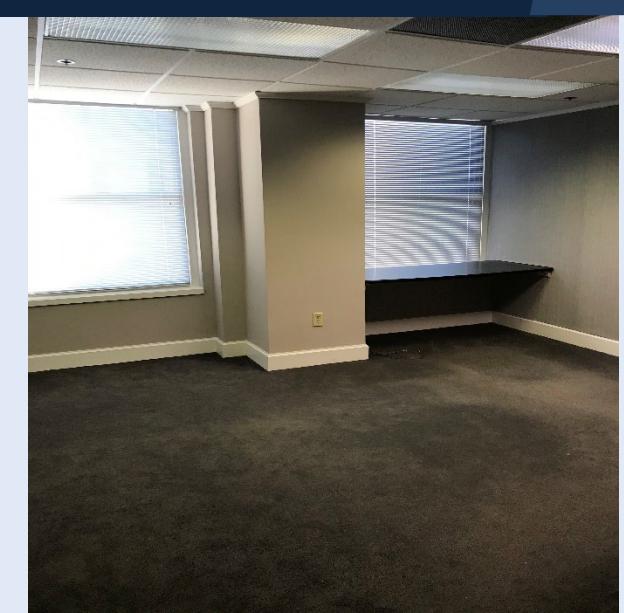


Suite 500 – ±4,225SF*



Suite 510 – ±3,839SF*

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

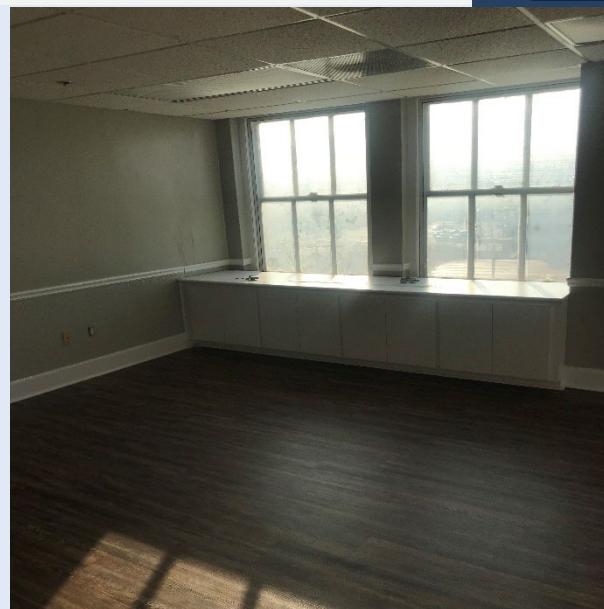
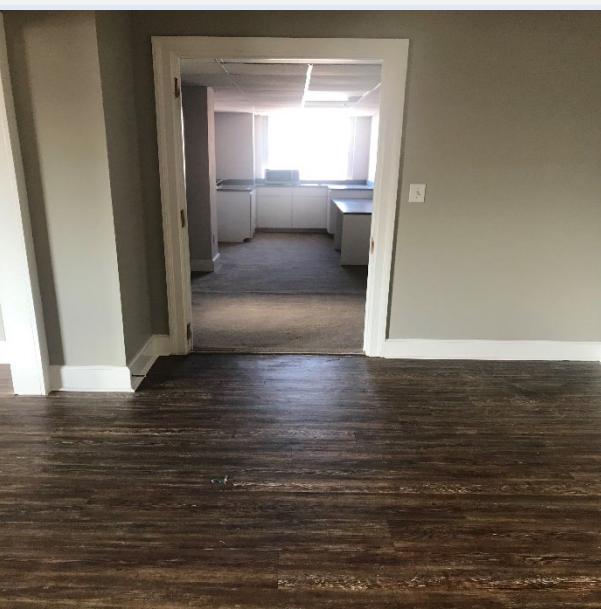


FLOOR PLAN

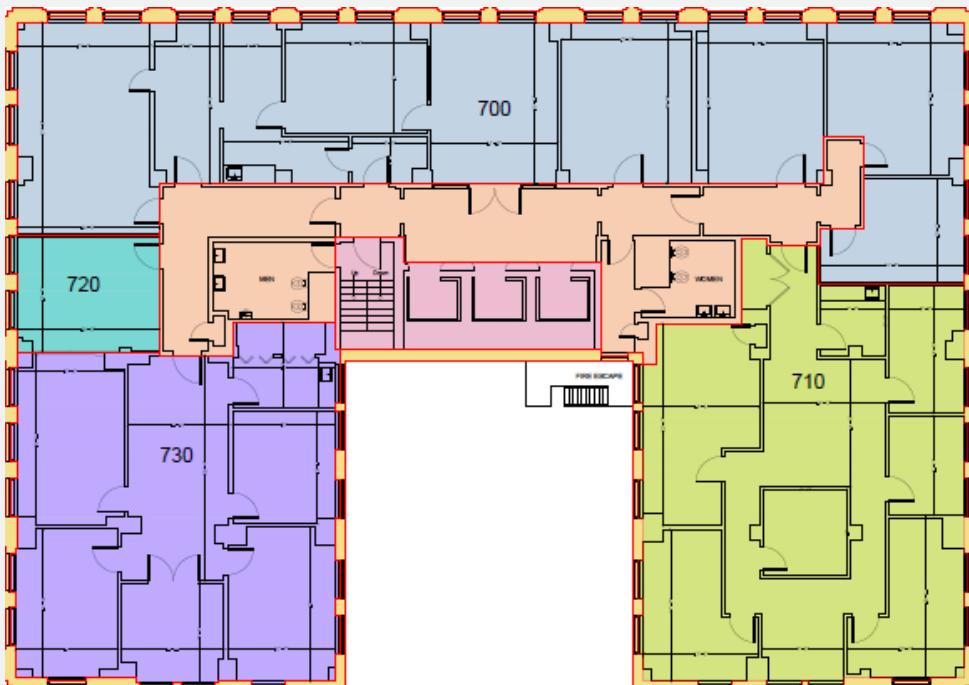


6th FLOOR SUITE SPECIFICATIONS

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**



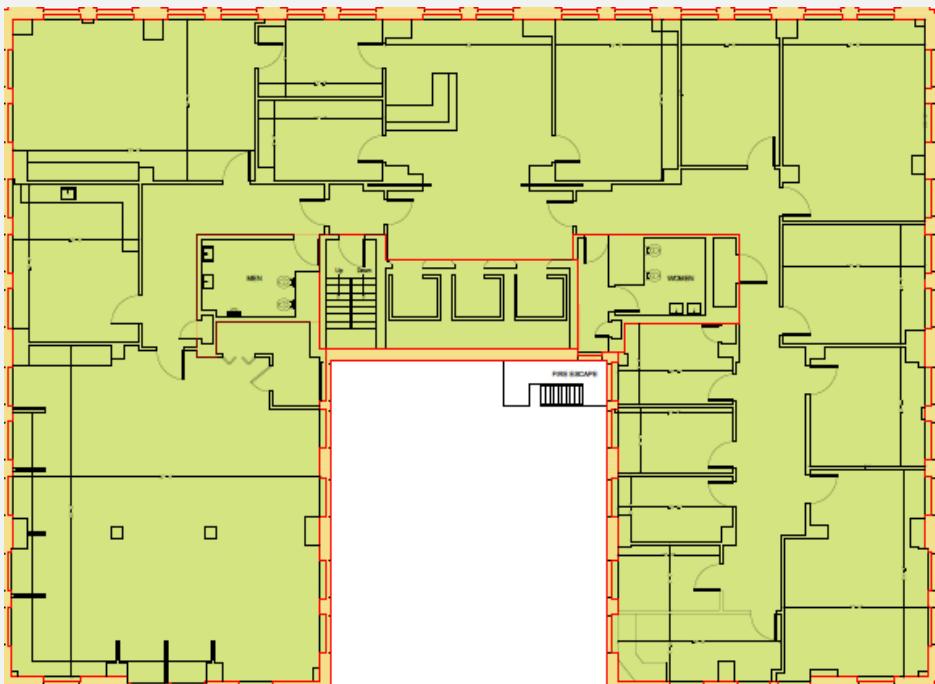
Suite 700 – ±3,728SF



Suite 730 – ±2,064SF



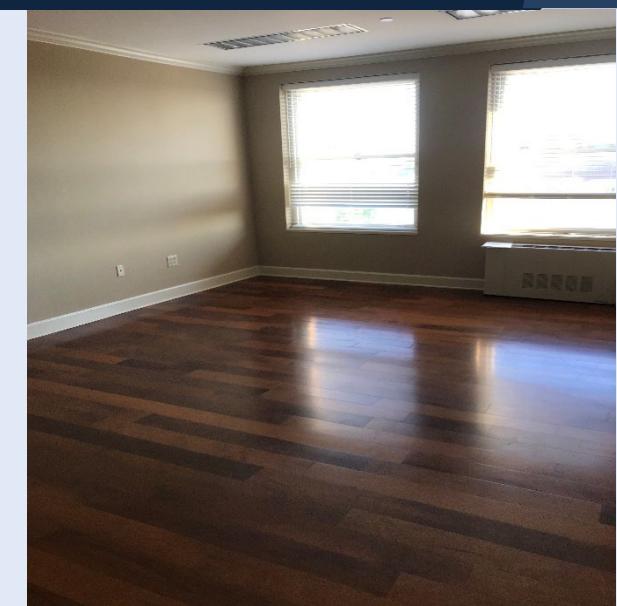
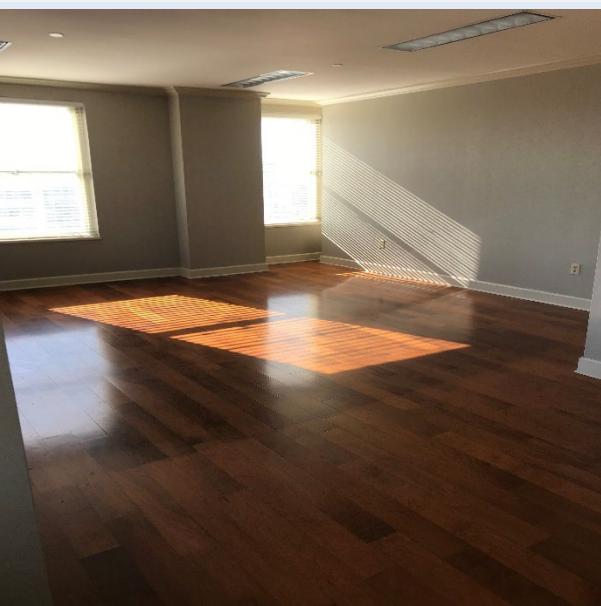
FLOOR PLAN

**8th FLOOR SUITE
SPECIFICATIONS**

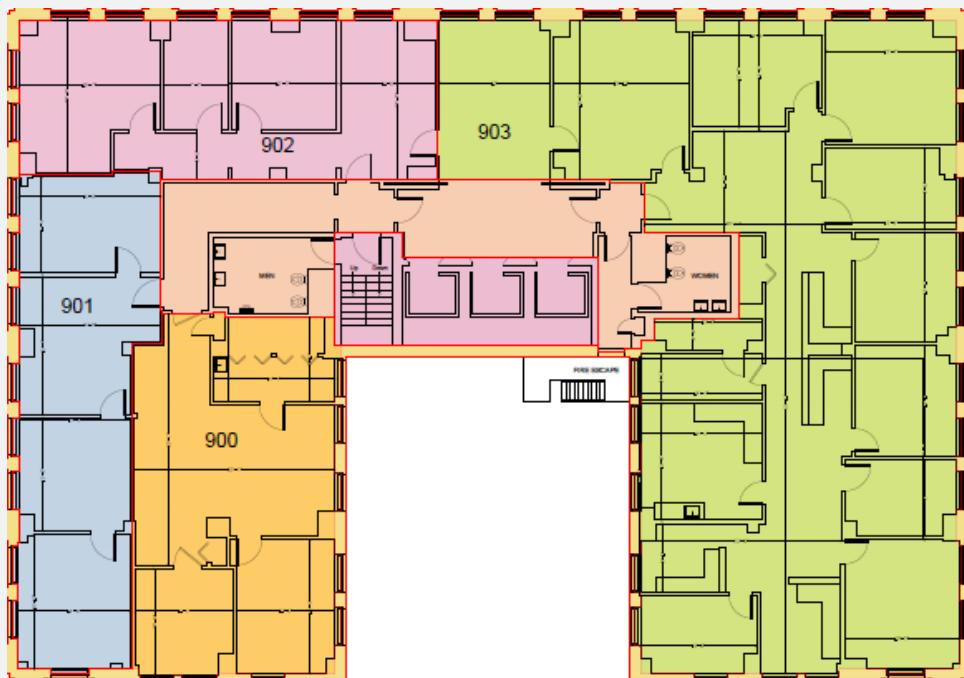
Lease Rate

\$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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