

FOR LEASE

PROFESSIONAL OFFICES



2446 Caffey Street, Hernando, MS 38632

AVAILABLE SPACES

Suite	Rate	Size	Term	Available
2C	\$650 /mo	120 +/- SF	3 Years	Yes
2E	\$650 /mo	120 +/- SF	3 Years	Yes

SUMMARY

Lease Type: Full Service / Gross

Building SF: 13,400 +/- SF

Lot Size: 0.75 +/- Acres

Parking: 30 Spaces

PROPERTY DESCRIPTION

Don't miss out! Two second-floor office suites are now available in the highly sought-after Caffey Street building. Located just steps from Hernando Square's vibrant restaurants and shops, these spaces offer convenience and visibility. Tenants enjoy access to shared amenities including a conference room, breakroom, and restrooms—ideal for teams and client meetings.

LOCATION DESCRIPTION

Located just behind Windy City Grill, the building sits off Caffey Street near Hernando Square, approximately one mile from I-55. It offers easy access and high visibility, with all utilities included except phone and data. The property is within walking distance to a variety of restaurants and retail establishments, making it a convenient and well-connected location.

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PROPERTY PHOTOS

2446 CAFFEY STREET



Office: 2C



Office: 2E



Common Area



Breakroom Area

