

OFFICE BUILDING FOR LEASE



# 750 WOODLANDS PARKWAY

750 WOODLANDS PARKWAY , RIDGELAND , MS 39157

**Scott Overby, CCIM CPM**  
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### PROPERTY DESCRIPTION

This two story, classic brick and glass office building sits at the Northpark Drive entrance tucked into the office park with amazingly private views that are simply indescribable. You'll wish you'd brought your binoculars instead of your briefcase to work.

This class "A" office building offers national as well as local tenants the opportunity to experience a great venue, with a great view, for a great value!

A walking/jogging trail that wanders through the park allows you to become closer to nature. After your commune with nature, take advantage of the restrooms in this building that are furnished with a shower and lockers. Drop boxes for both the US Postal Service and Express Mail Carriers are also available.

Become a part of the Woodlands office park family today! Local and highly professionally managed with an emphasis placed on quality, distinction, value and service.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 - 22.00 SF/yr (Full Service)
<b>Available SF:</b>	749 - 4,349 SF
<b>Building Size:</b>	26,331 SF
<b>Stories/Floors:</b>	2
<b>Year Built:</b>	1987
<b>Year Renovated:</b>	2024
<b>Parking Spaces:</b>	96
<b>Parking Ratio:</b>	3.65
<b>Zoning:</b>	C-1 Low Intensity Commercial District
<b>Market:</b>	Jackson, MS
<b>Sub-Market</b>	Ridgeland, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	6,061	41,518	107,968
<b>Total Population</b>	11,909	93,118	246,975
<b>Average HH Income</b>	\$53,368	\$82,615	\$76,697

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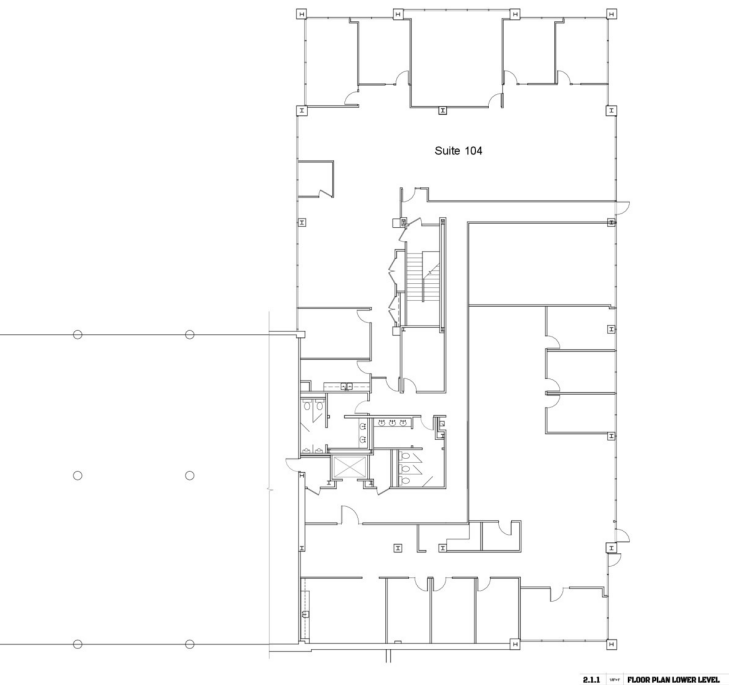
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ADDITIONAL PHOTOS



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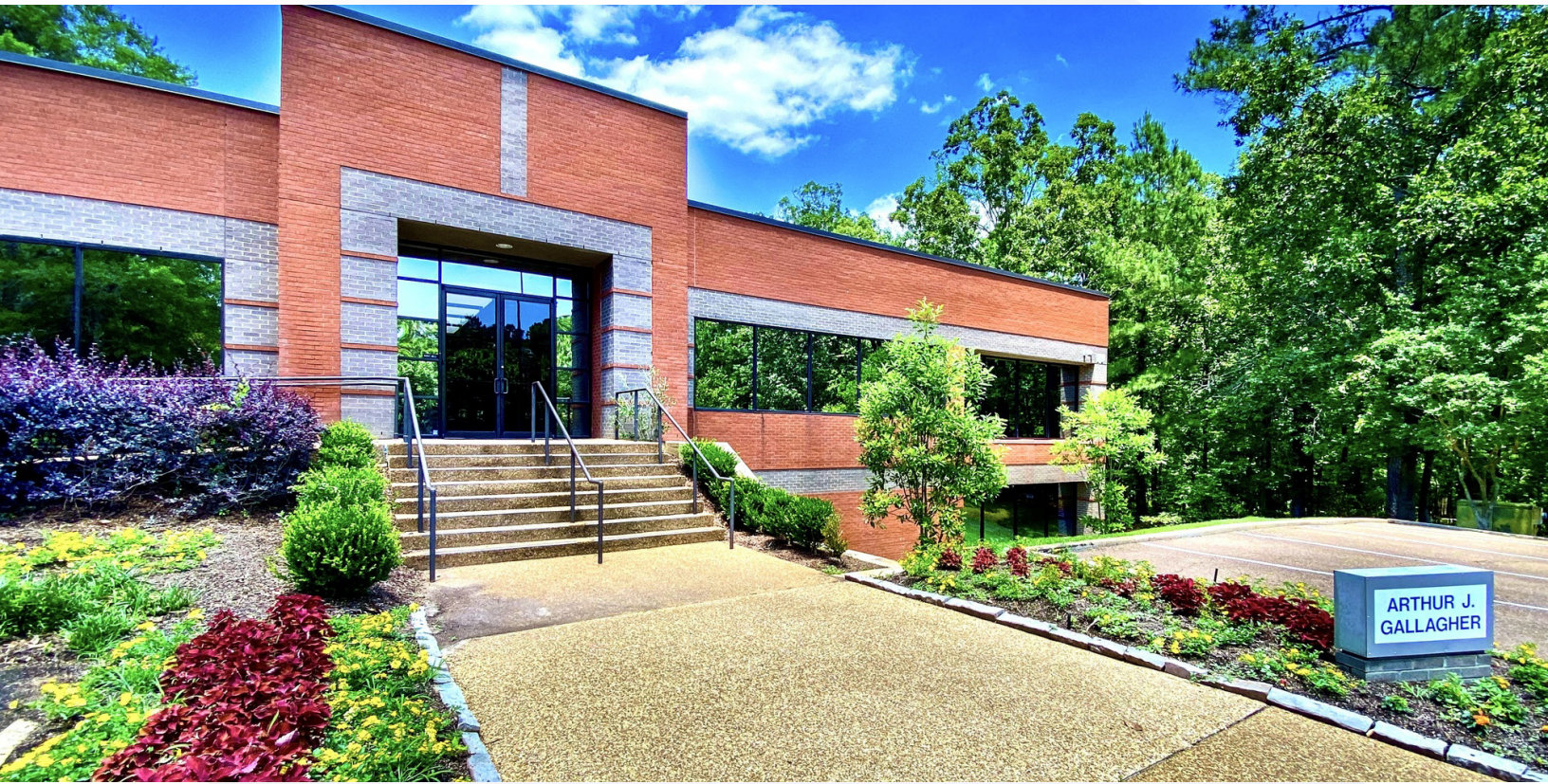
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LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	60 months
<b>Total Space:</b>	749 - 4,349 SF	<b>Lease Rate:</b>	\$16.00 - \$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	4,349 SF	Full Service	\$16.00 SF/yr	4349 square feet of full service executive office space. Total monthly rent: \$5,798.67
209	Available	1,637 SF	Full Service	\$20.00 SF/yr	1637 square feet of full service executive office space. Total monthly rent: \$2,728.33
102	Available	749 SF	Full Service	\$22.00 SF/yr	749 square feet of full service executive office space. Total monthly rent: \$1,373.17

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WOODLANDS RETAILER MAP



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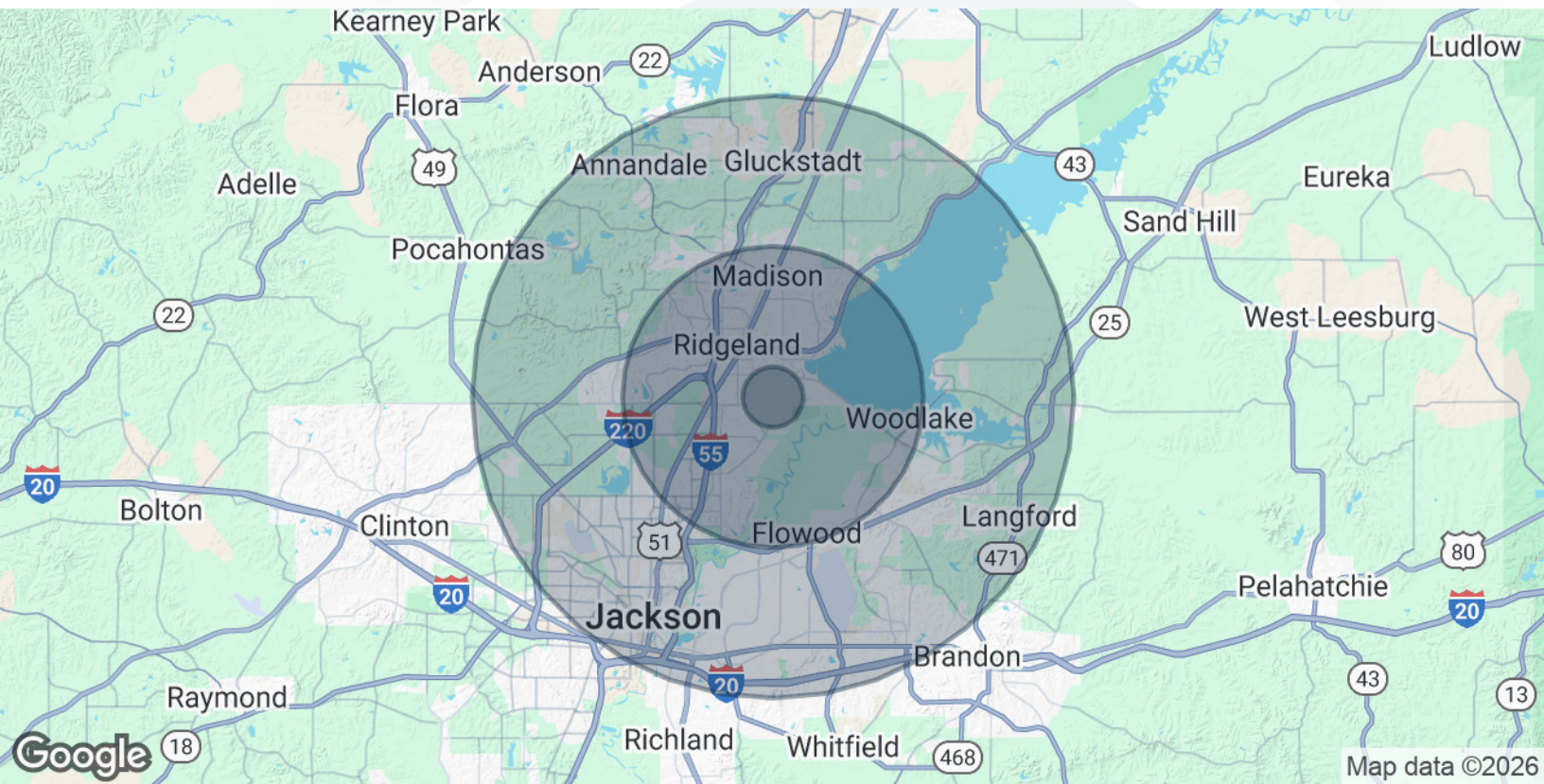
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,909	93,118	246,975
Average Age	34.4	37.9	38.3
Average Age (Male)	32.0	36.2	37.7
Average Age (Female)	37.2	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,061	41,518	107,968
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,368	\$82,615	\$76,697
Average House Value	\$128,894	\$180,932	\$178,718

2020 American Community Survey (ACS)

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### PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

### EDUCATION

University of Maryland, Bachelor of Arts 1995  
CCIM 101, 102, 103, 104

### MEMBERSHIPS

MAR  
MCAR  
NAR  
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