

# ONE JACKSON PLACE

188 East Capitol Street | Jackson, MS 39201

NOW LEASING



188 East Capitol Street · Jackson, Mississippi 39201

SUITE SIZES

**1,197–99,862 SF**

ASKING RATE

**From \$18.00/SF**

LEASE TYPE

**Full Service**

**Scott Overby, CCIM CPM**  
Principal Broker | Overby Commercial  
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ONE  
JACKSON  
PLACE

 **OVERBY**  
— COMMERCIAL —  
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# ONE JACKSON PLACE

188 East Capitol Street | Jackson, MS 39201

## BUILDING OVERVIEW



### PROPERTY OVERVIEW

One Jackson Place is the premier Class A address in downtown Jackson, Mississippi. Rising 14 stories above East Capitol Street, this distinctive 238,000± SF tower stands at the center of the Central Business District, steps from the Mississippi State Capitol, the federal courthouse, and the city's most prominent legal, financial, and government institutions.

Substantially renovated in 2009, the building features a dramatic two-story granite lobby, modernized building systems, and a full suite of tenant amenities that rival any office address in the region. The building is LEED Gold certified and features pre-cast concrete construction with double-pane tinted glass exterior systems. One Jackson Place occupies a strategic position along the Capitol Street Class A corridor and is professionally managed by Overby Commercial, providing a responsive, high-quality operating environment for its distinguished tenant community.

The property is connected via climate-controlled walkway to Regions Plaza (22-story, 335,000 SF) and The Pinnacle (9-story, 192,000 SF), forming a connected Class A office complex that serves as the centerpiece of downtown Jackson's commercial landscape.

### BUILDING HIGHLIGHTS

- 14-story Class A office tower | 221,421 SF NRA
- LEED Gold certification
- Pre-cast concrete construction with double-pane tinted glass exterior
- Dramatic two-story granite lobby with luxury finishes
- Two escalators in lobby connecting to mezzanine level
- Connected to Regions Plaza & The Pinnacle via climate-controlled walkway
- Connected parking garage with 1,732 spaces
- Staffed lobby security with card access to building and elevators
- High-speed telecommunications and fiber infrastructure
- Full Service leases with predictable all-inclusive occupancy costs

### PROPERTY SPECIFICATIONS

<b>Property Address:</b>	188 E. Capitol Street
<b>City / State:</b>	Jackson, MS 39201
<b>Building Class:</b>	Class A High-Rise
<b>Gross Building SF:</b>	238,000± SF
<b>Net Rentable Area:</b>	221,421 SF
<b>Number of Floors:</b>	14
<b>Typical Floor Plate:</b>	~16,900 SF
<b>Year Built:</b>	1986
<b>Year Renovated:</b>	2009
<b>Certifications:</b>	LEED Gold
<b>Construction:</b>	Pre-cast concrete / double-pane tinted glass
<b>Ceiling Heights:</b>	9 ft. finished
<b>Elevators:</b>	4 passenger (currently being modernized)
<b>Escalators:</b>	2 (lobby to mezzanine)
<b>Security:</b>	Staffed lobby / card access
<b>Telecom:</b>	High-speed fiber optic
<b>Lease Type:</b>	Full Service
<b>Asking Rate:</b>	\$18.00/SF
<b>Parking:</b>	1,732-Space Garage / Connected Walkway
<b>Parking Provider:</b>	PMC Parking (601.768.9455)
<b>Management:</b>	Overby Commercial

### SELECT CURRENT TENANTS

Bradley Arant Boult Cummings LLP  
Balch & Bingham LLP  
KPMG  
Renasant Bank  
Wells Fargo Bank, N.A.  
Dale Partners

# ONE JACKSON PLACE

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AVAILABLE SPACES

SUITE RANGE

**1,197–99,862 SF**

LEASE RATE

**From \$18.00/SF**

LEASE TYPE

**Full Service**

## AVAILABLE SUITES

FLOOR	SUITE	SQ. FT.	DESCRIPTION	STATUS
1	110	<b>2,245 SF</b>	Professional office suite	Available
1	125	<b>2,398 SF</b>	Professional office suite	Available
3	300	<b>10,523 SF</b>	Contiguous – Floors 3–8	Available
3	325	<b>2,249 SF</b>	Contiguous – Floors 3–8	Available
3	350	<b>3,280 SF</b>	Contiguous – Floors 3–8	Available
4	400	<b>16,864 SF</b>	Contiguous – Floors 3–8	Available
5	500	<b>16,129 SF</b>	Contiguous – Floors 3–8	Available
6	600	<b>16,939 SF</b>	Contiguous – Floors 3–8	Available
7	700	<b>16,939 SF</b>	Contiguous – Floors 3–8	Available
8	800	<b>16,939 SF</b>	Contiguous – Floors 3–8	Available
9	950	<b>1,995 SF</b>	Professional suite	Available
11	1160	<b>1,197 SF</b>	Small suite	Available
11	1175	<b>1,338 SF</b>	Small suite	Available
11	1180	<b>3,019 SF</b>	Professional suite	Available
12	1200	<b>16,764 SF</b>	Full floor available	Available
13	1350	<b>2,996 SF</b>	Premium high-floor suite	Available

Suites may be combined or subdivided. Contact us for custom configurations and floor plans.



## LEASE TERMS

All suites are offered on a Full Service basis with predictable, all-inclusive occupancy costs in a Class A, professionally operated environment. The \$18.00/SF gross annual rate includes all building operating costs, maintenance, utilities, insurance, and services, providing stability and flexibility for growing organizations.

Spaces range from compact single-office suites to larger professional configurations, with multiple options available across multiple floors. Suites can be combined to create larger footprints, and buildout allowances are available for qualified tenants.

### WHY ONE JACKSON PLACE

- Immediate occupancy, multiple suites available on each floor
- Flexible configurations and floor plans
- TI allowances available for qualified tenants
- Flexible term options negotiable
- Move-in-ready suites on multiple floors
- Connected to Regions Plaza & The Pinnacle via walkway
- Full Service all-inclusive pricing
- Capitol Street Class A location

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## BUILDING AMENITIES

### A PREMIUM WORK ENVIRONMENT

Photos represent examples of buildout styles within the building



#### DINING & HOSPITALITY

- Just Vanilla Coffee Bar (Regions Plaza)
- Sippsi Good Tea (The Pinnacle)
- Subway (Regions Plaza)
- Steve's Downtown Deli (City Centre)
- Mayflower Cafe (Capitol Street)
- Martin's, Hal & Mal's, Aladdin & more downtown

#### BUILDING SERVICES

- Staffed lobby security with card access
- Card access to building and elevators
- On-site Overby Commercial management team
- Concierge-style tenant services
- High-speed fiber telecommunications
- Variety of buildout styles and configurations available

#### PARKING & ACCESS

- Connected 1,732-space parking garage
- Climate-controlled walkway to garage
- Parking available, negotiable with lease or leased independently
- Immediate I-55 & I-20 access
- Jackson-Evers Airport, 15 min.

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## BUILDING FINISHES

Photos represent examples of buildout styles within the building

## BUILDING AMENITIES



# ONE JACKSON PLACE

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## LOCATION



### A CAPITOL STREET ADDRESS

One Jackson Place commands the most prestigious commercial address in Mississippi: 188 East Capitol Street, at the center of the Downtown Jackson Central Business District. The building sits at the precise intersection of government, law, and commerce, steps from the Mississippi State Capitol, the Governor's Mansion, the Thad Cochran U.S. Courthouse, and the concentration of law firms and lobbying operations that define Mississippi's professional landscape.

The property is connected via a climate-controlled walkway to Regions Plaza (22-story, 335,000 SF) and The Pinnacle (9-story, 192,000 SF), the two other premier Class A office buildings in downtown Jackson. Together, these three properties form a connected Class A corridor of more than 770,000 square feet that serves as the commercial centerpiece of the Central Business District.

For organizations that need daily access to state legislators, agency heads, federal judges, or the region's senior legal and financial professionals, One Jackson Place eliminates the friction of distance. Everything that matters to a professional services firm, a government contractor, or a regional headquarters operation is within a five-minute walk.

With immediate access to Interstates 55 and 20, and just 15 minutes from Jackson-Medgar Wiley Evers International Airport, the building also serves as a practical regional hub. Amtrak's City of New Orleans train stops four blocks away at Union Station, connecting Jackson directly to New Orleans and Chicago. No other office address in the state offers this combination of institutional proximity and multimodal access.

### KEY DISTANCES & CONNECTIONS

Regions Plaza (210 E. Capitol)	<b>Connected via Walkway</b>
The Pinnacle (190 E. Capitol)	<b>Connected via Walkway</b>
King Edward Hotel / Hilton Garden Inn	<b>2 Blocks</b>
Cathead Distillery	<b>3 Blocks</b>
Governor's Mansion	<b>3 Blocks</b>
Thad Cochran U.S. Courthouse	<b>3 Blocks</b>
Mississippi State Capitol	<b>4 Blocks</b>
The Westin Jackson	<b>4 Blocks</b>
Mississippi Museum of Art	<b>4 Blocks</b>
Jackson City Hall	<b>5 Blocks</b>
Jackson Convention Complex	<b>5 Blocks</b>
Two Mississippi Museums	<b>5 Blocks</b>
UMMC / Medical District	<b>1.5 Miles</b>
Interstate I-55 / I-20	<b>1.5 Miles</b>
Hawkins Field (General Aviation)	<b>3 Miles</b>
Jackson-Evers Int'l Airport	<b>15 Minutes</b>

# ONE JACKSON PLACE

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DOWNTOWN JACKSON

DOWNTOWN OFFICE INVENTORY

**2.04M SF**

DOWNTOWN WORKERS

**20,000+**

CLASS A ASKING RATE

**\$18.00/SF**

## THE HEART OF MISSISSIPPI

Downtown Jackson is the seat of Mississippi state government and the undisputed center of the state's legal, financial, and regulatory communities. Every branch of state government — the Legislature, the Governor's office, and the Supreme Court — operates within walking distance of One Jackson Place. The Thad Cochran U.S. Courthouse, home to 19 federal agencies, sits three blocks away. For any organization whose work requires proximity to the people and institutions that govern Mississippi, there is simply no substitute for a Capitol Street address.

One Jackson Place anchors the East Capitol Street Class A corridor. The building's tenant roster, including Bradley Arant Boult Cummings, Balch & Bingham, KPMG, and Renasant Bank, reflects the quality of organizations that choose the most prestigious address in the state.

The Downtown Jackson market encompasses approximately 2.04 million square feet of private office inventory. More than 20,000 workers commute to the CBD on any given business day, creating a dense professional environment supported by restaurants, hotels, cultural institutions, and connectivity infrastructure unmatched anywhere else in the state.

A \$52 million Capitol Complex Improvement District investment program is actively upgrading sidewalks, streetscaping, lighting, and public safety throughout the core, with the signature \$29 million State Street corridor project nearing completion in summer 2026. The physical environment of downtown Jackson is undergoing a generational transformation.

## WHY DOWNTOWN JACKSON

- Direct access to Mississippi Legislature, Governor's office & all state agencies
- Walking distance to Thad Cochran U.S. Courthouse — 19 federal agencies
- Highest concentration of law firms, lobbyists, and CPAs in Mississippi
- Connected to Regions Plaza & The Pinnacle via climate-controlled walkway
- Proximity to Jackson Convention Complex and performing arts venues
- Active CCID investment: \$52M in capital improvements underway
- Amtrak rail service to New Orleans and Chicago from Union Station, 4 blocks away

## MAJOR INSTITUTIONS NEARBY

### GOVERNMENT & JUDICIAL

- Mississippi State Capitol (est. 1903)
- Governor's Office & Executive Agencies
- Woolfolk & Sillers State Office Buildings
- Hinds County Courthouse
- City of Jackson, City Hall
- Hood Building, City of Jackson offices
- Hinds County Chancery Building
- Thad Cochran U.S. Courthouse (19 federal agencies)
- Mississippi Supreme Court
- U.S. District Court, Southern District

### CULTURAL & CIVIC

- Mississippi Museum of Art
- Two Mississippi Museums — Cultural Campus
  - › Museum of Civil Rights (MCRM)
  - › Mississippi Museum of History
- New State Capitol District Park (under construction)
- Jackson Convention Complex
- Thalia Mara Hall (performing arts)
- Smith Park & downtown greenspaces

### MAJOR OFFICE TENANTS DOWNTOWN

- Balch & Bingham LLP
- Baptist Memorial Healthcare (Admin)
- Bradley Arant Boult Cummings LLP
- Brunini, Grantham, Grower & Hewes, PLLC
- Cosmich, Simmons & Brown
- Entergy Mississippi
- Forman Watkins & Hubbard LLP (Regions Plaza)
- KPMG
- PILEUM
- Regions Bank
- Renasant Bank
- The Clarion Ledger
- Trustmark National Bank
- Watkins & Eager
- Wells Fargo

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## CAPITOL COMPLEX & PUBLIC INVESTMENT

### CAPITOL COMPLEX IMPROVEMENT DISTRICT (CCID)

Established in 2017 by the Mississippi Legislature with dedicated tax funding, the Capitol Complex Improvement District is an overlay district within the City of Jackson that receives supplemental services funded by dedicated tax revenue. The CCID has invested significantly in downtown's revitalization and public safety enhancement.

A \$29 million State Street infrastructure upgrade project is nearing completion in summer 2026, featuring new sidewalks, upgraded utilities, and comprehensive streetscaping. In total, the CCID has planned \$52 million in capital projects to enhance the downtown environment. The CCID Court has been established to handle district misdemeanor cases, and enhanced services including supplemental policing, sanitation, and beautification are now in place.

#### CCID INVESTMENT HIGHLIGHTS

- \$29M State Street infrastructure upgrade (completing summer 2026)
- \$52M total planned capital improvements
- Dedicated CCID Court for district misdemeanor cases
- Supplemental Capitol Police patrols, sanitation, and beautification services
- Enhanced streetscaping, lighting, and pedestrian infrastructure
- New wayfinding and signage throughout the district
- Fortified security presence: Capitol Police headquarters relocated to district core
- Business-law enforcement communication network formally established

### CAPITOL POLICE & PUBLIC SAFETY

Public safety in downtown Jackson has undergone a structural transformation. The Capitol Police force has expanded significantly, established a new headquarters facility near the State Capitol, and implemented regular patrols throughout the East Capitol Street corridor. A formal business-law enforcement communication network is in place, enabling rapid response and coordinated security planning.

The CCID funds supplemental policing, lighting upgrades, and sanitation services that complement the Capitol Police presence. Local business and legal community leaders consistently report that the safety environment in the district has improved substantially, creating the conditions for continued investment and professional tenancy at the highest levels.

### JXN WATER: A SYSTEM TRANSFORMED

Jackson's water system achieved regulatory compliance by mid-2025 and is now operating under professional third-party management. Significant upgrades have been implemented, including corrosion control enhancements, new treatment processes, and systematic leak repairs throughout the distribution system. Automatic flushing systems have been installed throughout the network to improve water quality and system performance.

The Metro Jackson Water Authority Act (H.B. 1677) passed both chambers of the Mississippi Legislature in March 2026 and is awaiting the governor's signature. This legislation represents a long-term commitment to professional water system management. The water system has been professionalized, modernized, and stabilized, creating confidence in service reliability and quality.

### DOWNTOWN DEVELOPMENT & INVESTMENT

#### NEW STATE CAPITOL DISTRICT PARK

- Construction underway on signature downtown green space
- Overlooks Two Mississippi Museums and downtown core
- Connects Capitol Street to the cultural museum district
- Gateway to Mississippi Museum of Art and performing arts venues
- Enhanced quality of life for downtown workers, residents, and visitors
- Adjacent to Two Mississippi Museums: 550,000+ annual visitors to the cultural campus
- Completion expected 2026: downtown's premier civic gathering space

#### DOWNTOWN TRANSFORMATION

- Deposit Guaranty Building: \$40M conversion to 150-200 Class A apartments
- Regions Plaza: \$5M+ capital improvements underway
- The Pinnacle: \$6-7M improvements; Sippsi Good Tea now open
- Capital Towers Lofts: rooftop bar "Twenty" now open
- King Edward Hotel (Hilton Garden Inn): recently renovated, 2 blocks away
- ~1 million annual visitors to downtown Jackson
- Cathead Distillery: \$20M+ investment, Capitol Street anchor

# ONE JACKSON PLACE

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## JACKSON & CENTRAL MISSISSIPPI



### THE CAPITAL OF MISSISSIPPI

Jackson is the capital and largest city of Mississippi, serving as the economic, governmental, and cultural center of the state. The Jackson Metropolitan Statistical Area is home to more than 446,000 residents and a civilian labor force exceeding 289,000, with a diverse economy anchored by government, healthcare, legal services, financial institutions, and advanced manufacturing.

Jackson sits at the crossroads of Interstate 55 (connecting New Orleans and Chicago) and Interstate 20 (connecting Dallas and Atlanta), positioning the city as a strategic hub for regional commerce. As the seat of state government since 1822, Jackson hosts all three branches of state government, federal courts, and state agencies, creating a permanent, recession-resistant base of professional office demand.

The city is home to Jackson State University (HBCU, 7,000+ students), Belhaven University (private Christian institution), and Millsaps College (top-ranked liberal arts school). Saint Dominic Hospital, Baptist Medical Center, and the VA Medical Center anchor a significant healthcare employment base. The University of Mississippi Medical Center, the state's only academic medical center with more than 10,000 employees, anchors a growing medical and research corridor just 1.5 miles from One Jackson Place.

State employees, legal professionals, lobbyists, government contractors, and the firms that serve them generate consistent, high-quality demand for downtown Class A office space. Jackson is the professional services hub of Mississippi, with the highest concentration of law firms, lobbyists, and CPAs in the state.

### EDUCATION & HEALTHCARE

#### MAJOR INSTITUTIONS

- Jackson State University
  - › HBCU, established 1877
  - › 7,200+ students; 47 bachelor's, 37 master's, 13 doctoral programs
- Belhaven University, private Christian liberal arts
- Millsaps College, nationally ranked liberal arts
- University of Mississippi Medical Center
  - › Mississippi's only academic medical center
  - › 10,000+ employees; statewide care, research & training
- Saint Dominic Hospital | Baptist Medical Center
- G.V. (Sonny) Montgomery VA Medical Center

#### MISSISSIPPI RISING: ECONOMIC MOMENTUM

- #2 nationally in real GDP growth (2024), 4.2% expansion
- Record non-farm employment: 1,205,500 jobs statewide
- #3 nationally for reshoring job creation (2025)
- Path to zero state income tax (joining FL, TX, TN)
- American Airlines nonstop to Miami (launched March 2026)

#### DATA CENTER CAPITAL OF THE SOUTH

- Amazon (AWS) — Ridgeland & Canton campuses
  - › \$10B investment; first centers operational early 2026
- AVAIO Digital — Rankin County (Brandon)
  - › \$6B investment; AI & cloud infrastructure hub
- Clinton — \$750M facility (announced March 2026)
- Amazon — Warren County near Port of Vicksburg, \$3B
- Combined: \$19B+ in Central MS data center investment
- Entergy Mississippi power rates ~20% below national avg
  - › Cited as a key factor in AWS site selection decision

# ONE JACKSON PLACE

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## CONNECTIVITY & ACCESS

### JACKSON-MEDGAR WILEY EVERS INTERNATIONAL AIRPORT (JAN)

Jackson-Medgar Wiley Evers International Airport is a major regional hub served by four airlines: American, Delta, Southwest, and United. Nonstop destinations include Atlanta, Charlotte, Dallas/Fort Worth, Houston (IAH and Hobby), Nashville, Miami, and Baltimore/Washington (BWI). American Airlines launched nonstop service to Miami in March 2026, opening a direct gateway to Latin America and the Caribbean. Southwest Airlines provides nonstop service to Nashville, Houston Hobby, and BWI.

JAN is located just 15 minutes from downtown Jackson and One Jackson Place, making it highly accessible for business travel. Hawkins Field provides general aviation services just 3 miles from downtown for private and charter flights.

### AMTRAK RAIL SERVICE

Jackson is served by Amtrak's City of New Orleans route, one of the most traveled long-distance rail corridors in the United States. Union Station, located at 300 West Capitol Street, is approximately four blocks from the Governor's Mansion and a short drive from One Jackson Place. Daily service connects Jackson directly to New Orleans (approximately 3 hours 45 minutes) and northbound to Memphis, Carbondale, and Chicago (approximately 8 hours). This rail connection provides an alternative travel option for clients and employees traveling between the Gulf South's two major business centers and up the Mississippi River corridor to Chicago.

### MULTIMODAL LOGISTICS: RAIL, BARGE & PORT

The Jackson metropolitan area sits at the intersection of major freight rail lines. Kansas City Southern (now CPKC) and Canadian National rail networks converge in Jackson, connecting the region to Gulf Coast ports, Midwest distribution centers, and the broader North American rail network. This infrastructure supports the advanced manufacturing, food processing, and distribution sectors that employ a significant portion of the metro workforce.

The Port of Vicksburg, located 40 miles west of Jackson on the Mississippi River, is the 15th largest inland port in the United States, handling more than 3 million tons of cargo annually across 21+ industries. Commodities include steel, aluminum, wood products, chemicals, fertilizer, grains, and petroleum. The port's expansion is accelerating alongside the Amazon data center development in adjacent Warren County. While river commerce does not directly affect office space demand, the freight and logistics infrastructure it anchors drives the industrial and manufacturing employment base that feeds professional services demand throughout the metro.

#### DRIVE TIMES TO MAJOR MARKETS

New Orleans, LA	~2.5 Hours
Baton Rouge, LA	~2.5 Hours
Memphis, TN	~3 Hours
Birmingham, AL	~3 Hours
Shreveport, LA	~3.5 Hours
Mobile, AL	~4 Hours
Little Rock, AR	~4 Hours
Nashville, TN	~5 Hours
Atlanta, GA	~5.5 Hours
Dallas, TX	~5.5 Hours

#### NONSTOP DESTINATIONS FROM JAN

- Atlanta (Delta)
- Charlotte (American)
- Dallas/Fort Worth (American)
- Houston Hobby (Southwest)
- Houston IAH (United)
- Miami (American, launched March 2026)
- Nashville (Southwest)
- Baltimore/Washington BWI (Southwest)

#### EASE OF DOING BUSINESS

- Mississippi on path to zero state income tax
- #2 nationally in GDP growth (2024)
- Record non-farm employment
- Low cost of living and business operations
- Pro-business regulatory environment
- Central location serving the entire Gulf South region
- Strategic position on I-55 and I-20 corridors

# ONE JACKSON PLACE

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## DEMOGRAPHICS

### TRADE AREA DEMOGRAPHICS

188 East Capitol Street, Jackson, MS 39201 | Radius Population & Employment Summary

	5-Mile Radius	10-Mile Radius	15-Mile Radius
Population (2025)	98,126	270,259	385,531
Daytime Population	154,443	327,861	418,200
Total Households	43,939	116,285	162,031
Avg. Household Income	\$62,393	\$79,148	\$92,363
Median Household Income	\$41,478	\$55,354	\$64,017
Total Businesses	6,514	14,296	17,506
Total Employees	119,511	210,203	243,966

Source: ESRI Business Analyst (5/10/15-Mile Radius). For current detailed demographics, contact the listing team.

### REGIONAL WORKFORCE HUB

Downtown Jackson serves as the employment hub for a three-county metropolitan area spanning Hinds, Rankin, and Madison counties, with a combined population approaching 500,000. Within just 5 miles of One Jackson Place, the daytime population swells to over 154,000, reflecting a massive daily commuter influx from the affluent suburbs of Madison and Rankin counties. Madison County carries a median household income of \$78,794, and the 15-mile trade area average is \$92,363 — well above national averages for a mid-size Southern market.

The metro workforce is educated and deep. Jackson State University, Millsaps College, Belhaven University, and Tougaloo College produce graduates across law, business, healthcare, and technology disciplines. The University of Mississippi Medical Center, with over 10,000 employees and a statewide research mandate, anchors a growing knowledge economy 1.5 miles from One Jackson Place. Mississippi College School of Law and the UMMC School of Medicine together generate a steady pipeline of legal and medical professionals.

Cost of living in the Jackson metro runs approximately 9% below the national average, with housing costs roughly 19% below the U.S. median. For employers, this translates directly into more competitive compensation packages and lower overhead. A professional services firm can operate out of One Jackson Place at a total cost, rent plus salaries plus overhead, that is materially lower than any peer market in the Southeast.

### TARGET TENANT PROFILE

- Law firms with state legislative or regulatory practice
- Federal and state government contractors
- Financial services and investment management
- Accounting, consulting and professional services
- Healthcare administration and insurance
- Lobbying and government relations firms
- Regional headquarters of national organizations
- Nonprofit and association offices

### MARKET POSITIONING

- OJP from \$18.00/SF: most affordable Class A in the Southeast
- Nashville Class A: ~\$35/SF | Atlanta: ~\$37/SF | Madison, MS: ~\$24/SF
- Full Service, all-in pricing: no CAM, no utility surprises
- Flexible suite sizes and configurations for growing firms
- Operating costs 9% below U.S. average for employees and firms
- Housing 19% cheaper than national median: easier talent recruitment

### WHY LOCATE IN DOWNTOWN JACKSON?

- Affordable Class A at \$18/SF: lowest rate in the Southeast
- 154,000+ daytime workers within 5 miles — deep professional talent pool
- Walking distance to institutional clients, courts, and state government
- Cost of living 9% below national average: competitive total compensation
- Prestige Capitol Street address and Class A amenities
- \$19B+ in nearby data center investment signals long-term market confidence



**EXCLUSIVELY LISTED BY**



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scott@overby.net

Scott Overby holds both the CCIM (Certified Commercial Investment Member) and CPM (Certified Property Manager) designations, representing the highest professional standards in commercial real estate. As Principal Broker and Founder of Overby Commercial, Scott leads the firm's brokerage, management, and investment advisory services across Mississippi and the Southeast.

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