

4400 Old Canton - Highland Bluff Office Complex, Jackson, MS | OFFICE

MATTIACE

4400 Old Canton, Jackson, MS 39211

Listing ID: 10015
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 2,000 - 8,383 SF
Total Available: 13,908 SF
Lease Rate: \$24 - 25 PSF (Annual)
Base Monthly Rent: \$16,766
Lease Type: Full Service



Overview/Comments

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This four-story Class A Office Building contains ~21,250 SF per floor. A wooded lot and tranquil pond provide a spectacular atmosphere for your office. The energy efficient exterior of precast and mirrored glass, elegant decor and functional design create an exceptional building.

Located in Northeast Jackson this building fronts Old Canton Road. Access from I-55 is easy by taking the Meadowbrook Rd. or Northside Dr. exits.

Centrally located with easy access to Jackson's Central Business District, Madison County, Lakeland Drive and Rankin County. It is convenient to area restaurants, shopping, and Northeast Jackson neighborhoods.

Highland Bluff has on-site Security.

More Information Online

<http://mattiace.catylist.com/listing/10015>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	535-470-2	Gross Building Area:	81,831 SF
Office Type:	Office Building	Building/Unit Size (RSF):	81,831 SF
Class of Space:	Class A		

Available Space

Suite/Unit Number:	200	Date Available:	01/01/2022
Suite Floor/Level:	Second	Lease Term (Months):	60 Months
Space Available:	8,383 SF	Lease Rate:	\$24 PSF (Annual)
Minimum Divisible:	2,000 SF	Lease Type:	Full Service
Maximum Contiguous:	8,383 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Office Building	Rent Escalators:	Fixed Lease
Space Type:	Relet		

Space Description This suite has a grand entrance off the elevator lobby of the second floor of Highland Bluff South Office Building. The suite has perimeter offices: - nice large reception area - a large beautiful conference room - open area for work stations - workroom - break room The suite can be divided into as small as 2,000 SF.

Available Space

Suite/Unit Number:	210	Space Type:	Relet
Space Available:	2,283 SF	Date Available:	01/10/2022
Minimum Divisible:	2,283 SF	Lease Rate:	\$25 PSF (Annual)
Maximum Contiguous:	2,283 SF	Lease Type:	Full Service

Space Description The suite is totally furnished, complete with desk, chairs, file cabinets, conference table. All you have to do is move in and start to work. The layout is: - 5 offices - conference area - work/computer room - break room There is plenty of free surface parking available.

Available Space

Suite/Unit Number:	220	Space Subcategory 1:	Office Building
Suite Floor/Level:	2	Space Type:	Relet
Space Available:	3,242 SF	Date Available:	01/01/2022
Minimum Divisible:	3,242 SF	Lease Rate:	\$24 PSF (Annual)
Maximum Contiguous:	3,242 SF	Lease Type:	Full Service

Space Description This is a beautiful second floor suite that has been occupied by a law firm. The suite consists of: - reception area - conference room - private offices - work/copy - break room

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Property Located Between:	I-55 at Meadowbrook Rd. & E. Northside Dr.	Highway Access:	Meadowbrook Road or Northside Drive exit off I-55
Side of Street:	East	Area Description:	Northeast Jackson
Road Type:	Paved		

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	4	Parking Description:	Ample parking surrounds building.
Year Built:	2000	Total Parking Spaces:	75
Roof Type:	Flat	Heat Source:	Central
Construction/Siding:	Steel Frame	Air Conditioning:	Engineered System
Exterior Description:	Precast Stone	Internet Access:	DSL

Location

Address:	4400 Old Canton, Jackson, MS 39211
County:	Hinds
MSA:	Jackson



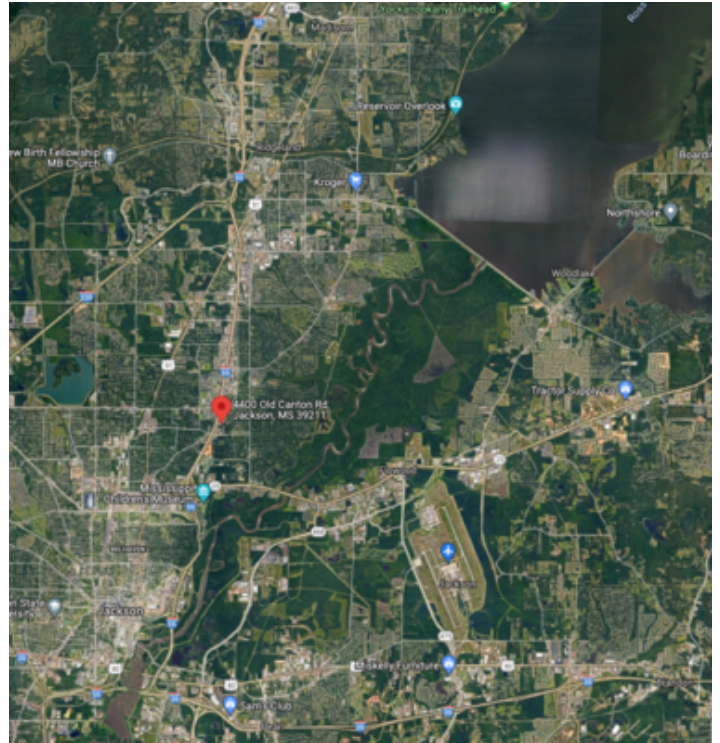
Property Images



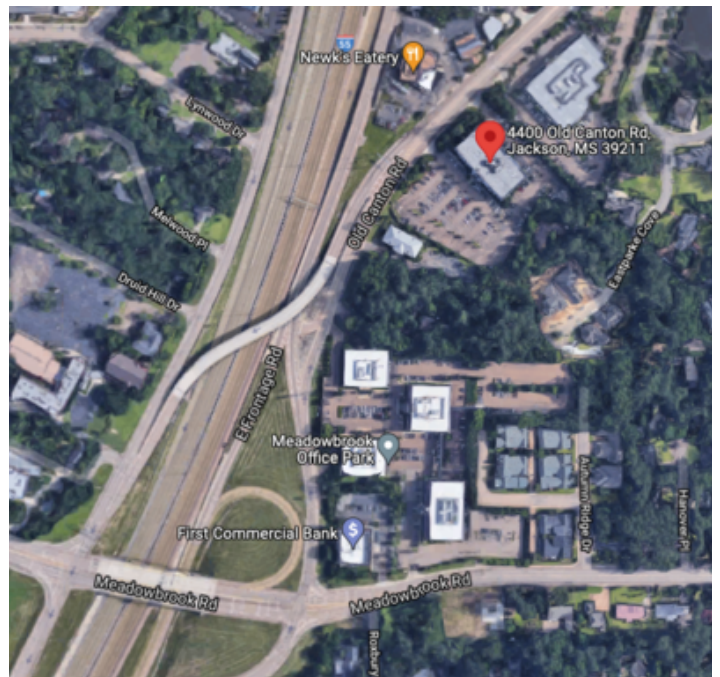
Highland Bluff Office Building



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Property Contacts



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