

OFFICE BUILDING FOR LEASE

WIND RIVER OFFICE PARK

405 BRIARWOOD DR JACKSON, MS 39206



JEFF SPEED, CCIM
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jeff@speedcres.com

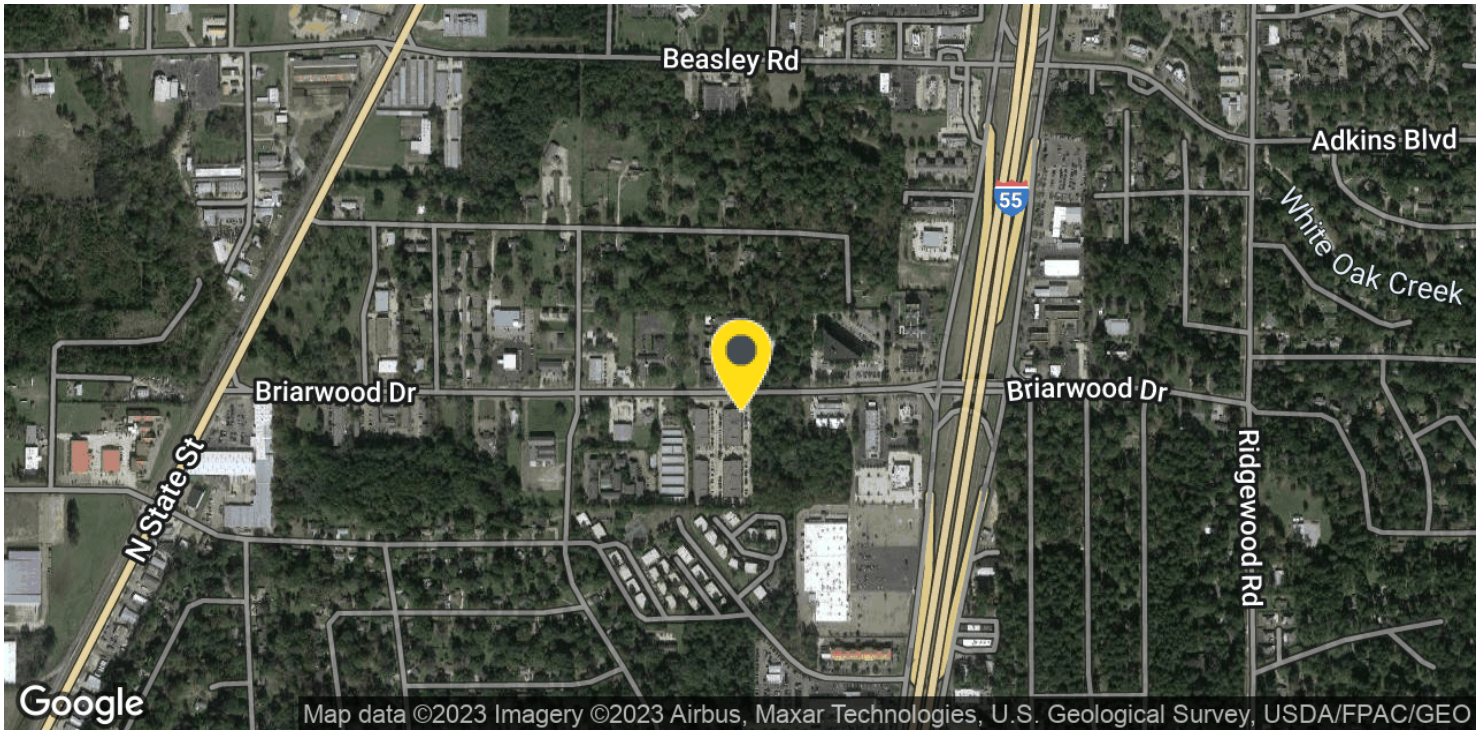
SPEED COMMERCIAL REAL ESTATE

601.987.0202 | 805 South Wheatley | Ridgeland, MS 39157 | speedcres.com

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LOCATION DESCRIPTION

The Wind River complex is located on Briarwood Drive, less than an 1/8 mile off of I-55 in North Jackson. The buildings are located very close to several hotels and restaurants available to serve your clients. Public transportation is also provided by the City of Jackson to the facility.

To view office spaces, please contact Melissa at melissa@speedcres.com or call (601) 987-0202!

OFFERING SUMMARY

Number of Units:	4
Available SF:	110 - 2,660 SF
Lot Size:	5.5 Acres
Building Size:	94,000 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
■ 103 D	Available	120 SF	\$350 per month
■ 103 G	Available	120 SF	\$350 per month
■ 104 C	Available	1,080 SF	\$1,000 - 1,600 per month
■ 106 D	Available	725 SF	\$820 per month
■ 108 F	Available	160 SF	\$375 per month
■ 108 G	Available	160 SF	\$375 per month
■ 108 H	Available	150 SF	\$350 per month
■ 108 I	Available	120 SF	\$350 per month
■ 108 J	Available	160 SF	\$375 per month
■ 108 K	Available	225 SF	\$375 per month
■ 108 M	Available	145 SF	\$350 per month
■ 108 N	Available	110 SF	\$350 per month
■ 108 O	Available	110 SF	\$350 per month
■ 108 P	Available	110 SF	\$375 per month
■ 108 Q	Available	240 SF	\$375 per month
■ 202	Available	2,142 SF	\$2,150 per month
■ 204	Available	1,711 SF	\$1,750 per month
■ 205 B2	Available	195 SF	\$375 per month
■ 205 C	Available	1,267 SF	\$1,400 per month
■ 205 F	Available	195 SF	\$400 per month
■ 206 D	Available	480 SF	\$650 per month
■ 206 E	Available	625 SF	\$775 per month
■ 207 D	Available	231 SF	\$349 per month
■ 207 E	Available	275 SF	\$350 per month
■ 207 B4	Available	355 SF	\$415 per month
■ 210 D	Available	660 SF	\$775 per month
■ 222 A	Available	250 SF	\$375 per month

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SUITE	TENANT	SIZE (SF)	LEASE RATE
■ 222 B	Available	800 SF	\$1,000 per month
■ 301	Available	1,400 SF	\$1,635 - 1,650 per month
■ 302	Available	2,660 SF	\$2,500 - 3,500 per month

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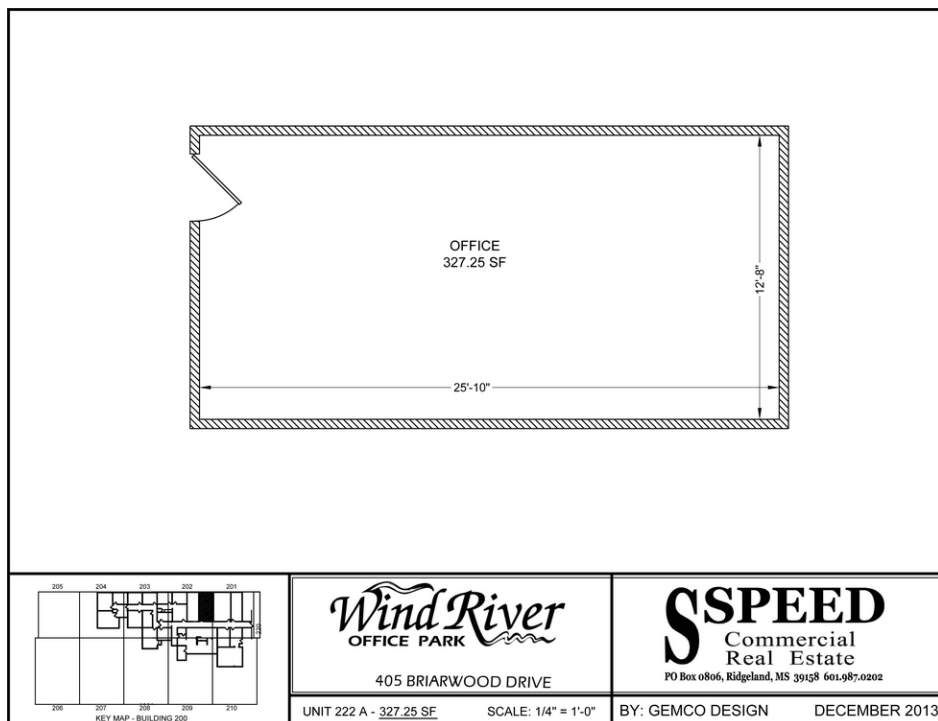
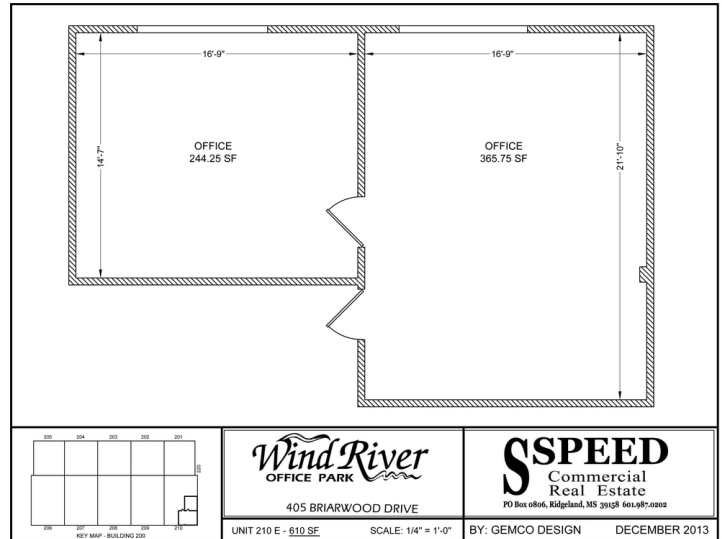
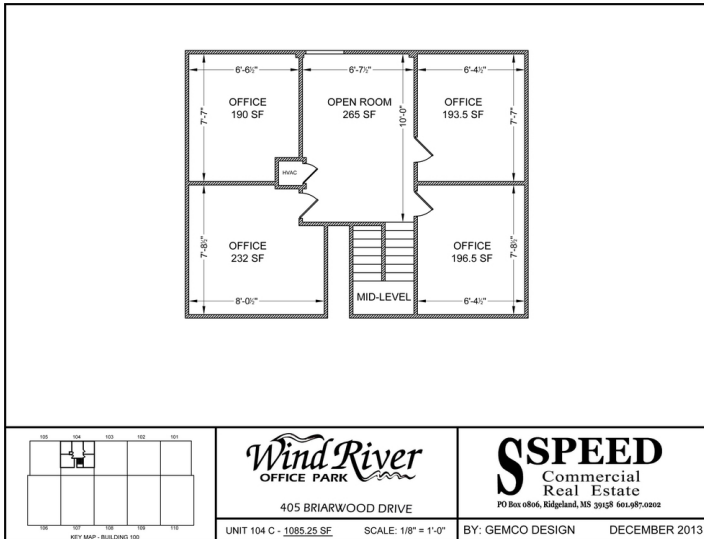
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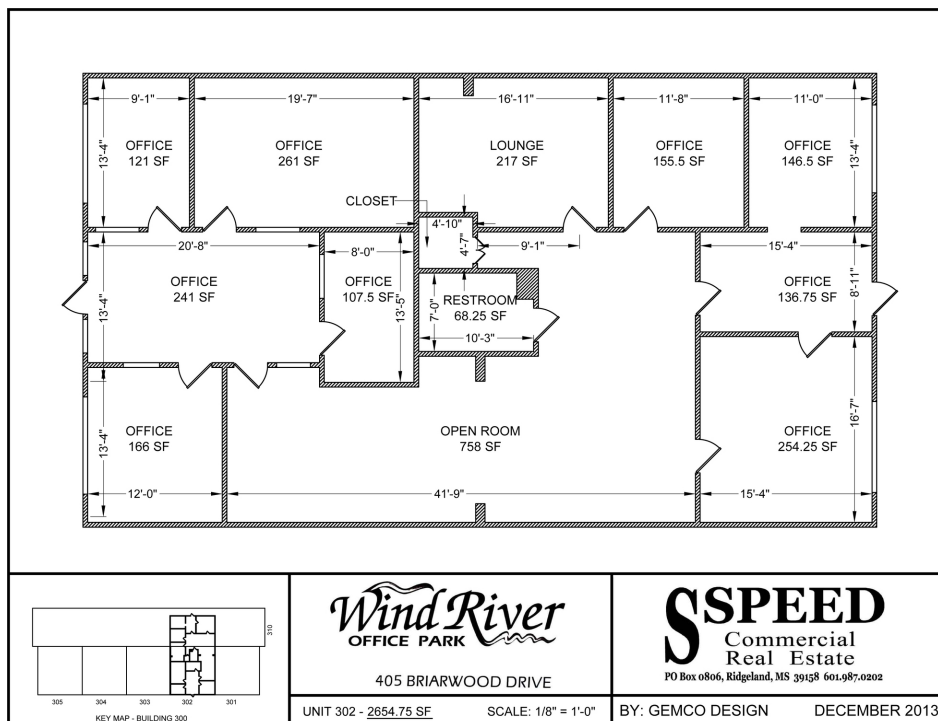
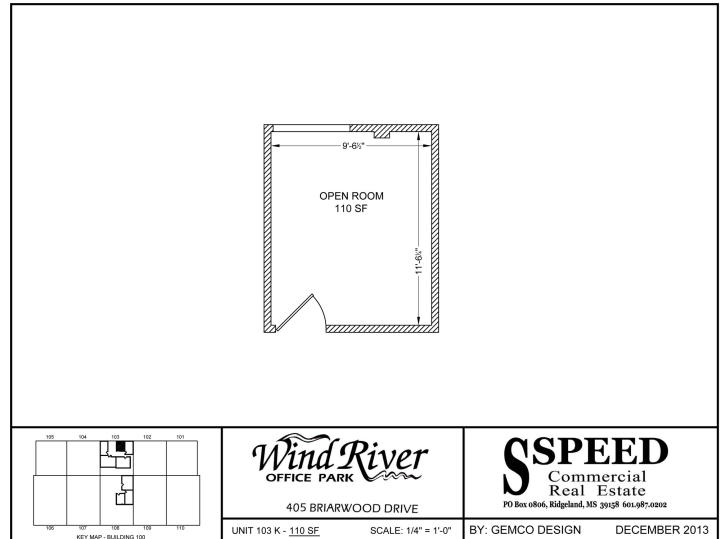
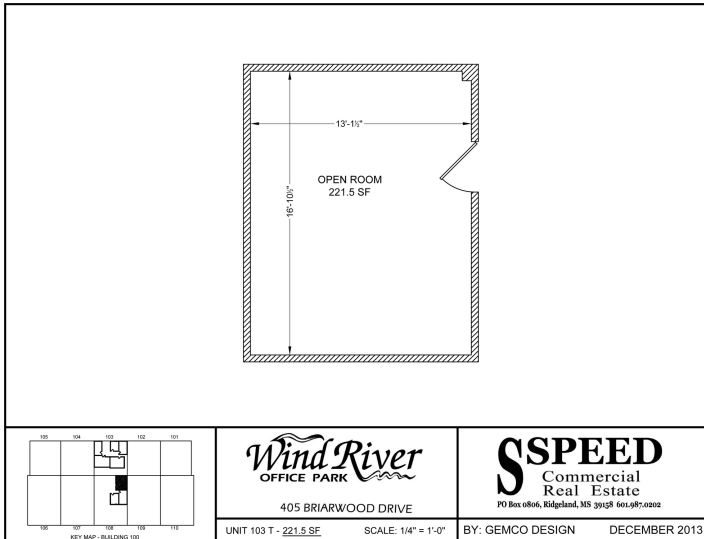
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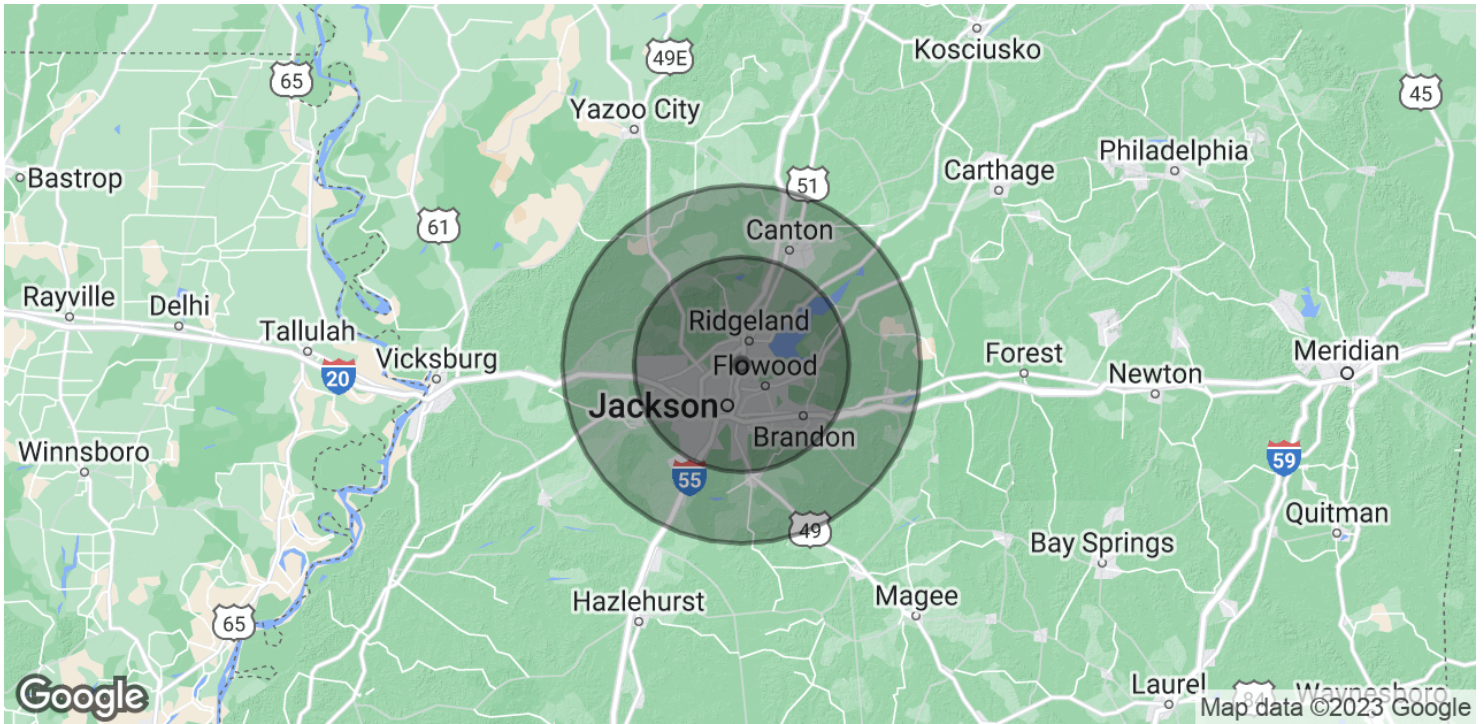
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POPULATION	1 MILE	15 MILES	25 MILES
Total Population	8,037	400,848	480,943
Average age	35.3	37.1	37.5
Average age (Male)	31.9	36.0	36.2
Average age (Female)	39.6	38.5	39.0
HOUSEHOLDS & INCOME	1 MILE	15 MILES	25 MILES
Total households	4,306	169,181	202,429
# of persons per HH	1.9	2.4	2.4
Average HH income	\$49,999	\$72,040	\$70,079
Average house value	\$83,310	\$165,046	\$161,806

* Demographic data derived from 2020 ACS - US Census

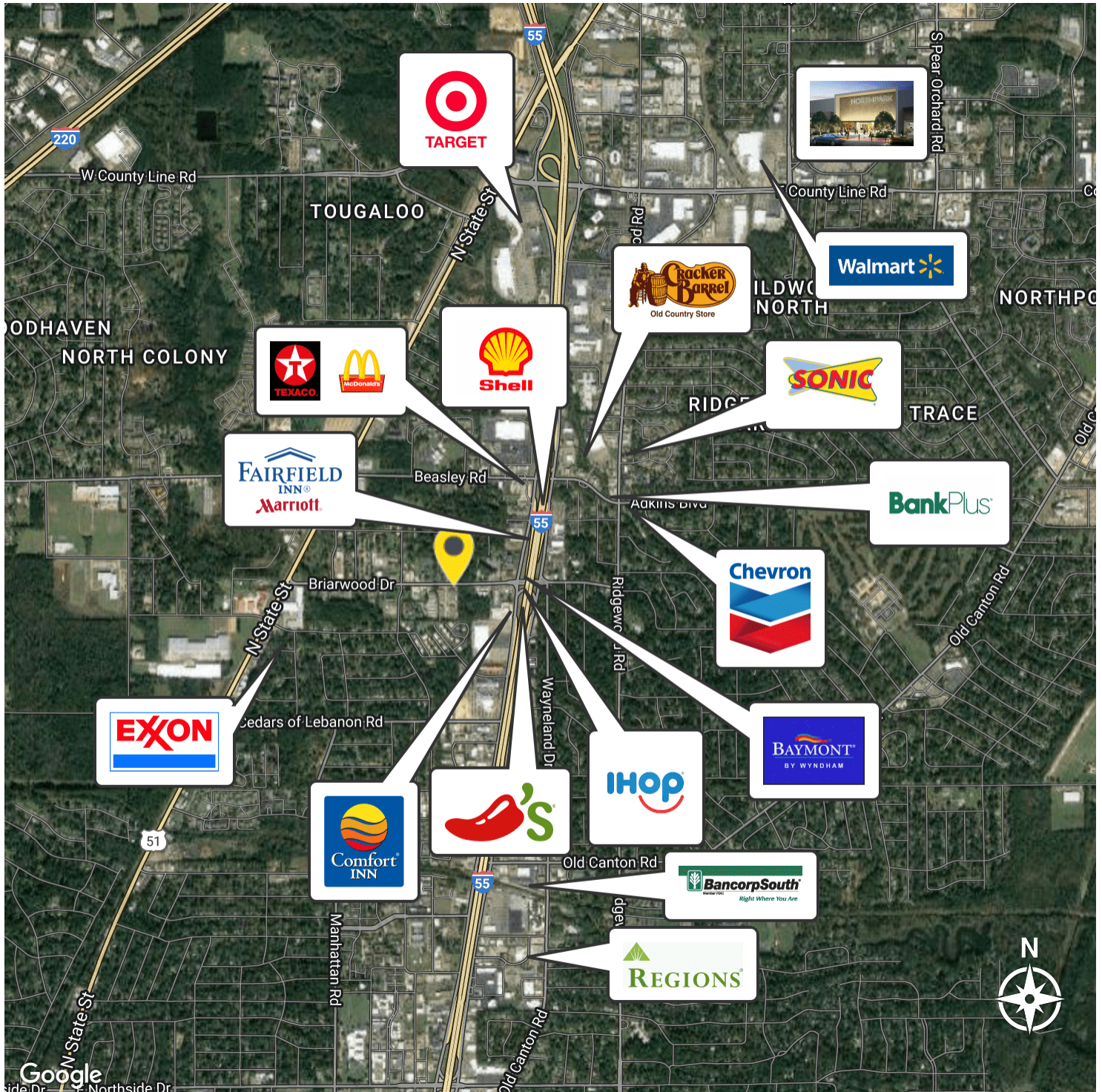
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