

For Lease - 2,000 SF - \$20 SF/yr (Full Service)

Office Space - The Rogue - Multi-Tenant Iconic Building



### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to announce an incredible opportunity to lease approximately 2,000 square feet of customizable shell office space at 4450 I-55 North in Jackson, MS. This prime location is undergoing a complete renovation, ensuring a modern and refreshed environment for your business. The building is home to some of Jackson's most iconic businesses, including The Rogue, a legendary men's clothing store serving the community for over 60 years, and Newk's Eatery. Additionally, it will soon welcome a new retailer.

Position your business alongside these established brands in a building that's being transformed into a premier commercial destination. With its location along the high-traffic I-55 corridor, this space offers unbeatable visibility and easy access, perfect for businesses looking for a prestigious and convenient location.

Be part of the transformation at 4450 I-55 and create the perfect space for your business in this sought-after location. Contact us today to learn more and schedule a tour.

#### Key Features:

- Approximately 2,000 SF of shell office space, ready for custom build-out
- Building undergoing a complete renovation, offering a modern and refreshed environment
- Situated alongside The Rogue, Newk's Eatery, and soon-to-open new retailer
- High visibility and easy access from I-55 (120,000 VPD)
- Ample on-site parking for tenants and visitors
- Ideal location for businesses looking to establish themselves in a vibrant, high-profile setting

### LOCATION DESCRIPTION

The property is located off I-55 North, at the intersection of Old Canton Rd. and I-55, offering high visibility with traffic exposure of 120,000 vehicles per day (VPD). This location is in the heart of Northeast Jackson, close to both Highland Village Shopping Center and The District at Eastover, making it a prime spot for accessibility and business opportunities.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	2,000 SF
Lot Size:	1.15 Acres
Building Size:	17,403 SF

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Lease Rate **\$20.00 SF/YR**

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-3 (General Commercial)
Lot Size	1.15 Acres
Traffic Count	120000
Traffic Count Street	Interstate 55 North

### LOCATION INFORMATION

Building Name	Office Space - The Rogue - Multi-Tenant Iconic Building
Street Address	4450 Interstate 55 North Frontage Road
City, State, Zip	Jackson, MS 39211
County	Hinds

### PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	92

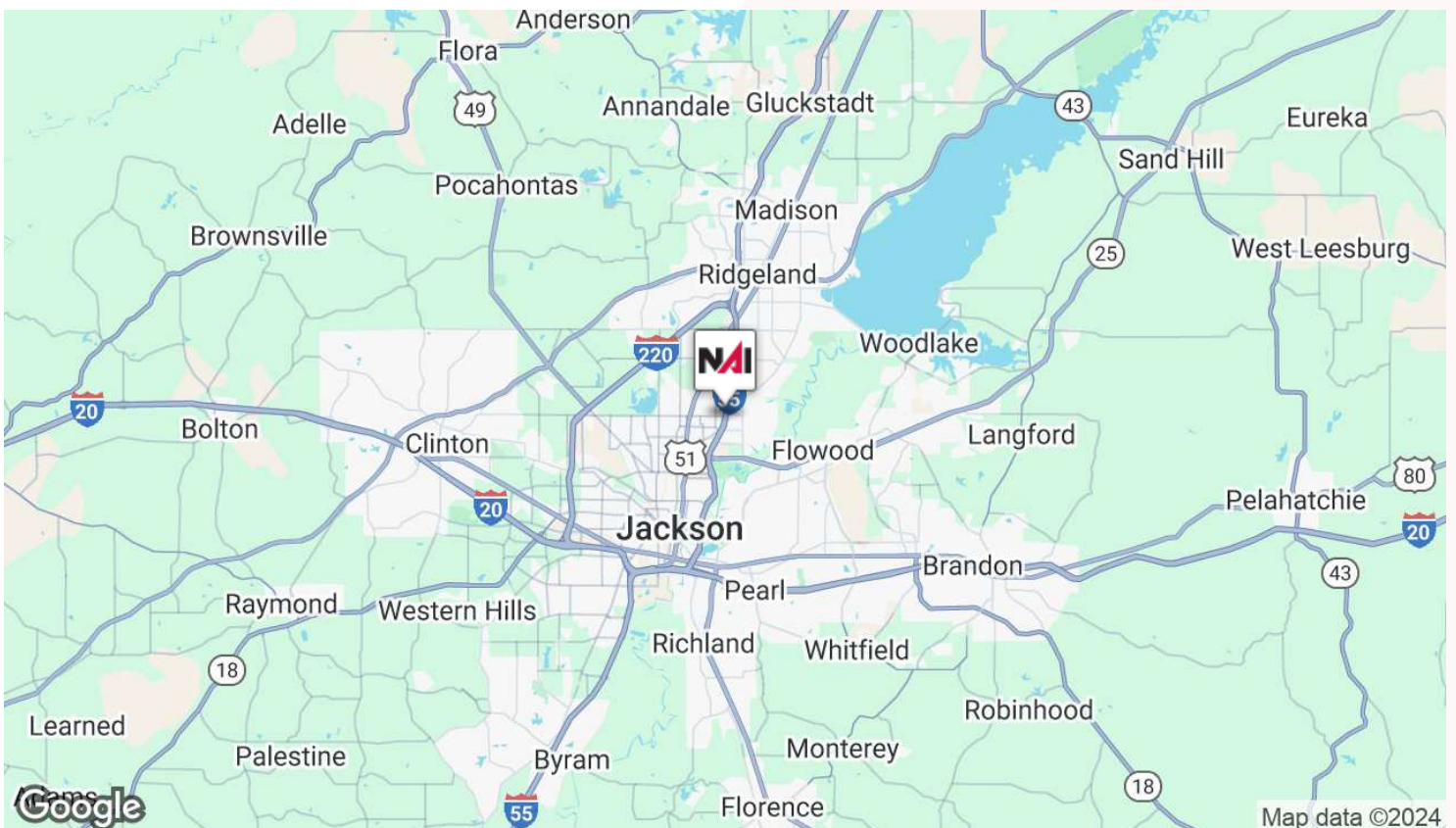
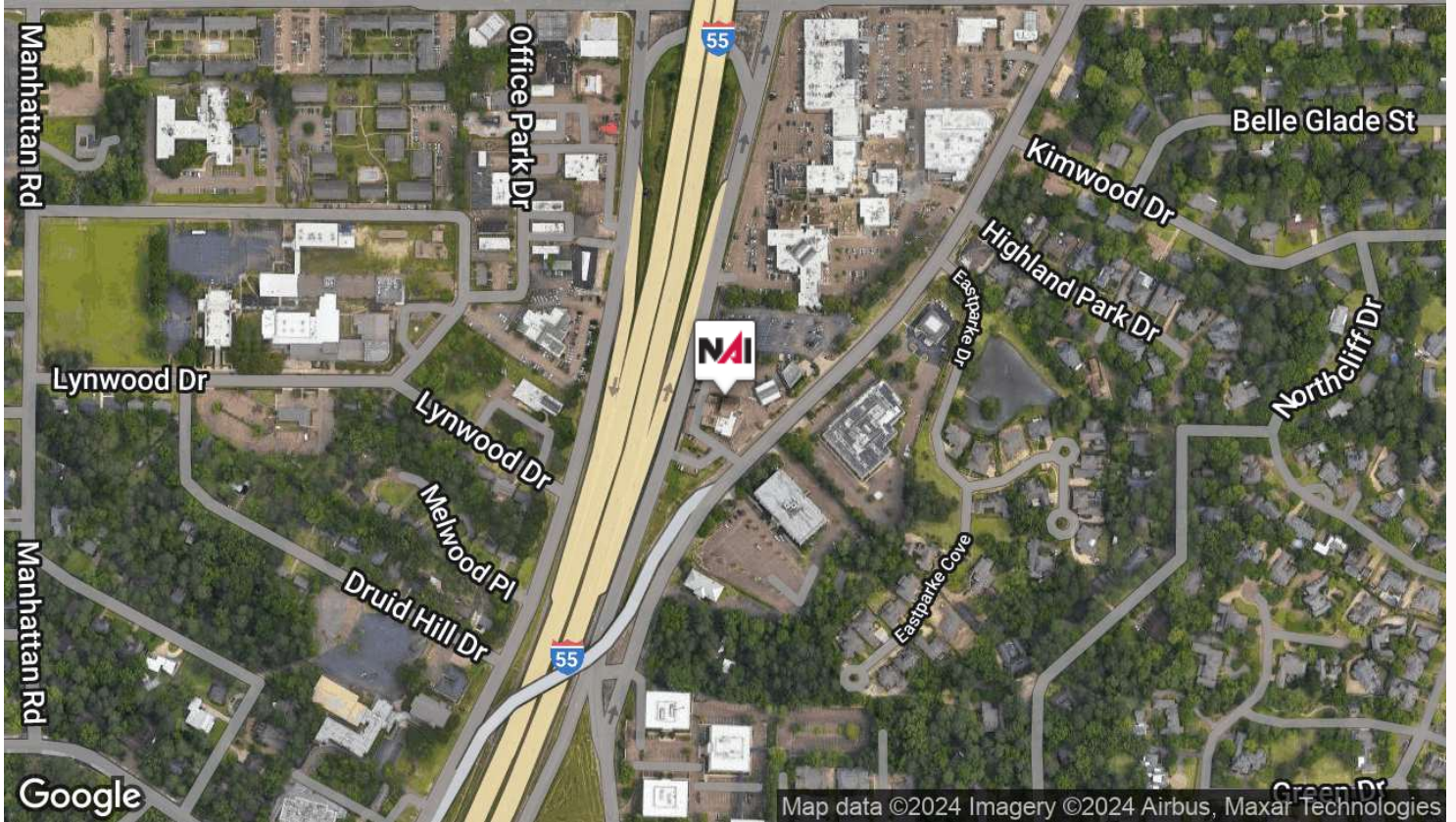
### BUILDING INFORMATION

Building Size	17,403 SF
Building Class	B
Number of Floors	2
Year Built	1971
Year Last Renovated	2024
Condition	Good
Roof	Metal bar joist with corrugated metal decking flat surface with membrane cover
Free Standing	Yes
Number of Buildings	1
Ceilings	9' and 10' ceiling heights with primarily 2' x 2' & 2' x 4' acoustical tile, some drywall, and exposed ceilings
Floor Coverings	Commercial grade carpet, wood, sealed concrete, ceramic and vinyl tile
Foundation	Concrete Slab

### UTILITIES & AMENITIES

Elevators	No
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# Location Maps



# Retailer Map



Google

Map data ©2024

# Additional Photos

